

# 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 May 9, 2018

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

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst  
Martha Reichert, Assistant Town Attorney  
Carol Oborski, Senior Clerk Typist  
Andrea Lomasky, Applicant  
Nica Strunk, Esq.  
Aram Terchunian, Applicant's Agent

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

### Approval of the Minutes:

*A motion was made by Mr. Collins and seconded by Mr. Heine to approve the minutes of April 25, 2018. The motion was approved by a 7-0 vote.*

### Advisory Reports

#### Planning Board:

*34 Cobb WM, LLC.- Lot Line Modification 30 & 34 Cobb Isle Road, Water Mill 900-160-3-5  
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 7-0 vote.*

*Leonard Riggio, Subdivision-Final 151 Ocean Road, Bridgehampton 900-88-2-3.3  
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 7-0 vote.*

*Christopher Mead, Construction Permit Agricultural Reserve, Water Mill 900-116-1-12.39  
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 7-0 vote.*

*Kamicutico, LLC., Subdivision- Preliminary 437 North Sea Mecox Road, North Sea 900-99-1-11.5 & 11.8  
Mr. Shea presented. A motion was made by Mr. Heine and seconded by Ms. Algieri to send comments to the Planning Board. The motion was approved by a 7-0 vote.*

ZBA:

**Jeffrey & Heidi Dorf** 15 Carmel Road, Hampton Bays 900-229-1-16  
*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.*

**Administrative Wetland Permits**

WAR180008 Joshua Pickard  
WAP180009 Kent Browning and Kathryn Browning  
WAP180021 Marc Levin and Mariana Loose  
WAP180025 M & J Plaza Realty Corp.  
WAP180026 Jimmy Rocco, LLC.  
WAT180004 David Melo and Laureen Andria  
WAT180005 Morris Construction, LLC.

**Resolution to Withdraw**

A160522 Regina Podolskis 19 Bayview Road, Remsenburg/Speonk 900-381-1-33  
*A motion was made by Mr. Tessitore and seconded by Ms. Gumbs to accept withdrawal of the application. The motion was approved by a 7-0 vote.*

**Resolution to Transfer and Extend Conditional Approval**

A160286 Steven Pubins and Christine Pubins 134 Spring Pond Lane, Tuckahoe 900-177-1-32.37  
*A motion was made by Mr. Heine and seconded by Ms. Algieri to transfer and extend the conditional approval. The motion was approved by a 7-0 vote.*

**Resolution to Extend Conditional Approval**

A170213 John A. Healey and Christina Healey 539 Noyack Road, North Sea 900-059-3-25  
*A motion was made by Mr. Heine and seconded by Ms. Algieri to extend the conditional approval. The motion was approved by a 7-0 vote.*

**Resolution of Conditional Approval**

A160332 Caruana et. al. 228 Towd Point Road, North Sea 900-059-1-32  
*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.*

A17440 Alan Germain and Janice Germain 11 Dorset Road, North Sea 900-32-2-1.3  
*A motion was made by Mr. Rickenbach and seconded by Mr. Collins to issue a wetland permit. The motion was approved by a 7-0 vote.*

A180056 Stuart B. Shapiro 35 Clearview Drive, Noyac 900-10-1-6  
*The applicant requested postponement of a decision on the application. A motion was made by Mr. Rickenbach and seconded by Mr. Collins to postpone a decision on the application. The motion was approved by a 7-0 vote.*

A180096 Marvin Backer and Flora Backer 3 Seatuck Lane, Remsenburg/Speonk 900-380-1-47  
*A motion was made by Mr. Collins and seconded by Mr. Heine to issue a wetlands permit. The motion was approved by a 7-0 vote.*

**Preliminary Review – SEQRA Determination**

A180089 Alan Trautwig and Cathleen Trautwig 37 Crescent Street, Noyac 900-17-2-6  
*Applicant requests postponement of preliminary review. A motion was made by Mr. Rickenbach and seconded by Mr. Collins to postpone the review until the April 25, 2018 meeting. The motion was approved by a 7-0.*

A180115 Equity Trust Company 9 Lincoln Avenue, Hampton Bays 900-293-2-5  
*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. Algieri to schedule a public hearing for June 13, 2018. The motion was approved by a 7-0 vote.*

A180131 Seth Potash and Linda Potash 566 Dune Road, Westhampton 900-392-1-9.2

*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 7-0 vote.*

*A180134 Joel Berger and Jody Berger 1 Tanners Neck Lane, Westhampton 900-382-1-43  
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. Collins and seconded by Mr. Heine to schedule a public hearing for June 13, 2018. The motion was approved by a 7-0 vote.*

**Resolution to Issue Modification**

*CB17041 Alex Demir 31 Rampasture Road, Hampton Bays 900-293-03-12  
Mr. Shea presented. A motion was made by Mr. Heine and seconded by Mr. Tessitore to approve a modified permit. The motion was approved by a 6-1 vote. The no vote was cast by Mr. Tessitore.*

**Public Hearings**

*A160192 Philip J. Elliston and Jane A. Elliston 99 West Neck Road, North Sea 900-93-1-11.2  
The applicant requested an adjournment to June 13, 2018. A motion was made by Mr. Heine and seconded by Mr. Rickenbach to adjourn the public hearing to June 27, 2018. The motion was approved by a 7-0 vote. A separate audio recording is available for this hearing.*

*A160522 Regina Podolskis 19 Bayview Road, Remsenburg/Speonk 900-381-1-33  
The application was withdrawn.*

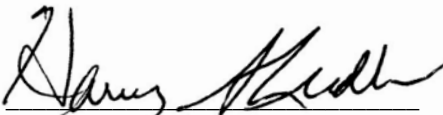
*A170121 Robert Lach 13 Wells Lane, Hampton Bays 900-321-4-19  
The applicant requested an adjournment. A motion was made by Mr. Rickenbach and seconded by Mr. Collins to adjourn the public hearing to July 11, 2018. The motion was approved by a 7-0 vote. A separate audio recording is available for this hearing.*

*A170358 180 Pointe Mecox, LLC. 180 Pointe Mecox Lane, Bridgehampton 900-134-1-56.1  
The applicant requested an adjournment to June 13, 2018. A motion was made by Ms. Gumbs and seconded by Ms. Algieri to adjourn the public hearing to July 11, 2018. The motion was approved by a 7-0 vote. A separate audio recording is available for this hearing.*

*A170376 Andrea Lomasky 51 East Shore Road, North Sea 900-28-1-4  
Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Ms. Strunk and Mr. Terchunian spoke on behalf of the applicant. A motion was made by Mr. Rickenbach and seconded by Mr. Collins to close the hearing. The motion was approved by a 7-0 vote. A separate audio recording is available for this hearing.*

**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 9:30 pm.*

  
Harry S. Ludlow, Chairman