

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
Thomas Florio*

Meeting Minutes of June 9, 2021

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

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst
Kelly Doyle, Assistant Town Attorney
Korrina Goree, Conservation Board Secretary
Tiffany Scarlato, The Law Offices of Tiffany S. Scarlato, PLLC
Brian Locascio, The Adam Miller Group
Danna Cuneo, B. Lang Associates, Inc.

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

Approval of the Minutes:

*A motion was made by Mr. Heine and seconded by Ms. Algieri to approve the minutes of May 12, 2021 .
The motion was approved by a 7-0 vote.*

Advisory Reports

Planning Board:

*Paul Scheerer III, Site Plan - Application 285 Mitchell Lane, Bridgehampton 900-068-1-3.23 HL
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 7-0 vote.*

*Alevander Vreeland, Subdivision 85 Day Lily Lane, Bridgehampton 900-38-2-9 HL
Mr. Shea presented. A motion was made by Mr. Rickenbach and seconded by Mr. Heine to send comments to the Planning Board.
The motion was approved by a 7-0 vote.*

*Atlantic Golf Course Staff Housing- Site Plan Application 1040 Scuttle Hole Road, Bridgehampton 900-49-1-7.1 HL
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 7-0 vote.*

ZBA:

*1201 Noyac Road, LLC. 18 Kendalls Lane, North Sea 900-42-3-51 TR
Mr. Shea presented. A motion was made by Mr. Heine and seconded by Ms. Algieri to send comments to the Zoning Board. The
motion was approved by a 7-0 vote.*

Joseph Vulpis 2 Roses Grove Road, North Sea 900-33-3-1 TR
Mr. Shea presented. A motion was made by Mr. Heine and seconded by Ms. Gumbs to send comments to the Zoning Board. The motion was approved by a 7-0 vote.

Tom and Eva De Vito 129 Shore Road, North Sea 900-76-2-16 TR
Mr. Shea presented. A motion was made by Mr. Heine and seconded by Ms. Algieri to postpone review until June 23, 2021 the meeting. The motion was approved by a 7-0 vote.

Administrative Wetland Permits

WAP20071 Thomas Heavey
WAP21037 17 White Oak Lane, LLC.
WAP21041 Mackenzie Harrington and Morgan Mayer
WAP21042 Kenneth Forrest and Ellen Forrest
WAR200037 Dennis M. Brophy and Patricia E. Brophy
WAR210108 John and Elaine Kanas Foundation
WAR210109 John and Elaine Kanas Foundation
WAR210110 John and Elaine Kanas Foundation
WAT200022 John J. Foley
WAT200023 Kimberly Kakerback
WAT200025 John and Elaine Kanas Foundation

Resolution of Conditional Approval

A020001 Michael J. Cavanagh and Emily A. Cavanagh 35 Homans Avenue, Quiogue 900-383-1-25 JC
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.

A020038 Diane Ardolino 160 Point Road, Flanders 900-121-1-10.1 TF
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.

A019100 The Colonel's Way, LLC. 55 Fish Cove Road, North Sea 900-60-3-14.2 TR
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.

A021007 Anthony Guarraci 30 Port Street, Flanders 900-142-1-8.4 TF
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.

A021037 Beachmont Partners, LLC. 47 Homans Avenue, Quiogue 900-383-1-27 JC
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.

A021042 Fisher Organization, LLC. 326 Royal Avenue, Flanders 900-123-1-68 TF
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.

Preliminary Review – SEORA Determination

A020066 Carlo DiMarco and Jennifer DiMarco 34 Landing Lane, East Quogue 900-362-01-42 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 Ms. Gumbs and seconded by Mr. Heine to waive the public hearing. The motion was approved by a 7-0 vote.

A021006 Sanjay Jain and Neerja Jain 324 East Montauk Highway, Hampton Bays 900-231-1-41 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 Ms. Gumbs and seconded by Mr. Heine to waive the public hearing.
The motion was approved by a 7-0 vote.*

A021024 **Alister Paul and Maryanne Paul** **4 Tredwell Lane, Noyac** **900-4-2-71** **GH**
*Applicant requested a postponed until June 23, 2021. A motion was made by Mr. Heine and seconded by Ms. Gumbs to postpone the review until June 23, 2021.
The motion was approved by a 7-0 vote.*

A021026 **Thomas Conti** **79 Montauk Highway, Westhampton** **900-356-2-12** **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. Gumbs to waive the public hearing.
The motion was approved by a 7-0 vote.*

A021034 **Martijn Vijfvinkel and Juliet Jellema** **46 Peconic Bay Avenue, North Sea** **900-42-2-11** **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 Ms. Gumbs to schedule a public hearing for July 7, 2021.
The motion was approved by a 7-0 vote.*

A021038 **Joanna Komoska Irrevocable Trust** **355 Sebonic Road, Tuckahoe** **900-128-1-3** **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 Ms. Gumbs and seconded by Mr. Heine to waive the public hearing.
The motion was approved by a 7-0 vote.*

A021039 **Darren Bagert** **44 Far Pond Road, Shinnecock Hills** **900-272-1-32** **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 Ms. Gumbs and seconded by Mr. Heine to waive the public hearing.
The motion was approved by a 7-0 vote.*

A021041 **Seth Plitt** **29 Jagger Lane, Westhampton** **900-381-4-2.3** **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 Ms. Gumbs and seconded by Mr. Heine to waive the public hearing.
The motion was approved by a 7-0 vote.*

Public Hearings

A019131 **Lynn Preu Revocable Trust** **2235 Noyack Road, Noyac** **900-10-1-101.1** **GH**
Applicant requests adjournment to August 25, 2021. A motion was made by Mr. Heine and seconded by Mr. Rickenbach, to adjourn the public hearing to August 25, 2021. The motion was approved by a 7-0 vote.

A020025 **James Esposito and Jennifer Esposito** **436 Jobs Lane, Bridgehampton** **900-134-1-39.12** **HL**
*Ms. Scarlatto 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. Heine, to adjourn the public hearing to August 25, 2021. The motion was approved by a 7-0 vote.*

A separate audio recording is available for this hearing.

A020071 **Paula MacKinnon-Lajaunie and Anthony Viscogliosi** **42 Cold Spring Point Road, Tuckahoe** **900-155-01-68** **SG**
Applicant requests adjournment to August 25, 2021. A motion was made by Mr. Rickenbach and seconded by Mr. Heine, to adjourn the public hearing to August 25, 2021. The motion was approved by a 7-0 vote.

A021011 Timothy Shannon and Maritess Manaluz 85 Waters Edge Road, North Sea 900-62-1-30.1 TR
Mr. Locascio spoke on behalf of the applicant. Ms. Cuneo 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. Heine and seconded by Mr. Collins to close the public hearing.

A separate audio recording is available for this hearing.

Resolution to Deem Wetland Permit Application Withdrawn

A019099 Michael McLarney and Emily McLarney 2268 Deerfield Road, Noyac 900-29-03-6.1 GH
A motion was made by Mr. Heine and seconded by Ms. Gumbs to deem the Wetland Permit Application withdrawn.
The motion was approved by a 7-0 vote.

Resolution to Issue Modification


CB17022 Hamid Mootabar and Shahnaz Mootabar 28 Far Pond Road, Shinnecock Hill 900-272-1-43 SG
A motion was made by Mr. Heine and seconded by Ms. Algieri to issue a modified wetland permit.
The motion was approved by a 7-0 vote.

CB18051 Michael Tessitore 61 Old Country Road, East Quogue 900-316-01-41.1 AA
A motion was made by Mr. Heine and seconded by Ms. Algieri to issue a modified wetland permit.
The motion was approved by a 7-0 vote.

Adjournment of Meeting:

A motion was made by Mr. Heine and seconded by Ms. Algieri to adjourn the meeting. The motion was approved by a 7-0 vote.

The meeting ended at approximately 8:15 pm.



Harry S. Ludlow, Chairman