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**BOARD OF TOWN TRUSTEES**  
**TOWN OF SOUTHOLD**

**AGENDA**

**Wednesday, May 17, 2017**

**5:30PM**

CALL MEETING TO ORDER  
PLEDGE OF ALLEGIANCE

NEXT FIELD INSPECTION: Tuesday, June 13, 2017 at 8:00 AM

NEXT TRUSTEE MEETING: Wednesday June 21, 2017 at 5:30 PM

WORK SESSIONS: Monday, June 19, 2017 at 4:30 PM at Downs Farm, and on  
Wednesday, June 21, 2017 at 5:00 PM at the Main Meeting Hall

MINUTES: Approve Minutes of April 19, 2017.

- I. **MONTHLY REPORT:** The Trustees monthly report for April 2017. A check for \$7,752.18 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 VII Public Hearings Section of the Trustee agenda dated Wednesday, May 17, 2017, are classified as Type II Actions pursuant to SEQRA Rules and Regulations, and are not subject to further review under SEQRA:

Robert & Patricia Elliott – SCTM# 1000-110-7-11.1

Fishers Island Ferry District, c/o R. J. Burns – SCTM# 1000-12-1-10

Penn DuPont Sanger – SCTM# 1000-10-3-20.1

Kathy Halbreich – SCTM# 1000-138-2-12

Elaine F. Nesin – SCTM# 1000-35-4-28.42

Robert Oxnam – SCTM# 1000-51-1-22.2

James & Maureen Levelis – SCTM# 1000-89-3-11.5

Charles & Marilyn Southard – SCTM# 1000-56-5-22

#### **IV. RESOLUTIONS - ADMINISTRATIVE PERMITS:**

1. McCarthy Management, Inc. on behalf of **ANGELA NORTON** requests an Administrative Permit for a Ten (10) Year Maintenance Permit to trim the hand-cut Common Reed (*Phragmites australis*) to 12" in height by hand, as needed. Located: 2653 R.O.W. off Long Creek Drive, Southold. SCTM# 1000-52-9-1.1
  
2. Creative Environmental Design on behalf of **WILLIAM GIACONE & CINDY NANCE** requests an Administrative Permit to construct a 400sq.ft. paver patio seaward of the dwelling. Located: 1130 Little Peconic Bay Road, Cutchogue. SCTM# 1000-111-14-17
  
3. Deborah Doty on behalf of **ROBERT & PATRICIA RUSHIN** requests an Administrative Permit for the existing +/-11'x16' wood deck located landward of the bulkhead; and for the existing 4' wide removable beach stairs off bulkhead. Located: 6970 Indian Neck Lane, Peconic. SCTM# 1000-86-7-5.1
  
4. Samuels & Steelman Architects on behalf of **JAMES & KATHLEEN BLACKLEY** request an Administrative Permit for proposed additions to the existing two-story dwelling consisting of constructing a new 116sq.ft. front porch; a 1,059sq.ft. addition to existing second floor; an 84sq.ft. addition to the existing first floor; and to add a 76sq.ft. addition to the existing 469sq.ft. deck attached to the seaward side of the dwelling. Located: 415 Harbor Lights Drive, Southold. SCTM# 1000-71-2-4

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

1. **STELIOS & PENELOPE NIKOLAKAKOS** request a One-Year Extension to Wetland Permit #8622, as issued on June 17, 2015. Located: 20795 Soundview Avenue, Southold. SCTM# 1000-51-4-13
  
2. Samuels & Steelman Architects on behalf of **JOHN FISCHETTI & DEBORAH DEEVER** request a One-Year Extension to Wetland Permit #8640, as issued on June 17, 2015, and Amended on March 23, 2016. Located: 2615 Wells Road, Peconic. SCTM# 1000-86-2-1.2

3. John M. Bredemeyer III on behalf of **JOHN M. BREDEMAYER, JR. & JEANNE R. BREDEMAYER FAMILY TRUST, c/o JOHN BREDEMAYER** requests the Last One-Year Extension to Administrative Permit #8438A, as issued on June 18, 2014, and Amended on September 17, 2014. Located: 2660 Village Lane, Orient. SCTM# 1000-26-1-18
  
4. En-Consultants on behalf of **SOUTHOLD, LLC** requests a Transfer of Wetland Permit #6749 from Dorothy Sande Lloyd to Southold, LLC, as issued on October 17, 2007. Located: 2350 Clearview Avenue, Southold. SCTM# 1000-70-10-28.3
  
5. En-Consultants on behalf of **65 SOUNDVIEW, LLC** requests a Transfer of Wetland Permit #8724 and Coastal Erosion Permit #8724C from Emma Hall to 65 Soundview, LLC, as issued on January 20, 2016, and Amended on January 18, 2017. Located: 65 Soundview Avenue, Mattituck. SCTM# 1000-99-3-2
  
6. Matthew Dwyer, Jr., Esq. on behalf of **EDWARD & ELIZABETH FREHER** request a Transfer of Wetland Permit #5093 from Douglas Foerth to Edward & Elizabeth Freher, as issued on December 17, 1999, and Amended on June 22, 2001. Located: 700 Beebe Drive, Cutchogue. SCTM# 1000-97-7-6
  
7. **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; and for an Administrative Amendment to Wetland Permit #5885 for the as-built wooden deck attached to the seaward side of the dwelling that is approximately 29' long by 6' wide with an adjoining 41' long by a varying 8.5' up to a 14' wide section in lieu of the previously approved patio with trellis. Located: 1615 Anchor Lane, Southold. SCTM# 1000-79-4-6.1
  
8. **KELVIN KUBO & CARRIE SHIGETOMI** request a Transfer of Wetland Permit #2280 from Carol & Howard Safin to Kelvin Kubo & Carrie Shigetomi, as issued on February 26, 1987, and Wetland Permit #395 from Carol & Howard Safin to Kelvin Kubo & Carrie Shigetomi, as issued on February 26, 1987; and for an Administrative Amendment to Wetland Permit #2280 and Wetland Permit #395 to install a proposed new 3'x15' adjustable ramp and a proposed new 6'x20' floating dock in lieu of the existing 3'x10'

adjustable ramp and 8'x30' floating dock. Located: 3445 Wickham Avenue, Mattituck. SCTM# 1000-107-9-10

9. Jeffrey Patanjo on behalf of **355 LAKE DRIVE, LLC** requests an Administrative Amendment to Wetland Permit #8746 to relocate the dock from the current position slightly over to the east. Located: 355 Lake Drive, Southold. SCTM# 1000-80-3-15
  
10. **LEE SCHULTHEIS** requests an Administrative Amendment to Wetland Permit #8971 to use marine grade CCA pressure treated lumber for the 4"x4" support posts, piles, and framing members on the proposed landward ramp, catwalk, adjustable ramp and floating dock in lieu of tropical greenheart. Located: 372 North Drive, Mattituck. SCTM# 1000-106-6-29
  
11. Costello Marine Contracting Corp. on behalf of **JOHN F. COSTELLO TRUST** requests an Administrative Amendment to Wetland Permit #8969 to install 10' wide decking using untreated materials along the entire landward edge of the bulkhead as the 10' wide non-turf buffer area. Located: Right-of-Way End of Wiggins Lane, Greenport. SCTM# 1000-35-4-28.3
  
12. **PAUL & MARGARET KOBALKA** request an Administrative Amendment to Administrative Permit #8658A to extend the existing 6'6" high fencing along the eastern side property line an additional 20' seaward. Located: 695 Petty's Drive, Orient. SCTM# 1000-14-2-23
  
13. **ROBERT J. GUARRIELLO & ANNA T. GUARRIELLO** request an Administrative Amendment to Wetland Permit #8918 for the as-built 4'x40' brick walk leading from the 5.5'x6' platform to the dwelling; the 4'x60' brick walk from the 5'x7' platform to the dwelling has been removed and will not be replaced; and the 5'x7' wood platform, 3'x8' ramp, and two (2) sets of 3'x4' steps near the center of the property were removed and will not be replaced. Located: 250 Budds Pond Road, Southold. SCTM# 1000-56-5-19
  
14. John M. Wagner, Esq. on behalf of **ELLEN F. EMERY 1999 REVOCABLE TRUST, c/o ELLEN F. EMERY** requests an Administrative Amendment to the Denial without

Prejudice determination on December 30, 2015 for the following: the as-built 100' long timber pile vinyl sheet wall bulkhead; as-built 80' long timber pile tongue-and-groove retaining wall with two (2) 8' returns located +/-25' landward of bulkhead (buried); as-built 80' timber pile tongue-and-groove retaining wall with two (2) 8' returns located +/-55' landward of bulkhead; as-built 85' timber pile vinyl sheet retaining wall with 12' return on north side of property and 25' return on south side of property located 7 to 11 feet from top of bluff; as-built sets of stairs from top of bluff to beach consisting of a 4'x7' access platform to a 4'x28' set of stairs to a 55sq.ft. transition landing area, to a 4'x7' set of stairs to a 94sq.ft. transition landing area, to a 4'x17' set of stairs leading to a 4'x13' walkway, to a 4'x10' set of stairs parallel to bulkhead to beach area; as-built +/-1,800 cubic yards of clean fill spread evenly between the bulkhead and all retaining walls to the top of bluff to replace lost bluff material; as-built installation of jute matting for erosion control with plantings of American beach grass and other native environmental grasses; as-built installation of a drainage system to direct roof rain and surface water from the upland retaining wall and house foundation by providing a drainage swale with a 6" perforated pipe to drywells in front-yard area (which received previous approval of Southold Town Engineer); on the northerly property boundary: for the proposed extension of the top of bluff vinyl sheet pile retaining wall landward from top of the bluff 12' to the northerly property line; extend the mid-bluff timber tongue-and-groove retaining wall 14' to the northerly property line; construct along the northerly property line a 6'x6' timber pile lagged binwall stepped down the slope with 8" pile posts 10' long; place fill as necessary; clear brush and remove overhanging vegetation at top of bluff to establish natural angle of repose; add +/-20 cubic yards of clean sand and re-grade as necessary; cover with woven geotextile on re-graded area, and plant with American beach grass and other native environmental grasses; on the southerly property line propose to: extend existing mid-bluff retaining wall approximately 8' to property line; increase height of retaining wall by 18" and reinforce with helical anchors; repair existing 6'x6' timber retaining wall as necessary by replacing damaged walers, and placing backfill in front of wall; remove brush at top of retaining wall; re-grade by adding +/-10 cubic yards of clean sand and cover with woven geotextile on re-graded areas and plant with American beach grass and other native environmental grasses. Located: 5925 Nassau Point Road, Cutchogue. SCTM# 1000-111-13-6

## **VI. MOORINGS/STAKE & PULLEY SYSTEMS:**

1. **GEORGE GIANNAROS** requests Mooring Permit in Gull Pond for a 25' outboard motorboat, replacing Mooring #16. Access: Public
  
2. **CHRIS VASILAS** requests a Mooring Permit in Gull Pond for a 24' outboard motorboat, replacing Mooring #14. Access: Public

3. **DANIEL TUFARO** requests a Mooring Permit in Gull Pond for a 30' sailboat, replacing Mooring #28. Access: Public
  
4. **JOAN BERGLUND** requests a Stake and Pulley System Permit in Narrow River for a 13' outboard motorboat, replacing Stake #4. Access: Public
  
5. **THEODORE HARRIS** requests a Mooring Permit in Mud Creek for a 16' outboard motorboat, replacing Mooring #8. Access: Public
  
6. **JAMES PAPADOPOULOS** requests a Stake and Pulley System Permit in Narrow River for a 10.5' sailboat, replacing Stake #3. Access: Public
  
7. **BARBARA COHEN** requests a Stake and Pulley System Permit in Richmond Creek for a 14' sailboat, replacing Stake #3. Access: Public
  
8. **RICHARD VEZZANI** requests a Mooring Permit in Gull Pond for a 33' sailboat, replacing Mooring #7. Access: Public
  
9. **ELIAS DAGHER** requests a Mooring Permit in Town Creek for a 28' sailboat, replacing Mooring #99. Access: Private

**VII. 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

**WETLAND & COASTAL EROSION PERMITS:**

1. K. Russell Glover on behalf of **ROBERT OXNAM** requests a Wetland Permit and a Coastal Erosion Permit to remove and replace in-place existing +/-110' long wooden bulkhead with new steel sheet bulkhead and wood pilings. Located: 19625 Soundview Avenue, Southold. SCTM# 1000-51-1-22.2
2. 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**

**WETLAND PERMITS:**

1. Docko, Inc. on behalf of **FISHERS ISLAND FERRY DISTRICT, c/o R. J. BURNS** requests a Wetland Permit to replace four (4) existing timber ferry terminal piles with new piles each consisting of a new center wood or steel king pile, new inner core piles, and nineteen (19) new dolphin piles all bolted together and wrapped with wire rope. Located: North End of Trumbull Drive in Silver Eel Cove, Fishers Island. SCTM# 1000-12-1-10
2. Race Rock Garden Company on behalf of **PENN duPONT SANGER** requests a Wetland Permit to remove the existing Rosa rugosa and store for replacing; within a 65 foot long southwesterly section of existing stone seawall, remove loose smaller stones from top of stone seawall and store for re-use as chink stones filling voids between larger stones; add 40-50 stones (10-20cu.ft. each) to raise the existing stone wall by two (2) feet; chink new stone wall with loose stones stored earlier; no work is required at base of stone wall; install +/-70 linear feet of woven wire silt fencing after wall construction and before grading; pull back existing topsoil, place +/-58 cubic yards of sandy fill, push back topsoil and replant the stored Rosa rugosa and mulch; and to hydro-seed all disturbed areas. Located: 1616 Peninsula Road, Fishers Island. SCTM# 1000-10-3-20.1

3. En-Consultants on behalf of **STEPHEN & CHARLOTTE WAGNER** request a Wetland Permit to construct an elevated fixed timber dock consisting of a 4'x49' (196sq.ft.) fixed timber catwalk with a seasonal 4'x12' access ramp at its landward end; a 3'x14' seasonal hinged ramp; a 6'x20' 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
  
4. En-Consultants on behalf of **ELAINE F. NESIN** requests a Wetland Permit to remove and replace in-place and 12" higher than existing +/-108' long timber bulkhead and +/-8' long westerly return with vinyl bulkhead and return; construct new +/-12' easterly vinyl return; backfill new bulkhead with approximately 15 cubic yards clean sand/loam to be trucked in from an approved upland source and revegetate disturbed naturally vegetated embankment with native plantings; remove and replace in-place existing 4'x17' fixed timber catwalk and +/-3'x14' adjustable ramp to floating dock; and remove and replace in-place existing 6'x100' floating dock with a 6'x80' floating dock (with permanent removal of most westerly 6'x20' section of floating dock). Located: 875 Gull Pond Lane, Greenport. SCTM# 1000-35-4-28.42
  
5. Douglas McGahan on behalf of **ROBERT & PATRICIA ELLIOTT** request a Wetland Permit to construct an 18'x15.9' two-story addition onto the northwestern side of the existing +/-24.5'x40.5' two-story dwelling; and to install a 6' high privacy fence along the eastern side yard lot line between the two dwellings. Located: 275 West Road, Cutchogue. SCTM# 1000-110-7-11.1
  
6. Michael Kimack on behalf of **KATHY HALBREICH** requests a Wetland Permit to remove existing 5'5"x6'0" wood dock and two (2) 4"x6" wood pilings; construct a 3'x8' (24sq.ft.) walkway using thru-flow decking leading to a two (2) step wood staircase to a proposed 6'0"x8'0" wood frame fixed dock using thru-flow decking and four (4) 6" diameter pilings to secure the dock. Located: 5100 Skunk Lane, Cutchogue. SCTM# 1000-138-2-12
  
7. **CHARLES & MARILYN SOUTHARD** requests a Wetland Permit to construct a 4'x23' wood catwalk; a 3'x8' ramp; a 4'x10' wood floating dock; and to remove five (5) dead trees on the property. Located: 435 Bay Home Road, Southold. SCTM# 1000-56-5-22



8. Jeffrey Patanjo on behalf of **JAMES & MAUREEN LEVELIS** request a Wetland Permit to install a 20'x40' in-ground swimming pool with a brick paver pool patio for overall dimensions of 24'x54'; install a pool drywell; install pool enclosure fencing; remove existing brick patio and install a 600sq.ft. composite deck at grade with outdoor shower against the seaward side of the dwelling; and for the trimming of the existing phragmites to not more than 2' in width along each side of the existing catwalk to no less than 12" in height on an as-needed basis. Located: 830 Clearview Road, Southold. SCTM# 1000-89-3-11.5
9. **ALAN A. CARDINALE** requests a Wetland Permit to construct a communal dock serving Lots 1.5, 1.7, 1.8 & 1.9 consisting of a 4' wide wooden ramp at landward end connecting to a 4'x34' fixed wooden dock with a 4'x40' fixed "L" section; two 3'x14' adjustable ramps off of either end of 40' fixed dock section; two 6'x20' floating docks situated in an "I" configuration with two (2) 8" diameter float securing piles for each float; two (2) 8" diameter tie-off piles centered between the two floating docks; and two sets of two (2) 8" diameter tie-off piles situated approximately 13' away from each floating dock. Located: 570 Private Road #28, Mattituck. SCTM# 1000-122-3-1.5
10. L. K. McLean Associates, P.C. on behalf of **100 PARK AVENUE CORP., c/o PAUL PAWLOWSKI** request a Wetland Permit to construct a proposed 10' wide by 124.5' long fixed timber dock using untreated lumber with a proposed 15.5' wide by 25' long boat lift attached to the side of the seaward end of the fixed dock. Located: 100 Park Avenue, Mattituck. SCTM# 1000-123-7-3  
**WITHDRAWN**
11. 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 ±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**
12. 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**