

# TOWN OF SOUTHAMPTON

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



HARRY S. LUDLOW  
CHAIRPERSON

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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 28, 2019

BOARD MEMBERS PRESENT: Harry S. Ludlow, Chairman  
George J. Heine, Vice-Chairman  
Thomas Rickenbach  
Michael Tessitore

ABSENT: Anne Hickey Algieri  
Sunshine Gumbs  
Jeremiah Collins

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst  
Richard Harris, Assistant Town Attorney  
Korrina Goree, Conservation Board Secretary  
Myron Hultz  
Jason Ippolite  
Vincent Gaudiello, The Raynor Group, PC  
William Fuhs

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

### Approval of the August 14, 2018 Minutes:

*No action was taking on the meeting minutes of August 14, 2019.*

### Administrative Wetland Permits

WAP170057	Kenneth Dorph and Stuart R. Lowrie
WAP170106	Kristoff Gleich
WAP180087	Carmen Pisani
WAP19046	Daniel Kerning and Heather Kerning
WAP19047	Marc Paley and Debra Paley
WAP19048	William Imperiale and Antoinette Imperiale
WAP19049	Sebonac Neck Property, LLC.
WAR190022	KNH Eastern Properties, LLC.
WAR190038	William E. Kits and Astrid Kitz
WAR190039	Ryan L. Sullivan and Carol L. Sullivan
WAR190040	Ryan L. Sullivan and Carol L. Sullivan

### Resolution of Conditional Approval

*A180580      John J. Brennan      112 Little Neck Road, Shinnecock Hills      900-272-2-43      SG*  
*A motion was made by Mr. Heine and seconded by Mr. Rickenbach to issue a wetland permit.*  
*The motion was approved by a 4-0 vote. Mr. Collins, Ms. Algieri, and Ms. Gumbs were absent.*

**A190129**      **The Budd and Jane Goldman Real Estate Trust 9 Clearview Drive, Noyac**      **900-010-01-12**      **GH**  
*A motion was made by Mr. Tessitore and seconded by Mr. Heine to issue a wetland permit.  
The motion was approved by a 4-0 vote. Mr. Collins, Ms. Algieri, and Ms. Gumbs were absent.*

**A190167**      **Daniel O'Connell and Susan O'Connell 73 Pine Neck Avenue, Noyac**      **900-005-01-5**      **GH**  
*A motion was made by Tessitore and seconded by Mr. Rickenbach to issue a wetland permit.  
The motion was approved by a 4-0 vote. Mr. Collins, Ms. Algieri, and Ms. Gumbs were absent.*

**A019072**      **BRYDAV, LLC.**      **19 Rosewood Court, Water Mill**      **900-102-02-10**      **HL**  
*A motion was made by Mr. Tessitore and seconded by Mr. Heine to issue a wetland permit.  
The motion was approved by a 4-0 vote. Mr. Collins, Ms. Algieri, and Ms. Gumbs were absent.*

**A019094**      **191-219 Mineola, LLC.**      **65 Shore Road, Westhampton**      **900-376-3-17.1**      **JC**  
*A motion was made by Mr. Rickenbach and seconded by Mr. Tessitore to issue a wetland permit.  
The motion was approved by a 4-0 vote. Mr. Collins, Ms. Algieri, and Ms. Gumbs were absent.*

**A019097**      **Tiana HB LLC.**      **56 East Tiana Road, Hampton Bays**      **900-259-1-14**      **AA**  
*A motion was made by Mr. Heine and seconded by Mr. Rickenbach to issue a wetland permit.  
The motion was approved by a 4-0 vote. Mr. Collins, Ms. Algieri, and Ms. Gumbs were absent.*

**Resolution to Amend Conditional Approval**

**A190002**      **State of New York, Town of**  
**Southampton, and North Sea Beach 510 Towd Point Road, North Sea**      **900-1-1-14 &**  
**Colony Beach Erosion Control District & Little Peconic Bay 900-58-4-1**      **TR**  
*A motion was made by Mr. Rickenbach and seconded by Mr. Heine to amend the July 24, 2019 resolution of conditional approval. The motion failed by a 3-1 vote. Mr. Tessitore disapproved. Mr. Collins, Ms. Algieri, and Ms. Gumbs were absent.*

**Preliminary Review – SEQRA Determination**

**A180346**      **Max New York Management LLC.**      **322 E. Montauk Highway, Hampton Bays**      **900-231-1-40**      **SG**  
*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.*

**A019098**      **Scott Smith**      **16 Dogwood Avenue, Noyac**      **900-13-1-40**      **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. Rickenbach to waive the public hearing.  
The motion was approved by a 7-0 vote. Mr. Collins, Ms. Algieri, and Ms. Gumbs were absent.*

**A019099**      **Michael McLarney and Emily McLarney 2268 Deerfield Road, Noyac**      **900-029-03-6.1**      **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 a public hearing be held. A motion was made by Mr. Rickenbach and seconded by Mr. Tessitore to schedule a public hearing for October 9, 2019. Mr. Collins, Ms. Algieri, and Ms. Gumbs were absent.  
The motion was approved by a 4-0 vote.*

**A019101**      **Salvatore Migliorelli Irrevocable Trust 3 Hampton Road, Noyac**      **900-05-02-01**      **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. Heine to waive the public hearing.  
The motion was approved by a 7-0 vote. Mr. Collins, Ms. Algieri, and Ms. Gumbs were absent.*

**A019103**      **The Maryellen McWilliams 2015 Family Trust, Davis McWilliams as Trustee**  
**31 Marlin Road, East Quogue**      **900-384-03-16**      **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. Heine and seconded by Mr. Tessitore to waive the public hearing.  
The motion was approved by a 7-0 vote. Mr. Collins, Ms. Algieri, and Ms. Gumbs were absent.*

**A019104**      **19 Shinnecock Road, LLC.**      **19 Shinnecock Road, East Quogue**      **900-384-03-51**      **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 a public hearing be held. A motion was made by Mr. Rickenbach and seconded by Mr. Tessitore to schedule a public hearing for October 9, 2019. The motion was approved by a 4-0 vote. Mr. Collins, Ms. Algieri, and Ms. Gumbs were absent.*

**Public Hearings**

**A170121**      **Robert Lach**      **13 Wells Lane, Hampton Bays**      **900-321-4-19**      **AA**  
*The applicant requested an adjournment to September 25, 2019. The application was discussed by the Board. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Mr. Harris, Assistant Town Attorney, spoke on behalf of the Town. No action was taken by the Board.*

**A170324**      **William Fuhs**      **528 Pleasure Drive, Flanders**      **900-201-1-11.2**      **MT**  
*Mr. Gaudiello spoke on behalf of the applicant. Mr. Ippolite spoke on behalf of himself. Mr. Fuhs 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. Heine, to adjourn the public hearing to October 23, 2019. The motion was approved by a 4-0 vote. Mr. Collins, Ms. Algieri, and Ms. Gumbs were absent.*

**A170325**      **David Jaffe**      **33 River Avenue, Eastport**      **900-365-1-1**      **JC**  
*The applicant requested an adjournment to September 25, 2019. The application was discussed by the Board. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Mr. Harris, Assistant Town Attorney, spoke on behalf of the Town. No action was taken by the Board.*

**Resolution to Issue Modification**

**CB1300109**      **Craig M. Arm and Kerri A. Arm**      **801 Montauk Highway, Quogue**      **900-371-1-35.1**      **JC**  
*A motion was made by Rr. Heine and seconded by Mr. Rickenbach to issue a modified wetland permit. The motion was approved by a 4-0 vote. Mr. Collins, Ms. Algieri, and Ms. Gumbs were absent.*

**Adjournment of Meeting:**

*A motion was made by Mr. Rickenbach and seconded by Mr. Tessitore to adjourn the meeting. The motion was approved by a 7-0 vote.  
The meeting ended at approximately 8:30 pm.*

  
Harry S. Ludlow, Chairman