

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 July 10, 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
Martha Reichert, Assistant Town Attorney
Korrina Goree, Conservation Board Secretary

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

Approval of the June 26, 2019 Minutes:

*A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to approve the minutes of June 26, 2019.
The motion was approved by a 7-0 vote.*

Advisory Reports

Planning Board:

*Monteverdi, Subdivision- Lot Line Modification 9 & 11 Jackson Avenue, East Quogue 900-341-1-75 & 76 AA
Mr. Shea presented. A motion was made by Mr. Rickenbach and seconded by Ms. Algieri to send comments to the
Planning Board. The motion was approved by a 7-0 vote.*

*Woods at Hampton Bays, Subdivision 125 Old Riverhead Road W., Hampton Bays 900-205-3-12.1 MT
Mr. Shea presented. A motion was made by Mr. Heine and seconded by Ms. Algieri to send comments to the Planning Board. The
motion was approved by a 7-0 vote.*

ZBA:

*Andes, Inc. 15A Oakhurst Road, Hampton Bays 900-190-1-29 SG
Mr. Shea 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 7-0 vote.*

*Elias and Helen Wexler 9 Sandpiper Court, Westhampton 900-382-1-51 JC
Mr. Shea presented. A motion was made by Mr. Collins and seconded by Mr. Rickenbach to send comments to the Zoning Board.
The motion was approved by a 7-0 vote.*

*James Broderick 14 South Bay Avenue, Eastport 900-352-1-11 JC
Mr. Shea presented. A motion was made by Mr. Tessitore and seconded by Mr. Collins to send comments to the Zoning Board.
The motion was approved by a 7-0 vote.*

Administrative Wetland Permits

WAP1600031 Woland, LLC.
WAP180119 Marc Levin and Mariana Loose (Amended)
WAP190003 Carlos Ferrer and Rosemary Ferrer
WAP190031 Tiana's Tiana Bay, LLC.
WAP19032 296 Surfside, LLC
WAP19033 165 Edge of Woods, LLC.
WAR190030 16 Aqua Drive, LLC

Resolution of Conditional Approval

A190036 John D. Abbate 7 Shinnecock Road, East Quogue 900-384-03-45 AA
*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.*

A190081 Margaret Kayman and Steven Kayman 19 Quantuck Bay Lane, Quogue 900-359-05-31 JC
*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.*

A190093 Boris Zats and Marina Safir Zats 41 Far Pond Road, Shinnecock Hills 900-272-1-16 SG
*A motion was made by Mr. Heine and seconded by Mr. Collins to issue a wetland permit.
The motion was approved by a 7-0 vote.*

A190087 Cold Spring Point Association LLC. Cold Spring Point Road, Tuckahoe 900-155-01-40 SG
*A motion was made by Mr. Heine and seconded by Mr. Rickenbach to issue a wetland permit.
The motion was approved by a 7-0 vote.*

A180428 Eric J. Belfi and Tara W. Belfi 45 Cold Spring Point Road, Tuckahoe 900-155-1-63 SG
*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.*

Preliminary Review – SEQRA Determination

A180630 Barbara Siegler and Gary Siegler 271 Dune Road, Bridgehampton 900-179-2-26.2 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. Heine and seconded by Ms. Gumbs to waive the public hearing.
The motion was approved by a 7-0 vote.*

A190113 MLA Ltd. Partnership 10 Dogwood Avenue, Noyac 900-13-1-39 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. Heine and seconded by Ms. Algieri to waive the public hearing.
The motion was approved by a 7-0 vote.*

A190138 Bruce Bushell and Nancy Bushell 43 Jagger Lane, Westhampton 900-369-2-67.3 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.*

A190141 Next Level Building, LLC. 123 South Road, Westhampton 900-376-2-1 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. Collins and seconded by Ms. Algieri to waive the public hearing.
The motion was approved by a 7-0 vote.*

A190156 **Stephen Wolf and Beth James Wolf** **166 Whites Lane, Tuckahoe** **900-128-2-24.9** **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. Heine and seconded by Ms. Gumbs to waive the public hearing. The motion was approved by a 7-0 vote.

A019077 **Alexander Bardey** **11 Bishop Avenue, Westhampton** **900-358-1-25** **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. Collins and seconded by Ms. Algieri to waive the public hearing. The motion was approved by a 7-0 vote.

A019085 **Cold Mountain LLC.** **16 Sandringham Lane, Shinnecock Hills** **900-271-1-48.3** **SG**
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. Tessitore to waive the public hearing. The motion was approved by a 7-0 vote.

A019086 **ELB Family LP** **658 Flying Point Road, Water Mill** **900-160-3-37.7** **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 Ms. Gumbs and seconded by Mr. Rickenbach to waive the public hearing. The motion was approved by a 7-0 vote.

A019080 **Jason Davis and Kay Davis** **18 East Landing Road, Hampton Bays** **900-186-2-2.1** **MT**
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. Rickenbach to waive the public hearing. The motion was approved by a 7-0 vote.

Resolution to Schedule Public Hearing

A019075 **Kenneth Nugent and Patricia Nugent** **3 Sandgate Lane, Tuckahoe** **900-155-02-16** **SG**
The applicant submitted a letter requesting that a public hearing be scheduled. A motion was made by Mr. Heine and seconded by Ms. Gumbs to schedule a public hearing for August 14, 2019. The motion was approved by a 7-0 vote.

Public Hearings

A170121 **Robert Lach** **13 Wells Lane, Hampton Bays** **900-321-4-19** **AA**
Applicant requests an adjournment. A motion was made by Ms. Algieri and seconded by Mr. Collins, to adjourn the public hearing to August 28, 2019. The motion was approved by a 7-0 vote.

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 Ms. Algieri, to adjourn the public hearing to August 28, 2019. The motion was approved by a 7-0 vote.

Executive Session For the Purposes of Discussing Litigation

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 7:50 pm.*



Harry S. Ludlow, Chairman