

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 February 10, 2021

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

ABSENT: Anne Hickey Algieri
Sunshine Gumbs

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst
Kara Bak, Assistant Town Attorney
Korrina Goree, Conservation Board Secretary
Aram Terchunian, First Coastal Corporation
Martha Reichert, Twomey, Latham, Shea, Kelly, Dubin and
Quartanano LLP
Charles Bowman
Agena Rigdon, DKR Shores Inc.
Andrea Lusso
Mariya Stoyanova

The meeting was called to order at approximately 6:00 PM by Chairman Ludlow.

Approval of the Minutes:

A motion was made by Mr. Rickenbach and seconded by Mr. Collins to approve the minutes of January 27, 2021. The motion was approved by a 4-0 vote. Mr. Heine, Ms. Gumbs and Mr. Algieri were absent.

Advisory Reports

ZBA:

*Robert Crabb 9 East Shore Drive, North Sea 900-31-1-36 GH
Mr. Shea presented. A motion was made by Mr. Rickenbach and seconded by Mr. Tessitore to send comments to the Zoning Board. The motion was approved by a 5-0 vote. Ms. Gumbs and Mr. Algieri were absent*

*95 Crescent, LLC. 95 Crescent Street, Noyac 900-17-1-5 GH
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 5-0 vote. Ms. Gumbs and Mr. Algieri were absent.*

Administrative Wetland Permits

WAP180083 Anthony Tarsitano Amended/Modified
WAP21006 Donald Munro
WAP21008 Mark Bomback and Tema Bomback

**WAR21001 James Case and Leanne Case
Resolution of Conditional Approval**

A020019 Joanne DeSarlo 61 A Old Country Road, East Quogue 900-316-1-42 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. Tessitore recused himself. Ms. Gumbs and Mr. Algieri were absent.*

A020067 Michael Douglas Kunkel and Llewellyn Cox 1216 Deerfield Road, Water Mill 900-065-01-08 TR
*A motion was made by Mr. Heine and seconded by Mr. Collins to issue a wetland permit.
The motion was approved by a 5-0 vote. Ms. Gumbs and Mr. Algieri were absent.*

A020076 Leah Morgan 237 Noyack Road, North Sea 900-76-5-36 TR
*A motion was made by Mr. Heine and seconded by Mr. Collins to issue a wetland permit.
The motion was approved by a 5-0 vote. Ms. Gumbs and Mr. Algieri were absent.*

Preliminary Review – SEQRA Determination

A020037 Michael Nardy 111 Shore Road, North Sea 900-76-02-13 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 a public hearing be held. A motion was made by Mr. Heine and seconded by Rickenbach to schedule a public hearing for March 24, 2021.
The motion was approved by a 5-0 vote. Ms. Gumbs and Mr. Algieri were absent.*

A020038 Diane Ardolino 160 Point Road, Flanders 900-121-1-10.1 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 a public hearing be held. A motion was made by Mr. Rickenbach and seconded by Tessitore to schedule a public hearing for March 24, 2021.
The motion was approved by a 5-0 vote. Ms. Gumbs and Mr. Algieri were absent.*

A020056 L'Etoile Realty Corp. 11 Helens Lane, North Sea 900-061-01-76 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 a public hearing be held. A motion was made by Mr. Heine and seconded by Rickenbach to schedule a public hearing for March 24, 2021.
The motion was approved by a 5-0 vote. Ms. Gumbs and Mr. Algieri were absent.*

A020071 Paula MacKinnon-Lajaunie and Anthony Viscogliosi 42 Cold Spring Point Road, Tuckahoe 900-155-01-68 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 a public hearing be held. A motion was made by Mr. Heine and seconded by Rickenbach to schedule a public hearing for March 24, 2021.
The motion was approved by a 5-0 vote. Ms. Gumbs and Mr. Algieri were absent.*

A020077 Carl Berg and Rachel Berg 31 Rawson Road, Noyac 900-10-1-94.16 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 Mr. Heine to waive the public hearing.
The motion was approved by a 5-0 vote. Ms. Gumbs and Mr. Algieri were absent.*

A021009 John McNierney and Angela McNierney 19 Tarpon Road, East Quogue 900-362-4-10 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. Heine to waive the public hearing.
The motion was approved by a 5-0 vote. Ms. Gumbs and Mr. Algieri were absent.*

Public Hearings

A020033 *Cow Neck Preserve, LLC.* *2299 North Sea Road, North Sea* *900-57-1-1.6* **TR**
Mr. Terchunian spoke on behalf of the applicant. Ms. Reichert spoke on behalf of the applicant. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Mr. Bowman spoke on behalf of himself. A motion was made by Mr. Heine and seconded by Mr. Collins to adjourn the public hearing to February 24, 2021. The motion was approved by a 5-0 vote. Ms. Gumbs and Mr. Algieri were absent.

A separate audio recording is available for this hearing.

A020063 *Andrea Lusso and Mariya Stoyanova* *15 Harbor Road, Hampton Bays* *900-321-2-8* **AA**
Ms. Rigdon spoke on behalf of the applicant. Mr. Lusso spoke on behalf of himself. Ms. Stoyanova spoke on behalf of herself. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. A motion was made by Mr. Rickenbach and seconded by Mr. Collins to adjourn the public hearing to February 24, 2021. The motion was approved by a 5-0 vote. Ms. Gumbs and Mr. Algieri were absent.

A separate audio recording is available for this hearing.

Resolution to Issue Modification

CB20008 *Michael Teitelbaum and Michele Teitelbaum*
8 Bob White Lane, Remsenburg/Speonk *900-381-3-34.1* **JC**
A motion was made by Mr. Heine and seconded by Mr. Rickenbach to issue a modified wetland permit. The motion was approved by a 5-0 vote.

CB20032 *Blair Mezibov and Jenna Klein* *8 Jagger Lane, Westhampton* *900-382-1-7* **JC**
A motion was made by Mr. Rickenbach and seconded by Mr. Heine to issue a modified wetland permit. The motion was approved by a 5-0 vote.

Transfer

A020075 *Aaron Finkel and Rosa Alejos* *22 Brushy Neck La, Westhampton* *900-369-2-50* **JC**
A motion was made by Mr. Rickenbach and seconded by Mr. Heine to transfer the conditional approval to the new property owners. The motion was approved by a 5-0 vote.

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 5-0 vote.
The meeting ended at approximately 9:08 pm.*



Harry S. Ludlow, Chairman