

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 August 14, 2019

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

ABSENT: Michael Tessitore

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst
Richard Harris, Assistant Town Attorney
Korrina Goree, Conservation Board Secretary
Mark Hissey, Discovery Land Company, V.P
Daphne Vaughan, Surfside Environmental Planning
Kenneth Nugent
Patricia Nugent

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

Approval of the July 24, 2019 Minutes:

*A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to approve the minutes of July 24, 2019.
The motion was approved by a 6-0 vote. Mr. Tessitore was absent.*

Advisory Reports

Planning Board:

*574 County Road 39, LLC., Site Plan 574 County Road 39, Tuckahoe 900-158-02-04 TR
Mr. Shea presented. A motion was made by Mr. Collins and seconded by Ms. Gumbs to send comments to the Planning Board.
The motion was approved by a 6-0 vote. Mr. Tessitore was absent.*

*Lewis Road PRD, Subdivision Lewis Road and Spinney Road, East Quogue 900-250-03-01 AA
Mr. Shea presented. Mr. Hissey spoke on behalf of the applicant. A motion was made by Mr. Collins and seconded by Ms. Gumbs
to send amended comments to the Planning Board. The motion was approved by a 6-0 vote. Mr. Tessitore was absent.*

*Scuttle Bridge, LLC., Site Plan 2166 Scuttle Hole Road, Bridgehampton 900-039-01-18 GH
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 6-0 vote. Mr. Tessitore was absent.*

*Rothman Dynasty, Subdivision Pre-Application 27 Lower Seven Ponds Road, Water Mill 900-113-2-1.2 TR
Mr. Shea presented. A motion was made by Mr. Collins and seconded by Ms. Gumbs to send comments to the Planning Board.
The motion was approved by a 6-0 vote. Mr. Tessitore was absent.*

ZBA:

Sea Salt Holding, LLC. 4 Fedak Lane, East Quogue 900-341-02-66 AA
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 6-0 vote. Mr. Tessitore was absent.

Henry and Loretta Vigilante 19 Sandpiper Court, Westhampton 900-382-01-56 JC
Mr. Shea presented. A motion was made by Mr. Heine and seconded by Mr. Rickenbach to send comments to the Zoning Board. The motion was approved by a 6-0 vote. Mr. Tessitore was absent.

Eric Belfi 45 Cold Spring Point Road, Tuckahoe 900-155-01-63 TR
Mr. Shea presented. A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to send comments to the Zoning Board. The motion was approved by a 6-0 vote. Mr. Tessitore was absent.

Frank Franzese 55 Alden Lane, Quogue 900-378-01-01 JC
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 6-0 vote. Mr. Tessitore was absent.

9 Hobart Lane, LLC. 9 Hobart Lane, Quogue 900-383-02-13 JC
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 6-0 vote. Mr. Tessitore was absent.

Administrative Wetland Permits

WAP19037	24 Two Trees Lane, LLC.
WAP19038	Andrea Lomasky
WAP19039	Mackenzie Harrington and Morgan Mayer
WAP19040	RAM Island LLC. – Henry Pincus
WAP19041	13 Clearview LLC.
WAP19042	Daniel Stampler and Rhona Kisch
WAP19043	Nicolas Schreiber and Florentine Schreiber
WAP19044	Joseph Ringelstein and Lynda Ringelstein
WAP19045	Gonzalo A. Presedo
WAR190025	Kathryn G. Graham
WAR190029	Joseph B. Andreassi, Jr.
WAR190035	Mark Zagorski and Lorraine Sabalja

Resolution of Conditional Approval

A180615 Rothstein Michael 43 Tiana Circle, Hampton Bays 900-345-02-01 AA
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. Tessitore was absent.

A019074 Maria DelRosso 87 Inlet Road West, Shinnecock Hills 900-176-01-3.2 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. Tessitore was absent.

A019081 Vincent Freemont 130 Butter Lane, Bridgehampton 900-85-01-09 HL
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. Tessitore was absent.

A019082 Eric Price 119 Pointe Mecox Lane, Bridgehampton 900-134-01-15 HL
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. Tessitore was absent.

A019087 First Metro Property Group 57 East Shore Road, North Sea 900-028-01-06 GH
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. Tessitore was absent.

- A019089** **Michelle Major** **29 Round Pond Lane, Sag Harbor** **900-026-02-29.7 GH**
*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. Tessitore was absent.*
- A019091** **Dolphin Beach LLC.** **23 Sims Avenue, Noyac** **900-017-02-24 GH**
*A motion was made by Mr. Heine and seconded by Mr. Collins to issue a wetland permit.
The motion was approved by a 6-0 vote. Mr. Tessitore was absent.*
- A019092** **Mecox Lane LLC.** **35 Mecox Lane, Water Mill** **900-114-02-40.5 TR**
*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. Tessitore was absent.*
- A019093** **Denise Crockett and Lauren Fransen** **59 East Shore Road, North Sea** **900-028-01-07 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. Tessitore was absent.*

Preliminary Review – SEQRA Determination

- A190129** **The Budd and Jane Goldman Real Estate Trust 9 Clearview Drive, Noyac** **900-010-01-12 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. Collins and seconded by Ms. Algieri to waive the public hearing.
The motion was approved by a 6-0 vote. Mr. Tessitore was absent.*
- A190167** **Daniel O’Connell and Susan O’Connell** **73 Pine Neck Avenue, Noyac** **900-005-01-5 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. Tessitore and seconded by Mr. Collins to waive the public hearing.
The motion was approved by a 6-0 vote. Mr. Tessitore was absent.*
- A019072** **BRYDAV, LLC.** **19 Rosewood Court, Water Mill** **900-102-02-10 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. Collins and seconded by Ms. Algieri to waive the public hearing.
The motion was approved by a 6-0 vote. Mr. Tessitore was absent.*
- A019094** **191-219 Mineola, LLC.** **65 Shore Road, Westhampton** **900-376-3-17.1 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. Gumbs to waive the public hearing.
The motion was approved by a 6-0 vote. Mr. Tessitore was absent.*
- A019097** **Tiana HB LLC.** **56 East Tiana Road, Hampton Bays** **900-259-1-14 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. Collins and seconded by Mr. Tessitore to waive the public hearing.
The motion was approved by a 6-0 vote. Mr. Tessitore was absent.*


Public Hearings

- A180673** **Lynn Mara Revocable Trust** **132 Red Creek Road, Hampton Bays** **900-152-01-12.6 MT**
Applicant requests adjournment to September 25, 2019. A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs, to adjourn the public hearing to September 25, 2019. The motion was approved by a 6-0 vote. Mr. Tessitore was absent.

A019075 **Kenneth Nugent** **3 Sandgate Lane, Tuckahoe** **900-155-02-16** **SG**
*Ms. Vaughan Spoke on behalf of the applicant. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town.
Mr. Nugent spoke on behalf of himself.
A motion was made by Mr. Rickenbach and seconded by Mr. Heine, to adjourn the public hearing to September 11, 2019.
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 Mr. Rickenbach and seconded by Mr. Heine to adjourn the meeting. The motion was approved by a 7-0 vote.
The meeting ended at approximately 9:19 pm.*



Harry S. Ludlow, Chairman