

# TOWN OF SOUTHAMPTON

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

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



HARRY S. LUDLOW  
CHAIRPERSON

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 September 11, 2019

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

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst  
Richard Harris, Assistant Town Attorney  
David J. Gilmartin, Jr., Esq., Farrell Fritz, P.C.  
Bruce Anderson, Suffolk Environmental Consulting, Inc.  
Michael Carlin  
Michael Walsh, Esq.  
Daphne Vaughan, Surfside Environmental Consulting, Inc.  
Kenneth Nugent  
Linda Kabot  
Vincent Landano

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

### Approval of the August 14, 2019 Minutes:

*A motion was made by Mr. Rickenbach and seconded by Ms. Algieri to approve the minutes of August 14, 2019. The motion was approved by a 6-0 vote. Mr. Tessitore was abstain.*

### Approval of the August 28, 2019 Minutes:

*A motion was made by Mr. Rickenbach and seconded by Ms. Tessitore to approve the minutes of August 28, 2019. The motion was approved by a 7-0 vote. Mr. Collins, Ms. Algieri, and Ms. Gumbs were abstain.*

### Advisory Reports

#### Planning Board:

*Mohawk Halsey, LLC.- Subdivision*

*265 Halsey Lane, Water Mill*

*900-115-1-3 HL*

*Mr. Shea presented. A motion was made by Mr. Heine and seconded by Mr. Collins to send comments to the Planning Board. The motion was approved by a 7-0 vote.*

**ZBA:**

*Craig and Kerri Arm* 801 Montauk Highway, Quogue 900-381-1-35.1 JC  
*Mr. Shea presented. A motion was made by Mr. Collins and seconded by Ms. Algieri to send comments to the Zoning Board. The motion was approved by a 7-0 vote.*

**Administrative Wetland Permits**

WAP180083 Anthony Tarsitano  
WAP19050 Andrea Simon  
WAP19051 John O’Sullivan and Jane O’Sullivan  
WAP19052 Lynn Harman and Phil Coltoff  
WAR180084 Susan Bloom

**Resolution of Conditional Approval**

A019098 Scott Smith 16 Dogwood Avenue, Noyac 900-13-1-40 GH  
*A motion was made by Mr. Tessitore and seconded by Mr. Heine to issue a wetland permit. The motion was approved by a 7-0 vote.*

A019101 Salvatore Migliorelli Irrevocable Trust 3 Hampton Road, Noyac 900-05-02-01 GH  
*A motion was made by Mr. Heine and seconded by Ms. Gumbs to issue a wetland permit. The motion was approved by a 7-0 vote.*

A019103 The Maryellen McWilliams 2015 Family Trust, Davis McWilliams as Trustee 31 Marlin Road, East Quogue 900-384-03-16 AA  
*A motion was made by Mr. Heine and seconded by Ms. Algieri to issue a wetland permit. The motion was approved by a 7-0 vote.*

**Preliminary Review – SEQRA Determination**

A180346 Max New York Management LLC. 322 E. Montauk Highway, Hampton Bays 900-231-1-40 SG  
*A motion was made by Mr. Rickenbach and seconded by Mr. Heine to postpone the preliminary advisory report and scheduling of a public hearing. No action was taken by the Board with regards to scheduling the required public hearing, as the applicant has not yet submitted the requisite re-notice application and fee. The motion was approved by a 7-0 vote.*

A190130 Steven E. Summer 558 Dune Road, Westhampton 900-392-01-10.3 JC  
*A motion was made by Mr. Rickenbach and seconded by Mr. Heine to postpone the supplemental review. The motion was approved by a 7-0 vote.*

A019090 Frank Franzese 55 Alden Lane, Quogue 900-378-01-05 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. Heine and seconded by Ms. Algieri to waive the public hearing. The motion was approved by a 7-0 vote.*

A019096 Alexander Kaushansky 548 Dune Road, Westhampton 900-392-01-12.1 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. Heine and seconded by Mr. Collins to waive the public hearing. The motion was approved by a 7-0 vote.*

**Discussion**

A170121 Robert Lach 13 Wells Lane, Hampton Bays 900-321-01-19 AA  
*A motion was made by Mr. Heine and Seconded by Ms. Algieri to adjourn the public hearing to October 23, 2019. The motion was approved by a 7-0 vote.*

A170325      David Jaffe      33 River Avenue, Eastport      900-365-01-01    JC  
Mr. Gilmartin spoke on behalf of this client.  
A motion was by Mr. Heine and seconded by Mr. Collins to adjourn the public hearing to October 9, 2019.  
The motion was approved by a 7-0 vote.

**Wetland Boundary and Jurisdictional Appeal Application - Hearing**

Michael Carlin, Helene Getz, Elise Flagg and Noel Flagg    5 Pine Grove Court, Westhampton      900-369-1-113.5 JC  
Mr. Carlin spoke on behalf of himself. Mr. Walsh spoke on behalf of his client. Mr. Anderson spoke on behalf of his client. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town.  
A motion was made by Mr. Rickenbach and seconded by Tessitore to adjourn the public hearing to October 23, 2019.  
The motion was approved by a 7-0 vote.

A separate audio recording is available for this hearing.

**Public Hearings**

A180573      Jennifer A Miller, Elisabeth M. Trapp and Erica L. Orozco, as Trustees of the Theodore J. Seiter Irrevocable Trust      108 Harbor Watch Ct, Noyac      900-24-3-1.38    GH  
Mr. Anderson spoke on behalf of his client. Mr. Walsh spoke on behalf of his client. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town.  
A motion was made by Mr. Rickenbach and seconded by Tessitore to adjourn the public hearing to November 6, 2019.  
The motion was approved by a 7-0 vote.

A separate audio recording is available for this hearing.

A019075      Kenneth Nugent      3 Sandgate Lane, Tuckahoe      900-155-02-16    SG  
Ms. Vaughan spoke on behalf of her client. Mr. Nugent spoke on behalf of himself. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town.  
A motion was made by Mr. Rickenbach and seconded by Mr. Collins to adjourn the public hearing to September 25, 2019.  
The motion was approved by a 6-0 vote. Mr. Tessitore was absent.

A separate audio recording is available for this hearing.

CB18026      Vincent Landano      5 Godfrey Ln., Remsenburg/Speonk      900-380-03-32    AA  
Ms. Kabot spoke on behalf of her client. Mr. Landano spoke on behalf of himself. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town.  
A motion was made by Mr. Rickenbach and seconded by Mr. Collins to close the public hearing.  
The motion was approved by a 6-0 vote. Mr. Tessitore was absent.

A separate audio recording is available for this hearing.

**Adjournment of Meeting:**

A motion was made by Collins and seconded by Ms. Algieri to adjourn the meeting.  
The motion was approved by a 6-0 vote. Mr. Tessitore was absent.  
The meeting ended at approximately 10:10 pm.

  
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Harry S. Ludlow, Chairman