

TOWN OF SOUTHAMPTON

Department of Land Management
Town Conservation Board
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968



HARRY S. LUDLOW
CHAIRPERSON

Phone: (631) 287-5710
Fax: (631) 287-5706

JAY SCHNEIDERMAN
TOWN SUPERVISOR

Harry S. Ludlow, Chairman

George J Heine, Vice- Chairman
Jeremiah P. Collins
Anne Hickey Algieri

Thomas Rickenbach, Secretary
Sunshine Gumbs
Michael Tessitore

Meeting Minutes of June 12, 2019

BOARD MEMBERS PRESENT: Harry S. Ludlow, Chairman
George J. Heine, Vice-Chairman
Thomas Rickenbach
Sunshine Gumbs
Michael Tessitore
Anne Hickey Algieri

ABSENT: Jeremiah Collins

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst
Martha Reichert, Assistant Town Attorney
Korrina Goree, Conservation Board Secretary
Brant Reiner, Inter-Science Research Associates, Inc.
Aram Terchunian, First Coastal, Corp.
Myran Hultz
Guido Schattaneck, President, North Sea Beach Colony
Charles Bowman
Peter Allen
Michael Alex
Sebastian Ryan
Robert Bohner
Donald Medler
Patrick Fife, Esq.
Vincent Gaudiello, The Raynor Group
J.J. Sackas
David Rhoades
Elyn Jacobs
Greg Jacobs
Amanda Frazer, Esq.

The meeting was called to order at approximately 7:00 PM by Chairman Ludlow.

Approval of the May 22, 2018 Minutes:

A motion was made by Mr. Tessitore and seconded by Ms. Gumbs to approve the minutes of May 22, 2018. The motion was approved by a 6-0 vote. Mr. Collins was absent.

Advisory Reports

ZBA:

Joseph F. Ceravolo 9 Corwin Lane, Hampton Bays 900-259-2-12 AA
Mr. Shea presented. A motion was made by Mr. Heine and seconded by Ms. Algieri to send comments to the Zoning Board. The motion was approved by a 6-0 vote. Mr. Collins was absent.

Maria C. Del Rosso 87 Inlet Road West, Shinnecock Hills 900-176-1-3.2 SG
Mr. Shea presented. A motion was made by Mr. Heine and seconded by Mr. Tessitore to send comments to the Zoning Board. The motion was approved by a 6-0 vote.

Anthony and Deborah Tarsitano 1599 Sagg Road, Sag Harbor 900-26-2-97.1 GH
Mr. Shea presented. A motion was made by Mr. Heine and seconded by Ms. Algieri to send comments to the Zoning Board. The motion was approved by a 6-0 vote. Mr. Collins was absent.

Tiana Bay Apartment Owners, Inc. 50 Rampasture Road, Hampton Bays 900-320-1-9.1 AA
Mr. Shea presented. A motion was made by Mr. Heine and seconded by Ms. Gumbs to send comments to the Zoning Board. The motion was approved by a 6-0 vote. Mr. Collins was absent.

Administrative Wetland Permits

WAP19023 Danila Duo and Fabio Della Malva
WAP19024 Shore 117, LLC.
WAP19026 Ekalape Corp. Domus Property Management
WAP19025 Rose Way, LLC.

Amended Administrative Wetland Permits

WAP19005 Wechsler/Winters Truct, Maia Wechler C/o John McClenahan True
WAP19006 Michael Dunn and Carole Dunn
WAP19007 Emanuel Chirico and Joanne Chirico
WAP19008 Edwards Surges and Maria Cavalcanti
WAP19009 Lillian Barrios-Paolo and Ana Luiza Oliveira
WAP19010 Jimmy Rocco, LLC.
WAP19011 Marilyn Grounds
WAP19012 Jamr Grace LLC.
WAP19015 Rosemary Herger
WAP19016 1201 Noyac Road, LLC.
WAP19017 Bay View Four LP
WAP19018 Eugenio Cuttica
WAP19019 William Brommage
WAP19020 Pouran Eshghi and Kaimarz Eshghi
WAP19021 Peter J. Corrigan

Resolution of Conditional Approval

A180408 **Gail C. Toma** 90 Kennedy Drive, North Sea 900-77-5-16 TR
A motion was made by Mr. Heine and seconded by Ms. Gumbs to issue a wetland permit. The motion was approved by a 6-0 vote. Mr. Collins was absent.

A180618 **Beth Gardner and Jeffrey Gardner** 15 Sagamore Road, Hampton Bays 900-230-1-23.3 SG
A motion was made by Mr. Heine and seconded by Mr. Rickenbach to issue a wetland permit. The motion was approved by a 6-0 vote. Mr. Collins was absent.

A180678 **Lawrence Q. Elliott** 4 Mohawk Road, Hampton Bays 900-230-3-5 SG
A motion was made by Mr. Heine and seconded by Ms. Algieri to issue a wetland permit. The motion was approved by a 6-0 vote. Mr. Collins was absent.

A019076 **The Dalal Family Trust** 20 Ludlow Lane, Hampton Bays 900-346-01-11 AA
A motion was made by Mr. Heine and seconded by Ms. Gumbs to issue a wetland permit. The motion was approved by a 6-0 vote. Mr. Collins was absent.

A190096 **Bryant, Frances L. (Trustee), The Frances L. Bryant Revocable Trust**
71 East Shore Road, North Sea 900-028-01-12 GH
*A motion was made by Ms. Gumbs and seconded by Mr. Heine to issue a wetland permit.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*

A190142 **Francine Fymat Revocable Trust, The Fymat QPRT No. I and The Fymat OPRT No. II**
67 East Shore Road, North Sea 900-028-01-11 GH
*A motion was made by Mr. Heine and seconded by Ms. Algieri to issue a wetland permit.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*

Preliminary Review – SEQRA Determination

A190046 **85 Old Farm, LLC.** 85 Old Farm Road, Village of Sagaponack 908-01-01-8 HL
*Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action. Such report recommended that the public hearing requirement be waived.
A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to waive the public hearing.
The motion was approved by a 4-0 vote. Mr. Collins, Mr. Tessitore and Ms. Algieri were absent.*

A019070 **41 Cliff Drive, LLC.** 41 Cliff Drive, Noyac 900-009-01-9 GH
*Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action. Such report recommended that the public hearing requirement be waived.
A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to waive the public hearing.
The motion was approved by a 4-0 vote. Mr. Collins, Mr. Tessitore and Ms. Algieri were absent.*

A019078 **Brian Trombino and Jacqueline Trombino** 69 Shore Road, Westhampton 900-376-3-14 JC
*Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action. Such report recommended that the public hearing requirement be waived.
A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to waive the public hearing.
The motion was approved by a 4-0 vote. Mr. Collins, Mr. Tessitore and Ms. Algieri were absent.*

A019079 **Paul Smiley and Karen Fleming** 53 Rampasture Road, Hampton Bays 900-320-02-7 AA
*Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action. Such report recommended that the public hearing requirement be waived.
A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to waive the public hearing.
The motion was approved by a 4-0 vote. Mr. Collins, Mr. Tessitore and Ms. Algieri were absent.*

A019084 **Gail Hilson** 51 White Oak Lane, Tuckahoe 900-129-1-2.32 TR
*Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action. Such report recommended that the public hearing requirement be waived.
A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to waive the public hearing.
The motion was approved by a 4-0 vote. Mr. Collins, Mr. Tessitore and Ms. Algieri were absent.*

A190097 **Toni Ann Sullivan** 73 East Shore Road, North Sea 900-028-01-13 GH
*Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action. Such report recommended that the public hearing requirement be waived.
A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to waive the public hearing.
The motion was approved by a 4-0 vote. Mr. Collins, Mr. Tessitore and Ms. Algieri were absent.*

A190126 **Judith Rothenberg** 47 East Shore Road, North Sea 900-028-01-3 GH
*Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action. Such report recommended that the public hearing requirement be waived.
A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to waive the public hearing.
The motion was approved by a 4-0 vote. Mr. Collins, Mr. Tessitore and Ms. Algieri were absent.*

A190163 **Kati Marton** 203 Noyack Road, North Sea 900-076-5-13.6 TR
*Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action. Such report recommended that the public hearing requirement be waived.
A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to waive the public hearing.
The motion was approved by a 4-0 vote. Mr. Collins, Mr. Tessitore and Ms. Algieri were absent.*

A190166 **95 Crescent, LLC.** **95 Crescent Street, Noyac** **900-017-01-5** **GH**
Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action. Such report recommended that the public hearing requirement be waived. A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to waive the public hearing. The motion was approved by a 4-0 vote. Mr. Tessitore and Ms. Algieri were absent.

Public Hearings

A170324 **William Fuhs** **528 Pleasure Drive, Flanders** **900-201-1-11.2** **MT**
Applicant requests an adjournment. A motion was made by Mr. Heine and seconded by Mr. Tessitore, to adjourn the public hearing to July 10, 2019. The motion was approved by a 6-0 vote. Mr. Collins was absent.

A180428 **Eric J. Belfi and Tara W. Belfi** **45 Cold Spring Point Road, Tuckahoe** **900-155-1-63** **SG**
*Mr. Reiner spoke on behalf of the applicant. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. A motion was made by Mr. Heine and seconded by Ms. Algieri to close the public hearing. The motion was approved by a 6-0 vote. Mr. Collins was absent.
A separate audio recording is available for this hearing.*

A180673 **Lynn Mara Revocable Trust** **132 Red Creek Road, Hampton Bays** **900-152-1-12.6** **MT**
Applicant requests adjournment to August 14, 2019. A motion was made by Mr. Tessitore and seconded by Ms. Gumbs, to adjourn the public hearing to August 14, 2019. The motion was approved by a 6-0 vote. Mr. Collins was absent.

A190002 **State of New York, Town of Southampton, and North Sea Beach Colony Beach Erosion Control District** **510 Towd Point Road, North Sea & Little Peconic Bay** **900-1-1-14 & 900-58-4-1** **TR**
*Mr. Terchunian spoke on behalf of the applicant. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Mr. Hultz spoke on behalf of himself. Mr. Schattaneck spoke on behalf of the applicant. Mr. Bowman spoke on behalf of himself. Mr. Allen spoke on behalf of himself. Mr. Bohner spoke on behalf of himself. Mr. Ryan spoke on behalf of himself. Mr. Holtz spoke on behalf of himself. Mr. Medler spoke on behalf of himself. Mr. Alex spoke on behalf of himself. A motion was made by Mr. Tessitore and seconded by Mr. Rickenbach to close the public hearing and to leave the hearing open for public comment for a period of 30 days. The motion was approved by a 6-0 vote. Mr. Collins was absent.
A separate audio recording is available for this hearing.*

A190012 **Janice Meyers** **1 Bay Street, North Sea** **900-057-1-19** **TR**
Applicant requests an adjournment. A motion was made by Mr. Tessitore and seconded by Ms. Gumbs, to adjourn the public hearing to July 24, 2019. The motion was approved by a 6-0 vote. Mr. Collins was absent.

A190087 **Cold Spring Point Association LLC.** **Cold Spring Point Road, Tuckahoe** **900-155-01-40** **SG**
*Mr. Fife spoke on behalf of the applicant. Mr. Gaudiello spoke on behalf of the applicant. Mr. Saskas spoke on behalf of the applicant. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Mr. Rhoades spoke on behalf of himself. Mr. and Mrs. Jacobs spoke on behalf of themselves. Ms. Frazer spoke on behalf of her client. A motion was made by Mr. Tessitore and seconded by Mr. Rickenbach to close the public hearing. The motion was approved by a 6-0 vote. Mr. Collins was absent.
A separate audio recording is available for this hearing.*

Resolution to Amend Conditional Approval

A180054 **30 Dune Road, LLC.** **30 Dune Road, Bridgehampton** **900-134-3-8.2** **HL**
A motion was made by Ms. Gumbs and seconded by Mr. Rickenbach to issue a modified conditional approval. The motion was approved by a 6-0 vote. Mr. Collins was absent.

A180096 **Marvin Backer and Flora Backer** **3 Seatuck Lane, Remsenburg/Speonk** **900-380-1-47** **JC**
A motion was made by Ms. Gumbs and seconded by Mr. Rickenbach to issue a modified conditional approval. The motion was approved by a 6-0 vote. Mr. Collins was absent.

- A180173** **Peter J. Hammer and Ana Cristina Azevedo** **119 Bay Street, North Sea** **900-57-1-31** **TR**
*A motion was made by Ms. Gumbs and seconded by Mr. Rickenbach to issue a modified conditional approval.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*
- A180202** **Gretchen Monahan** **16 Noyack Harbor Road, Noyac** **900-4-1-95** **GH**
*A motion was made by Ms. Gumbs and seconded by Mr. Rickenbach to issue a modified conditional approval.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*
- A180363** **Robert Crabb** **9 East Shore Drive, North Sea** **900-31-1-36** **GH**
*A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to issue a modified conditional approval.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*
- A180412** **Christopher W. Beale and Francesca M. Beale** **44 Cobb Isle, Water Mill** **900-160-3-10** **HL**
*A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to issue a modified conditional approval.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*
- A180452** **Craig Nassi** **225 Oak Street, Bridgehampton** **900-88-2-56.1** **HL**
*A motion was made by Ms. Gumbs and seconded by Mr. Rickenbach to issue a modified conditional approval.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*
- A180484** **Kenneth Siegel & Joyce Siegel** **81 Wheaton Way, Bridgehampton** **900-116-1-12.11** **HL**
*A motion was made by Ms. Gumbs and seconded by Mr. Rickenbach to issue a modified conditional approval.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*
- A180587** **Astor Real Estate Holding, LLC.** **329 Sagaponack Road, Bridgehampton** **900-89-2-3** **HL**
*A motion was made by Ms. Gumbs and seconded by Mr. Rickenbach to issue a modified conditional approval.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*
- A180640** **Whalebone Landing HOA, Inc.** **Common Area, North Sea** **900-20-1-1.34** **GH**
*A motion was made by Ms. Gumbs and seconded by Mr. Rickenbach to issue a modified conditional approval.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*
- A180654** **1076 Ocean Road, LLC.** **1076 Ocean Road, Bridgehampton** **900-134-4-44** **HL**
*A motion was made by Ms. Gumbs and seconded by Mr. Rickenbach to issue a modified conditional approval.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*
- A190003** **Diane Anderson** **80 Cedar Avenue, North Sea** **900-76-5-25** **TR**
*A motion was made by Ms. Gumbs and seconded by Mr. Rickenbach to issue a modified conditional approval.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*
- A190014** **65 Cliff Drive, LLC.** **65 Cliff Drive, Noyac** **900-9-1-18.1** **GH**
*A motion was made by Ms. Gumbs and seconded by Mr. Rickenbach to issue a modified conditional approval.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*
- A190091** **Mary Figliuolo** **32 Shinnecock Road, East Quogue** **900-384-3-26** **AA**
*A motion was made by Ms. Gumbs and seconded by Mr. Rickenbach to issue a modified conditional approval.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*
- A190092** **Joel Levitin** **109 West Neck Point Road, Tuckahoe** **900-92-2-2** **TR**
*A motion was made by Ms. Gumbs and seconded by Mr. Rickenbach to issue a modified conditional approval.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*
- A190107** **CVI LCF Mortgage Trust 1** **15 Windermere Close, Hampton Bays** **900-322-4-1.9** **AA**
*A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to issue a modified conditional approval.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*
- A190156** **Lara Shaw Wynn** **210 Towd Point Road, North Sea** **900-59-1-35** **TR**
*A motion was made by Ms. Gumbs and seconded by Mr. Rickenbach to issue a modified conditional approval.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*

A190160 Joseph DiGiacomo 7 Linden Lane, Quogue 900-377-1-23 JC
*A motion was made by Ms. Gumbs and seconded by Mr. Rickenbach to issue a modified conditional approval.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*

Amend Resolution to Transfer Conditional Approval

A180090 BRYDAV, LLC. 19 Rosewood Court, Water Mill 900-102-2-10 HL
*A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to issue a modified transfer of conditional approval.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*

A180452 BCN Management, LLC. 225 Oak Street, Bridgehampton 900-88-2-56.1 HL
*A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to issue a modified transfer of conditional approval.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*

Resolution to Issue Amended Permit

CB19018 Betty J. Tweed 75 Hampton Road, Noyac 900-05-02-22.1 GH
*A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to issue a modified permit.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*

CB19019 Equity Trust Company 9 Lincoln Avenue, Hampton Bays 900-293-02-5 AA
*A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to issue a modified permit.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*

CB19020 Richard McMaster 29 Harbor Drive, Noyac 900-008-01-8 GH
*A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to issue a modified permit.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*

CB19023 21 Rose Hill Road, LLC. 21 Rose Hill Road, North Sea 900-032-2-2.2 TR
*A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to issue a modified permit.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*

CB19025 Robin Reardon 5 Raynor Drive, Westhampton 900-369-04-8 JC
*A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to issue a modified permit.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*

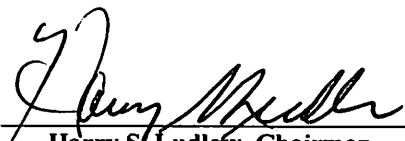
CB19027 Joel Berger and Jody Berger 1 Tanners Neck Lane, Westhampton 900-382-01-43 JC
*A motion was made by Mr. Rickenbach and seconded by Mr. Tessitore to issue a modified permit.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*

Approval of Amended Covenant

WAP180048 121 Cobb Isle Road, LLC. 121 Cobb Isle Road, Water Mill 900-160-03-31 HL
*A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to amend the covenant.
The motion was approved by a 6-0 vote. Mr. Collins was absent.*

Adjournment of Meeting:

*A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to adjourn the meeting. The motion was approved by a 4-0 vote. Mr. Collins, Mr. Tessitore and Ms. Algieri were absent.
The meeting ended at approximately 11:20 pm.*


Harry S. Ludlow, Chairman