

TOWN OF SOUTHAMPTON

Department of Land Management
Town Conservation Board
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HARRY S. LUDLOW
CHAIRPERSON

JAY SCHNEIDERMAN
TOWN SUPERVISOR

Harry S. Ludlow, Chairperson

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

*Thomas Rickenbach, Secretary
Sunshine Gumbs
Thomas Florio*

Meeting Minutes of March 9, 2022

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

BOARD MEMBERS ABSENT: Thomas Florio

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst
C. Theresa Masin, Senior Environmental Analyst
James Burke, Town Attorney
Kelly Doyle, Assistant Town Attorney

The meeting was called to order at approximately 6:03 PM by Chairperson Ludlow.

Approval of the Minutes:

A motion was made by and seconded by to approve the minutes of February 23, 2022. A motion was made by Mr. Collins and seconded by Mr. Rickenbach. The motion was approved by a 5-0-1 vote. Ms. Gumbs abstained. Mr. Florio was absent.

Public Hearings

*A021026 Thomas Conti 79 Montauk Highway, Westhampton 900-356-2-12
Applicant requests adjournment April 27, 2022. A motion was made by Ms. Gumbs and seconded by Ms. Algieri, to adjourn the public hearing to April 27, 2022. The motion was approved by a 6-0 vote. Mr. Florio was absent.*

*A021035 Eugenio Presta 626 Dune Road, Westhampton 900-391-1-34
Applicant requests adjournment April 27, 2022. A motion was made by Mr. Heine and seconded by Mr. Collins, to adjourn the public hearing to April 27, 2022. The motion was approved by a 6-0 vote. Mr. Florio was absent.*

*CB20013 MIR Noyac Realty, LLC. 29 Rawson Road, Noyac 900-10-01-94.15
The public hearing was improperly noticed. A resolution to re-schedule the public hearing was put forth and approved later in the meeting.*

Advisory Reports Planning Board:

*74 Priscilla Avenue, Subdivision- Pre-Application 74 Priscilla Avenue, Flanders 900-120-3-38.1
Ms. Masin presented. A motion was made by Mr. Heine and seconded by Ms. Gumbs to send comments to the Planning Board. The motion was approved by a 6-1 vote. Mr. Florio was absent.*

Gaspar & Devera Teresi, Subdivision- Pre-Application *174 Wakeman Road* *900-229-1-32.3*
Ms. Masin presented. A motion was made by Mr. Heine and seconded by Ms. Gumbs to send comments to the Planning Board. The motion was approved by a 6-1 vote. Mr. Florio was absent.

ZBA:

Kim R. Lester *17 Alanson Lane, Hampton Bays* *900-323-5-9*
Ms. Masin presented. A motion was made by Mr. Heine and seconded by Mr. Collins to send comments to the Zoning Board. The motion was approved by a 6-1 vote. Mr. Florio was absent.

Joseph & Maria Ricciardi *20 Bay Avenue, Noyac* *900-5-3-40*
Ms. Masin presented. A motion was made by Mr. Heine and seconded by Mr. Collins to send comments to the Zoning Board. The motion was approved by a 6-1 vote. Mr. Florio was absent.

Administrative Wetland Permits

Modified WAP21080 Lauren Culver Barlow
WAP22012 Nicholas Capone and Victoria Capone-Froio
WAP22013 Marc Wolinsky and Barry Skovgaard
WAP22014 John Dunkirk and Michele Dunkirk
WAP22016 Steven Schreiber and Steven Keller
WAP22017 Robert Reeves and Elizabeth T. Reeves
WAP22018 Klever Lopez and Norma Gavilanez

Decision

A021034 *Martjin Vijfvinkel and Juliet Jellema 46 Peconic Bay Avenue, North Sea* *900-42-2-11*
A motion was made by Mr. Heine and seconded by Ms. Gumbs to postpone a decision on the application until March 23, 2022. The motion was approved by a 6-0 vote. Mr. Florio was absent.

Resolution of Conditional Approval

A021066 *Nesim Bahar and Jamie Bahar* *21 Burnetts Cove Road, Water Mill* *900-179-1-4*
Applicant requests postponement until May 11, 2022. A motion was made by Mr. Rickenback and seconded by Mr. Collins to postpone a decision on the application. The motion was approved by a 6-1 vote. Mr. Florio was absent.

A021029 *Alex and Megan Nickonovitz* *5 Lincoln Ave, Hampton Bays* *900-293-2-6*
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. Florio was absent.

A021101 *Scott and Sarah Jacobs* *80 Whalebone Landing Rd, North Sea* *900-27-2-17.1*
A motion was made by Ms. Gumbs and seconded by Mr. Rickenbach to issue a wetland permit. The motion was approved by a 6-0 vote. Mr. Florio was absent.

A021107 *George Rothman* *7 Harbor Lane, East Quogue* *900-317-1-10*
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. Florio was absent.

Preliminary Review – SEQRA Determination

A021076 *Nicholas and Penelope Christopher* *11 Maple Lane, Noyac* *900-3-2-9*
The applicant requested postponement of the preliminary review of the application until March 23, 2022. A motion was made by Mr. Rickenbach and seconded by Mr. Heine to postpone review of the application until March 23, 2022. The motion was approved by a 6-0 vote. Mr. Florio was absent.

A021088 *Anthony Gurrera and Lisa Gurrera* *189 Scuttle Hole Road, Water Mill* *900-82-2-7.6*
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 6-0 vote. Mr. Florio was absent.

A021106 **VB Slice of Paradise, LLC.** **278 Towd Point Road, North Sea** **900-59-1-24**
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 6-0 vote. Mr. Florio was absent.

A022001 **Thomas Crowley and Julia Crowley** 23 Bay Avenue, East Quogue **900-342-2-26.1**
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 6-0 vote. Mr. Florio was absent.

A022009 **John Foley** **16 Shinnecock Road, East Quogue** **900-384-3-34**
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. Gumbs to waive the public hearing. The motion was approved by a 6-0 vote. Mr. Florio was absent.

Resolution to Re-Schedule Public Hearing


CB20013 **MIR Noyac Realty, LLC.** **29 Rawson Road, Noyac** **900-10-01-94.15**
The public hearing for the application was improperly noticed. A motion was made to by Mr. Heine and seconded by Ms. Algieri to re-schedule the public hearing for April 27, 2022. The motion was approved by a 6-0 vote. Mr. Florio was absent.

Resolution to Issue Modification

CB19011 **Elias & Helen Wexler** **9 Sandpiper Court, Westhampton** **900-382-1-51**
A motion was made by MR. Heine and seconded by Ms. Algieri to issue a modified wetland permit. The motion was approved by a 6-0 vote. Mr. Florio was absent.

Adjournment of Meeting:

A motion was made by Mr. Rickenbach and seconded by Ms. Algieri to adjourn the meeting. The motion was approved by a 7-0 vote. The meeting ended at approximately 6:38 pm.



Harry S. Ludlow, Chairperson

**The next meeting is scheduled for
Wednesday, March 23, 2022 at 7 pm.**