

# TOWN OF SOUTHAMPTON

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

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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 January 8, 2020

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

ABSENT: Jeremiah Collins

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst  
Richard Harris, Assistant Town Attorney  
Kelly Doyle, Assistant Town Attorney  
Korrina Goree, Conservation Board Secretary  
Matthew Henry  
David Williams  
Steven Arebach  
Elizabeth Vail, Esq., Farrell Fritz, P.C.  
Daniel Sheridan, President of Bayview Oaks

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

### Approval of the December 4, 2019 and December 18, 2019 Minutes:

*A motion was made by Mr. Tessitore and seconded by Ms. Gumbs to approve the minutes of December 4, 2019. The motion was approved by a 4-0 vote. Mr. Ludlow and Mr. Rickenback abstained. Mr. Collins was absent.*

*A motion was made by Mr. Rickenbach and seconded by Ms. Algieri to approve the minutes of December 18, 2019. The motion was approved by a 5-0 vote. Mr. Tessitore abstained. Mr. Collins was absent.*

### Advisory Reports

#### Planning Board:

*Estate of Madeline Cuomo, s/s of Montauk Highway, between 900-291-1-5, 6,  
Subdivision- Pre-Application Seashore and Ocean Avenues, East Quogue 9 & 10 AA  
Mr. Shea presented. A motion was made by Mr. Heine and seconded by Mr. Rickenbach to send comments to the Planning Board.  
The motion was approved by a 5-0 vote. Mr. Collins and Ms. Gumbs were absent.*

*Seatuck Five, LLC., Site Plan 50 S. Bay Avenue, Eastport 900-365-1-14 JC  
Mr. Shea presented. A motion was made by Mr. Heine and seconded by Mr. Tessitore to send comments to the Planning Board.  
The motion was approved by a 5-0 vote. Mr. Collins and Ms. Gumbs were absent.*

**Administrative Wetland Permits**

WAP170079 Kenneth Lunstead  
WAP180037 Pryzby & Co., LLC.  
WAP19072 Khin Marlar  
WAP19073 Jan Lederman  
WAP19074 Cullen Family Qualified Trust  
WAR190057 57 Little Neck Road, LLC.  
WAR190058 57 Little Neck Road, LLC.

**Resolution of Conditional Approval**

A170325 David Jaffe 33 River Avenue, Eastport 900-365-1-1 JC

*A motion was made by Mr. Tessitore and seconded by Ms. Algieri to issue a wetland permit.  
The motion was approved by a 4-0 vote. Mr. Heine was opposed. Mr. Collins and Ms. Gumbs were absent.*

A019105 James McBreen 20 East Tiana Road, Hampton Bays 900-258-1-13.1 AA

*A motion was made by Mr. Rickenbach and seconded by Mr. Tessitore to issue a wetland permit.  
The motion was approved by a 5-0 vote. Mr. Collins and Ms. Gumbs were absent.*

A019116 Dara Welles Aronoff 48 Huntington Lane, Flanders 900-146-01-14.3 MT

*A motion was made by Mr. Rickenbach and seconded by Mr. Tessitore to issue a wetland permit.  
The motion was approved by a 5-0 vote. Mr. Collins and Ms. Gumbs were absent.*

**Preliminary Review – SEORA Determination**

A019119 Loren Remetta, Noelle Tevis and James L. Tevis 71 Baycrest Avenue, Westhampton 900-376-2-9 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 5-0 vote. Mr. Collins and Ms. Gumbs were absent.*

A019129 Dominick Manglaviti and Genine Manglaviti 7 Fanning Road, Flanders 900-147-02-47 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. Rickenbach and seconded by Mr. Tessitore to waive the public hearing.  
The motion was approved by a 5-0 vote. Mr. Collins and Ms. Gumbs were absent.*

A019130 Rainer Ochsenkuehn and Sonja Ochsenkuehn 14B Clairedale Dr., Hampton Bays 900-125-02-8 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. Tessitore to waive the public hearing.  
The motion was approved by a 5-0 vote. Mr. Collins and Ms. Gumbs were absent.*

**Public Hearings**

A019104 19 Shinnecock Road, LLC. 19 Shinnecock Road, East Quogue 900-384-03-51 AA

*Mr. Henry spoke on behalf of the applicant. Mr. Williams, the property owner, spoke on behalf of himself.  
Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Mr. Arebach spoke on behalf of himself.  
A motion was made by Mr. Rickenbach and seconded by Mr. Tessitore to adjourn the public hearing to February 26, 2020.  
The motion was approved by a 6-0 vote. Mr. Collins was absent.*

A separate audio recording is available for this hearing.

**A019117**      *Michael Rosenberg and Michael Speicher 66 Laurel Ln, Sag Harbor*      **900-026-01-78.1 GH**  
*Ms. Vail spoke on behalf of the applicant. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. A motion was made by Mr. Rickenbach and seconded by Mr. Tessitore to adjourn the public hearing to February 26, 2020. The motion was approved by a 6-0 vote. Mr. Collins was absent.*

A separate audio recording is available for this hearing.

**A019123**      *43 Kite Surfer LLC.*      *43 East Shore Road, North Sea*      **900-028-01-2 GH**  
*Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Mr. Sheridan, President of Bayview Oaks, spoke on behalf of himself. A motion was made by Mr. Rickenbach and seconded by Mr. Tessitore to close the public hearing. The motion was approved by a 6-0 vote. Mr. Collins was absent.*

A separate audio recording is available for this hearing.

**Resolution to Issue Modification**

**CB1500085**      *Kathryn Graham*      *1122 Flying Point Road, Water Mill*      **900-178-02-8 HL**  
*A motion was made by Mr. Tessitore and seconded by Ms. Algieri to issue a modified wetland permit. The motion was approved by a 6-0 vote. Mr. Collins was absent.*

**CB19076**      *191-219 Mineola, LLC.*      *65 Shore Road, Westhampton*      **900-376-3-17.1 JC**  
*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. Collins was absent.*

**Adjournment of Meeting:**

*A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to adjourn the meeting. The motion was approved by a 6-0 vote. Mr. Collins was absent.  
The meeting ended at approximately 9:26 pm.*

  
George Heine, Vice Chairman