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**BOARD OF TOWN TRUSTEES**  
TOWN OF SOUTHOLD

**AGENDA**

**Wednesday, April 19, 2017**

**5:30PM**

CALL MEETING TO ORDER  
PLEDGE OF ALLEGIANCE

NEXT FIELD INSPECTION: Tuesday, May 9, 2017 at 8:00 AM

NEXT TRUSTEE MEETING: Wednesday May 17, 2017 at 5:30 PM

WORK SESSIONS: Monday, May 15, 2017 at 4:30 PM at Downs Farm, and on  
Wednesday, May 17, 2017 at 5:00 PM at the Main Meeting Hall

MINUTES: Approve Minutes of March 22, 2017.

- I. **MONTHLY REPORT:** The Trustees monthly report for March 2017. A check for \$7,112.43 was forwarded to the Supervisor's Office for the General Fund.
- II. **PUBLIC NOTICES:** Public Notices are posted on the Town Clerk's Bulletin Board for review.
- III. **STATE ENVIRONMENTAL QUALITY REVIEWS:**

RESOLVED that the Board of Trustees of the Town of Southold hereby finds that the following applications more fully described in Section VI Public Hearings Section of the Trustee agenda dated Wednesday, April 19, 2017, are classified as Type II Actions pursuant to SEQRA Rules and Regulations, and are not subject to further review under SEQRA:

Sally Coonan – SCTM# 1000-80-1-4

Mattituck Property Family Trust – SCTM# 1000-23-8-28.4

Lizbeth Jansen – SCTM# 1000-144-5-27

Scott & Julia Olser – SCTM# 1000-87-3-57

David Eckert – SCTM# 1000-78-7-14

Albert Leutwyler – SCTM# 1000-107-4-5

David & Chantal Landman – SCTM# 1000-59-8-6.1

Charles & Brenda Grimes – SCTM# 1000-86-2-12.6

Eugene C. Burger, Jr. – SCTM# 1000-104-3-2

Paul & Nanette Lancey – SCTM# 1000-51-1-22.1  
 Dotmedia, LLC – SCTM# 1000-54-4-7  
 Robert Karpas & Claire Aiosa-Karpas – 1000-80-5-3.1  
 Aiden Stenson – SCTM# 1000-31-18-12

**IV. RESOLUTIONS - ADMINISTRATIVE PERMITS:**

1. East End Spa Service, LLC on behalf of **REGINA PAOLILLO** requests an Administrative Permit to install a 15'x33' on-grade bluestone patio with a 9'x12.8' wood decking area level with bluestone patio that will hold a 6.4'x7.5' hot tub located on the seaward side of dwelling. Located: 3270 Great Peconic Bay Boulevard, Laurel. SCTM# 1000-128-6-8
2. Donald R. Wilson on behalf of **DOMELUCA, LLC** requests an Administrative Permit to construct 12' wide by 70' long in-ground swimming pool; install a 13'x42' lawn terrace area adjacent to pool; install a pool equipment area; and install pool enclosure fencing. Located: 14909 Route 25, East Marion. SCTM# 1000-23-1-2.8
3. Donald R. Wilson on behalf of **DOMELUCA, LLC** requests an Administrative Permit to install a gate approximately 13' in width, and call-box at entry to driveway. Located: 14909 Route 25, East Marion. SCTM# 1000-23-1-2.8
4. Donald R. Wilson on behalf of **DOMELUCA, LLC** requests an Administrative Permit to construct an extension of the existing driveway in order to create a code compliant 12' wide by 70' long hammerhead (turn-around). Located: 14909 Route 25, East Marion. SCTM# 1000-23-1-2.8
5. Suffolk Environmental Consulting, Inc. on behalf of **WILLIAM H. PRICE, Jr. & SUSAN P. ANDERSON** request an Administrative Permit for the as-built 16'x26' (416sq.ft.) attached deck with 4'x23' (92sq.ft.) steps. Located: 1345 Long Creek Drive, Southold. SCTM# 1000-55-3-30
6. Michael Kimack on behalf of **ERLINDA LEUNG** requests an Administrative Permit for a Ten (10) Year Maintenance Permit to hand cut the common reed (*phragmites australis*) to not less than 12" in height on an as needed basis; and to remove any dead or dying trees as determined in the spring by a tree expert. Located: 4001 Wells Road, Peconic. SCTM# 1000-86-1-9.4

**V. APPLICATIONS FOR EXTENSIONS/TRANSFERS/ADMINISTRATIVE AMENDMENTS:**

1. En-Consultants on behalf of **NITIN P. DESAI & BARSII, LLC** request the Last One-Year Extension to Wetland Permit #8417A, as issued on May 21, 2014. Located: 18915 Soundview Avenue, Southold. SCTM# 1000-51-1-15
  
2. **PAUL J. ROMANELLI & THERESA BOYLE** request a Transfer of Wetland Permit #4252 from Bruce & Barbara Beany to Paul J. Romanelli & Theresa Boyle, as issued on October 28, 1993. Located: 1750 Beebe Drive, Cutchogue. SCTM# 1000-103-3-5.1
  
3. Karen Hagen, Esq. on behalf of **EMERY & MARY KORPI** requests a Transfer of Wetland Permit #5785 from Dena Shand to Emery & Mary Korpi, as issued on July 23, 2003. Located: 1460 North Oakwood Road, Laurel. SCTM# 1000-127-6-11
  
4. **DAVID D. ROHDE & ANTHONY W. CROWELL** request a Transfer of Wetland Permit #5885 from Philip & Lorraine Sabalja to David D. Rohde & Anthony W. Crowell, as issued on March 24, 2004. Located: 1615 Anchor Lane, Southold. SCTM# 1000-79-4-6.1
  
5. **DAVID D. ROHDE & ANTHONY W. CROWELL** request a Transfer of Wetland Permit #1650 from Philip & Lorraine Sabalja to David D. Rohde & Anthony W. Crowell, as issued on July 22, 1983, and Amended on January 19, 2005. Located: 1615 Anchor Lane, Southold. SCTM# 1000-79-4-6.1

**VI. PUBLIC HEARINGS:**

THIS IS A PUBLIC HEARING IN THE MATTER OF THE FOLLOWING APPLICATIONS FOR PERMITS UNDER THE WETLANDS ORDINANCE OF THE TOWN OF SOUTHOLD. I HAVE AN AFFIDAVIT OF PUBLICATION FROM THE SUFFOLK TIMES. PERTINENT CORRESPONDENCE MAY BE READ PRIOR TO ASKING FOR COMMENTS FROM THE PUBLIC.

PLEASE KEEP YOUR COMMENTS ORGANIZED AND BRIEF.  
FIVE (5) MINUTES OR LESS IF POSSIBLE

**AMENDMENTS:**

1. Docko, Inc. on behalf of **MARK FRANKLIN** requests an Amendment to Wetland Permit #8860 and Coastal Erosion Permit #8860C to construct a 4'x6' fixed pile supported ramp landing using open-grate decking off of southerly side of fixed pier; install a seasonal 3.5'x20' seasonal hinged ramp; install a 8'x20' seasonal floating dock with restraint piles; and to relocate two southerly batter braced tie-off piles to allow for the proposed floating dock. Located: Private Road on Clay Point Road, Fishers Island. SCTM# 1000-2-1-12.2
  
2. **CHARLES & BRENDA GRIMES** request an Amendment to Wetland Permit #8805 to modify the size of the proposed dwelling to be a 62'6"x45' (2,812sq.ft.) two-story dwelling with attached 28'x32' (896sq.ft.) garage; and a 15'x25' (375sq.ft.) deck attached to the seaward side of dwelling. Located: 4145 Wells Road, Peconic. SCTM# 1000-86-2-12.6

**WETLAND & COASTAL EROSION PERMITS:**

1. DKR Shores, Inc. on behalf of **PAUL & NANETTE LANCEY** request a Wetland Permit and a Coastal Erosion Permit to replace in-place existing damaged 110' long timber bulkhead with a steel sheet piling bulkhead; re-use existing functional bulkhead pilings and install new where necessary; install two (2) new steel sheet returns within property lines; backfill eroded area with approximately 625 cubic yards of clean fill; install a 10' wide stone splash pad along the landward edge of the new bulkhead; for the as-built bluff stairs with associated platforms consisting of a 10'x10' upper platform, 4'x14.8' stairs, 4'x10' middle platform, 5.8'x4.9' landing with steps, 3'x14' stairs; repair the damaged section of bluff stairs consisting of a 8.7'x10' bottom platform, 3'x4' stairs, and 3'x14' timber ramp; replace the 4'x14' access stairs to beach off bulkhead; and re-vegetate disturbed areas using Cape American beach grass 2" plugs planted 12" o.c. Located: 19525 Soundview Avenue, Southold. SCTM# 1000-51-1-22.1
  
2. Michael Kimack on behalf of **DOTMEDIA, LLC** requests a Wetland Permit and a Coastal Erosion Permit for the existing 1,462.23sq.ft. dwelling with attached 172.26sq.ft. landward concrete stoop; construct a 220sq.ft. sunroom off south westerly side of dwelling; and construct a 342.8sq.ft. deck with two (2) staircases off the seaward side of dwelling. Located: 525 North Sea Drive, Southold. SCTM# 1000-54-4-7

**WETLAND PERMITS:**

1. Land Use Ecological Services, Inc. on behalf of **IOANNIS ZOUMAS** requests a Wetland Permit to construct a 4'x46' open-grate catwalk with 4' wide access stairs at landward end; proposed catwalk to be supported by (12) 12" diameter piles and elevated a minimum of 2.5' over grade/MHW; a proposed 3'x15' adjustable ramp; and a proposed 6'x20' floating dock chocked 18" off the bottom of the creek, and secured with (2) 12" diameter float piles. Located: 5310 Skunk Lane, Cutchogue. SCTM# 1000-138-2-15
2. Cole Environmental Services on behalf of **SALLY COONAN** requests a Wetland Permit for the existing 809sq.ft. dwelling with 60sq.ft. front porch; existing 18sq.ft. outdoor shower on landward side of dwelling; existing 20sq.ft. platform with stairs leading to beach down bluff; existing 50 linear foot long timber bulkhead; and for the as-built 5'x12' above-ground porch/landing with stairs to grade on side of dwelling; and the as-built ±43'x8' (344sq.ft.) irregularly shaped ground-level patio on side of dwelling. Located: 2662 Paradise Shore Road, Southold. SCTM# 1000-80-1-4
3. **ALBERT LEUTWYLER** requests a Wetland Permit to raise the existing dwelling by 18" to conform to FEMA AE 8 regulations; construct a second-story addition to dwelling; add a two-story 12'x10' addition onto landward side of dwelling; construct a 5'x13'6" second-story balcony on the seaward side of dwelling; install a 5'x8' outdoor shower on the landward side of the dwelling; and the existing 38'x8' and 42'x10.3' attached wood deck to dwelling to be raised 18" to match the new height of the dwelling. Located: 4573 Wickham Avenue, Mattituck. SCTM# 1000-107-4-5
4. Eugene J. Burger, Sr. on behalf of **EUGENE C. BURGER, JR.** requests a Wetland Permit to construct a 10'6"x20'2" porch, a 9'6"x6 porch, a 10'6"x6' addition; and a second floor addition onto the existing single-family dwelling. Located: 2385 Pine Tree Road, Cutchogue. SCTM# 1000-104-3-2
5. Suffolk Environmental Consulting on behalf of **LISA GILLOOLY** requests a Wetland Permit for the existing split-level frame dwelling approximately measuring 49'x24.9' and occupying 1,348.6sq.ft. with a 10.8'x8.3' four season sunroom; existing ±28.5'x30' (631.7sq.ft.) waterside deck with 7.5' wide waterside steps to grade, 3' wide easterly side steps to grade, and 3' wide westerly steps to grade; existing ±24.9'x11' (217.5sq.ft.) deck on landward side of dwelling; existing ±82'x3.5' (283.5sq.ft.) westerly paver walk; existing ±34'x3.5' (119sq.ft.) easterly wood walk and steps; existing 12'x32' in-ground swimming pool with pool equipment on 2.5'x4.5' concrete slab; two existing propane

tanks with two bollards; existing 17 linear foot long westerly retaining wall; existing 7 linear foot long easterly wood retaining wall; existing  $\pm 47' \times 34'$  (1,106.6sq.ft.) at grade patio; existing  $\pm 20' \times 21'$  gravel driveway; and for a proposed  $22' \times 30'$  (660sq.ft.) garage landward of dwelling; a proposed  $45.1' \times 48'$  (1,526.6sq.ft.) on-grade pool patio; re-line and elevate existing  $12' \times 32'$  in-ground swimming pool; install a proposed 120 linear foot long retaining wall and deposit 1,000 cubic yards of clean fill to achieve required elevation for a possible future septic system; modify existing driveway for a proposed  $21' \times 33'$  gravel driveway; install four (4) drywells for proposed garage and driveway; install four (4) drywells for existing dwelling; and install two (2) drywells for pool backwash and draw down. Located: 450 Harbor Road, Orient. SCTM# 1000-27-4-7

6. En-Consultants on behalf of **STEPHEN & CHARLOTTE WAGNER** request a Wetland Permit to construct an elevated fixed timber dock consisting of a  $4' \times 49'$  (196sq.ft.) fixed timber catwalk with a seasonal  $4' \times 12'$  access ramp at its landward end; a  $3' \times 14'$  seasonal hinged ramp; a  $6' \times 20'$  seasonal floating dock secured by two (2) 2-pile 10" diameter dolphins; and two (2) 10" diameter tie-off pilings located approximately 16 feet to north of floating dock. Located: 20 Harbor River Road, Orient. SCTM# 1000-24-1-11
  
7. En-Consultants on behalf of **MICHAEL KURTZ & LISA CLEFF KURTZ** requests a Wetland Permit to construct approximately 133 linear feet of vinyl retaining wall ( $\pm 16'$  landward of existing bulkhead) with two (2) 10' returns, and re-nourish bluff face landward of proposed wall with approximately 40 cubic yards of clean sand fill to be trucked in from an approved upland source, and planted with Cape American beach grass (18" o.c.); remove  $3.5' \times \pm 10'$  bottom section of existing bluff stairway, and construct a  $4' \times 4'$  wood landing and  $4' \times \pm 10'$  steps off proposed retaining wall; construct a 12' northerly vinyl bulkhead return landward of existing bulkhead; remove existing  $8' \times 19'$  deck, and construct a new  $16' \times 30'$  on-grade deck (with untreated decking); and re-vegetate any areas of bluff face disturbed during construction with native vegetation. Located: 9905 Nassau Point Road, Cutchogue. SCTM# 1000-119-1-9.1
  
8. En-Consultants on behalf of **MATTITUCK PROPERTY FAMILY TRUST** requests a Wetland Permit to remove and replace in-place approximately 48 linear feet of existing timber groin with a low-profile vinyl groin; and to remove the most seaward  $\pm 8$  linear feet of existing groin and groin remnants. Located: 520 Park Avenue, Mattituck. SCTM# 1000-23-8-28.4
  
9. En-Consultants on behalf of **LIZBETH JANSEN** requests a Wetland Permit to construct approximately 176 linear feet of vinyl bulkhead in-place of and 12" higher than existing timber bulkhead; incidentally dredge a 10' wide area adjacent to the bulkhead to a

maximum depth of -4' MLLW and use approximately 50 cubic yards of sand/silt spoil and approximately 25 cubic yards of clean sand/loam to be trucked in from an approved upland source as backfill; construct  $\pm 10'$  westerly vinyl return and  $\pm 15'$  stacked stone on-grade retaining wall along easterly property line to contain backfill on subject property; remove existing 4'x26' fixed dock and two (2) tie-off pilings to be replaced with (in a new location) a proposed 3'x14' ramp off bulkhead; a 6'x20' floating dock situated in an "I" configuration secured by two (2) 8" diameter piles; and two (2) 8" diameter tie-off pilings; install electric and water supply to proposed dock; construct a 5'x30' on-grade wood walkway landward of bulkhead; and to establish and perpetually maintain a 10' wide non-turf buffer along the landward edge of the new bulkhead. Located: 260 Sailors Needle Road, Mattituck. SCTM# 1000-144-5-27

10. En-Consultants on behalf of **SCOTT & JULIA OSLER** request a Wetland Permit for a Ten (10) Year Maintenance Dredge Permit to dredge a  $\pm 33' \times 34'$ , approximately 1,120sq.ft. of existing private boat basin to a maximum depth of four feet below mean lower low water (-4' MLLW); and place approximately 60 cubic yards of sand/silt spoil in a  $\pm 40' \times 40'$ , approximately 1,600sq.ft. spoil disposal area on subject property. Located: 2480 Minnehaha Boulevard, Southold. SCTM# 1000-87-3-57
  
11. Jeffrey Patanjo on behalf of **GERARD & BETHANNE RIEGER** requests a Wetland Permit to construct a 130' long CCA timber retaining wall landward of the mean high water line; add 35 cubic yards of clean sand fill landward of proposed retaining wall; and install and perpetually maintain a 10' wide non-turf buffer along the landward side of the proposed retaining wall. Located: 3693 Pine Neck Road, Southold. SCTM# 1000-70-6-25
  
12. Jeffrey Patanjo on behalf of **FOR THE LOVE OF FAMILY LLC, c/o ANTHONY LOMANGINO** requests a Wetland Permit for a Ten (10) Year Maintenance Permit to dredge 250 cubic yards of course sand from existing inlet; dredged material to be spread on a beach to a maximum depth of 12"; all work to be above the mean high water line and avoiding disruption of existing vegetated wetlands in the area; the maintenance permit would include five (5) additional dredging events consisting of 50 cubic yards of sand for each event. Located: 9205 Skunk Lane, Cutchogue. SCTM# 1000-104-3-16.1
  
13. Jeffrey Patanjo on behalf of **ROBERT KARPAS & CLAIRE AIOSA-KARPAS** request a Wetland Permit to remove and replace existing 125 linear foot timber bulkhead with new vinyl bulkhead in-place; remove and replace existing 3.5'x6' upper platform, 3.5'x15' embankment stairs, 3.5'x12' lower platform with 3.5'x7.5' stairs to beach; and construct a

proposed 6'x6' platform extension landward of bulkhead off of the 3.5'x12' lower platform. Located: 350 West Shore Drive, Southold. SCTM# 1000-80-5-3.1

14. Patricia C. Moore, Esq. on behalf of **DAVID ECKERT** requests a Wetland Permit to construct a 59'x47' two-story dwelling with a 120sq.ft. front porch; a 425sq.ft. deck attached to seaward side of dwelling with two sets of steps to ground; new sanitary system installed landward of the proposed dwelling; along the landward edge of wetlands establish a 50' wide limit of clearing and ground disturbance area during construction; install gutters to leaders to drywells to the dwelling to contain roof runoff, and in accordance with Chapter 236 of the Town Code-Stormwater Management; and to install silt fencing and/or hay bales prior to and during construction. Located: 1035 Waterview Drive, Southold. SCTM# 1000-78-7-14
  
15. Patricia C. Moore, Esq. on behalf of **DAVID & CHANTAL LANDMAN** request a Wetland Permit to modify the as-built dirt driveway by installing a gravel driveway not to exceed 12' in width along the northwesterly side yard property line towards dwelling, which is to conform to Chapter 236 of the Town Code-Stormwater Management; maintain the existing discharge pipe located under the driveways on Lot 1 (SCTM#1000-59-8-6.1) & Lot 2 (SCTM#1000-59-8-6.2) in order to facilitate water flow to the freshwater wetlands located on Lot 1 & Lot 2; establish and perpetually maintain a 75' wide conservation or scenic easement along the landward edge of the freshwater wetland vegetation; establish and perpetually maintain a 50' wide non-disturbance buffer along the landward edge of the freshwater wetland vegetation; and to install either split-rail fencing (using untreated lumber), a stone wall, stone boulders, or boulders and native plantings, all with sufficient penetration or spacing in the wall or boulders to allow water and small natural habitat to pass under or through the wall penetrations. Located: 6610 Soundview Avenue, Southold. SCTM# 1000-59-8-6.1
  
16. Costello Marine Contracting Corp. on behalf of **AIDEN STENSON** requests a Wetland Permit and a Coastal Erosion Permit to remove 49' of existing bulkhead and construct 49' of new bulkhead in-place of existing; remove existing 610sq.ft. wood decking and reconstruct a 199sq.ft. deck once bulkhead construction is complete; and to remove existing 46' long jetty and construct a new 46' long low profile jetty in-place of existing. Located: 570 Rabbit Lane, East Marion. SCTM# 1000-31-18-12  
**POSTPONED**
  
17. Suffolk Environmental Consulting, Inc. on behalf of **PARADISE POINT ASSOCIATION, c/o DOUGLAS CIAMPA** requests a Wetland Permit to construct a 42' long bulkhead extension comprised of vinyl sheathing, two (2) sets of 6"x6" timber walers, two (2) sets of 6"x6" timber clamps, 8" diameter timber pilings, 8" diameter deadmen and tie-rods;



backfill eroded area landward of proposed bulkhead extension with  $\pm 40$  cubic yards of clean sand obtained from an upland source to be graded and groomed. Located: 225 Briar Lane; Inlet leading into the Boat Basin, Southold. SCTM# 1000-81-1-16.10 & 16.11

**POSTPONED**

18. J.M.O. Environmental Consulting on behalf of **FISHERS ISLAND DEVELOPMENT CORP., c/o FISHERS ISLAND CLUB** requests a Wetland Permit to raise the existing elevation of four areas on two separate fairways; two areas on the 14th fairway and two areas on the 13th fairway; at the 14th fairway Section 1: to remove existing sod, remove and stockpile topsoil, to place approximately 409 cubic yards of sandy fill, replace the stockpiled topsoil, and seed and mulch the area (approximately 36,757sq.ft.); at the 14th fairway Section 2: to remove existing sod, remove and stockpile topsoil, to place approximately 120 cubic yards of sandy fill, replace the stockpiled topsoil, and seed and mulch the area (approximately 9,678sq.ft.); at the 13th fairway Section 3: to remove existing sod, remove and stockpile topsoil, to replace approximately 134 cubic yards of sandy fill, replace the stockpiled topsoil, and seed and mulch the area (approximately 9,726sq.ft.); at the 13th fairway Section 4: to remove existing sod, remove and stockpile topsoil, to place approximately 521 cubic yards of sandy fill, replace the stockpiled topsoil, and seed and mulch the area (approximately 23,000sq.ft.). Located: East End Road, Fishers Island. SCTM# 1000-1-1-3.13

**POSTPONED**

19. J.M.O. Environmental Consulting on behalf of **CAROLYN AMEEN** requests a Wetland Permit to remove the existing fixed dock, ramp, floating dock and piles; and construct a 4'x88' fixed dock with the first 25' of the landward end to be constructed using Thru-Flow decking; a 2.5'x12' adjustable ramp; and a 6'x20' floating dock in an "L" configuration secured with two float piles. Located: 755 Lupton Point Road, Mattituck. SCTM# 1000-115-11-4.1

**POSTPONED**