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

**AGENDA**

**Wednesday, June 21, 2017**

**5:30PM**

CALL MEETING TO ORDER  
PLEDGE OF ALLEGIANCE

NEXT FIELD INSPECTION: Tuesday, July 11, 2017 at 8:00 AM

NEXT TRUSTEE MEETING: Wednesday July 19, 2017 at 5:30 PM

WORK SESSIONS: Monday, July 17, 2017 at 4:30 PM at the Main Meeting Hall, and on  
Wednesday, July 19, 2017 at 5:00 PM at the Main Meeting Hall

MINUTES: Approve Minutes of May 17, 2017.

- I. **MONTHLY REPORT:** The Trustees monthly report for May 2017. A check for \$10,589.23 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 VIII Public Hearings Section of the Trustee agenda dated Wednesday, June 21, 2017, are classified as Type II Actions pursuant to SEQRA Rules and Regulations, and are not subject to further review under SEQRA:

Bruce Goldsmith – SCTM# 1000-64-3-8  
Elizabeth A. E. Johnson – SCTM# 1000-10-3-11  
Patricia Gilchrist-Mancino – SCTM# 1000-117-10-15  
Richard J. May – SCTM# 1000-92-1-5  
Lauren W. McCall – SCTM# 1000-116-1-6  
Denise Spatny – SCTM# 1000-27-2-2.4  
Thomas Macari – SCTM# 1000-111-14-19  
Rachel & John Cashwell – SCTM# 1000-71-2-3  
Areti Lavalle – SCTM# 1000-15-3-7

John & Benedetta Fanneron – SCTM# 1000-67-7-13  
 David Krupnick – SCTM# 1000-115-12-13  
 David Schwartz – SCTM# 1000-90-4-5.1

RESOLVED that the Board of Trustees of the Town of Southold hereby finds that the following applications more fully described in Section VIII Public Hearings Section of the Trustee agenda dated Wednesday, June 21, 2017, are classified as Unlisted Actions pursuant to SEQRA Rules and Regulations. A Long Environmental Assessment Form and a field inspection have been completed by the Trustees for the following applications and it is hereby determined that they will not have a significant effect on the environment:

Frederick Blanchard – SCTM# 1000-78-7-5.6  
 675 Hill Road, LLC, c/o Glenn Heidtmann – SCTM# 1000-70-4-28

RESOLVED that the Board of Trustees of the Town of Southold hereby finds that the following applications more fully described in Section VIII Public Hearings Section of the Trustee agenda dated Wednesday, June 21, 2017, are classified as Unlisted Actions pursuant to SEQRA Rules and Regulations. A Long Environmental Assessment Form and a field inspection have been completed by the Trustees for the following applications and it is hereby determined that they will have a significant effect on the environment:  
 100 Park Avenue Corp., c/o Paul Pawlowski – SCTM# 1000-123-7-3

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

1. **LAUGHING WATERS PROPERTY OWNERS ASSOCIATION** requests an Administrative Permit for a Ten (10) Year Maintenance Permit to replenish eroded beach area with not more than 49.99 cubic yards of clean sand of an equal grain size from an approved upland source on an as needed basis. Located: 2360 Minnehaha Boulevard, Southold. SCTM# 1000-87-3-60
  
2. **LAPK, LLC, c/o LANA KAYE** requests an Administrative Permit to remove 5 dying trees; and replace in-place existing +/-140' long fencing along the entire width of the waterside yard. Located: 755 Long Creek Drive, Southold. SCTM# 1000-55-3-26
  
3. **CAROL & JOSEPH KANE** request an Administrative Permit to relocate existing large rocks at the bottom of the beach steps over to the west in order to gain beach and water access. Located: 3100 Sound Drive, Greenport. SCTM# 1000-33-1-8
  
4. **NASSAU POINT PROPERTY OWNERS ASSOCIATION** requests an Administrative Permit to install park benches, picnic tables and a kayak rack onto the property. Located: 75 Nassau Point Road, Cutchogue. SCTM# 1000-104-8-8.1

5. **MARILYN & CHARLES SOUTHARD** request an Administrative Permit for a Ten (10) Year Maintenance Permit to hand-cut Common Reed (*Phragmites australis*) to not less than 12" in height by hand, on an as needed basis along the shoreline. Located: 435 Bay Home Road, Southold. SCTM# 1000-56-5-22

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

1. **KENNETH HEIDT** requests a One-Year Extension to Wetland Permit #8646, as issued on July 22, 2015. Located: 8530 Great Peconic Bay Boulevard, Laurel. SCTM# 1000-126-11-22
  
2. En-Consultants on behalf of **NITIN P. DESAI & BARSII, LLC** request the Last One-Year Extension to Wetland Permit #8468, as issued on July 23, 2014. Located: 18915 Soundview Avenue, Southold. SCTM# 1000-51-1-15
  
3. **GEORGE & STAVROULA PROTONENTIS** request the Last One-Year Extension to Administrative Permit #8462A, as issued on July 23, 2014. Located: 215 Tarpon Drive, Southold. SCTM# 1000-53-5-3
  
4. **GREG BYRNES, RICHARD & EMILIE LIPPMANN, AND CRAIG & HOLLY HANDLEMAN** request a Transfer of Wetland Permit #2229 from Fred R. Bruch to Greg Byrnes, Richard & Emilie Lippmann, and Craig & Holy Handleman, as issued on October 30, 1986. Located: 110 Beverly Road, Southold. SCTM# 1000-52-2-16
  
5. **MAUREEN MASSA & ALAN SCHWEITZER** request a Transfer of Wetland Permit #2167 from Anthony & Cheryl Sclafani to Maureen Massa & Alan Schweitzer, as issued on July 31, 1986. Located: 790 Ruch Lane, Southold. SCTM# 1000-52-2-29
  
6. **JOHN & BENEDETTA FANNERON** request a Transfer of Administrative Permit #7558A from 1900 Mill Lane, LLC/Kenneth Tedaldi to John & Benedetta Fanneron, as issued on May 18, 2011. Located: 1900 Mill Lane, Peconic. SCTM# 1000-67-7-13

7. Vincent Candurra, Esq. on behalf of **MARY O'CONNOR** requests a Transfer of Wetland Permit #1112, as issued on October 6, 1975; and for an Administrative Amendment to Wetland Permit #1112 for the as-built dock consisting of a 10'x10' landward mahogany deck; a 4'x20' mahogany walkway with attached 3'2"x7'8" mahogany dock-box; a 3'x11'7" mahogany ramp; and a 5'x20' pressure treated wood floating dock situated in an "L" configuration. Located: 105 Hill Road, Southold. SCTM# 1000-70-4-33
  
8. **WILLIAM SCHWAMB** requests a Transfer of Wetland Permit #2103 from Ian Shand to William Schwamb, as issued on January 23, 1986; Transfer Wetland Permit #257 from Ian Shand to William Schwamb, as issued on October 2, 1986; and for an Administrative Amendment to Wetland Permit #2103 and Wetland Permit #257 for the as-built 4'x32' fixed dock with a 4'x8' fixed "L" dock at seaward end replacing in-place the fixed dock, ramp and two (2) floating docks. Located: 1460 North Oakwood Road, Laurel. SCTM# 1000-127-6-11
  
9. Joan Chambers on behalf of **MICHAEL & ARGY MANTIKAS** requests an Administrative Amendment to Wetland Permit #8824 to install a 20'0"x34'8" bluestone patio set in sand against the seaward side of the dwelling with a 4' wide bluestone walkway set in sand installed along the east side of the dwelling leading to the driveway. Located: 80 South Lane, East Marion. SCTM# 1000-37-6-3.5
  
10. Samuels & Steelman Architects on behalf of **JOHN FISCHETTI & DEBORAH DEEVER** request an Administrative Amendment to Wetland Permit #8640 to construct a 264sq.ft. pool house in lieu of a 200sq.ft. pool house in the same proposed location. Located: 2615 Wells Road, Peconic. SCTM# 1000-86-2-1.2
  
11. **CLAIRE MATHER** requests an Administrative Amendment to Wetland Permit #653 to modify the non-turf buffer area along the landward edge of the western bulkhead to consist of 5' wide wood decking, and a 3'6" wide non-turf buffer area against the decking for a combined total of an 8'6" wide non-turf buffer. Located: 805 Osprey Nest Road, Greenport. SCTM# 1000-35-6-25

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

1. **ALEX GOROD** requests a Mooring Permit in Gull Pond for a 14' outboard motorboat, replacing Mooring #13. Access: Public
  
2. **WILLIAM VAN TREUREN** requests a Mooring Permit in Richmond Creek for an 18' outboard motorboat, replacing Mooring #9. Access: Public
  
3. **DAVID ESSEKS & KATHY STOKES** request a Mooring Permit in Town Creek for a 35' sailboat, replacing Mooring #970. Access: Private
  
4. **GARY STANZONI** requests a Mooring Permit in Gull Pond for a 17' outboard motorboat, replacing Mooring #20. Access: Public
  
5. **ANDREA ESPOSITO** requests a Mooring Permit in Jockey Creek for a 23' inboard motorboat, replacing Mooring #890. Access: Public
  
6. **PAUL MAUS** requests a Mooring Permit in East Creek for a 15' sailboat, replacing Mooring #90-EC. Access: Public

**VII. RESOLUTIONS – OTHER:**

1. RESOLVED, that the Town of Southold Board of Trustees **RESCINDS** Resolution Adopted May 17, 2017 regarding the property located at 20795 Soundview Avenue, Southold; SCTM# 1000-51-4-13; and **AMENDS** to read as follows:  
RESOLVED, that the Town of Southold Board of Trustees **APPROVES** the request of **STELIOS & PENELOPE NIKOLAKAKOS** for a One-Year Extension to Wetland Permit #8622, as issued on June 17, 2015. Located: 20795 Soundview Avenue, Southold.  
SCTM# 1000-51-4-13

**VIII. 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. Victor Prusinowski on behalf of **DAVID SCHWARTZ** requests an Amendment to Wetland Permit #8876 to modify the proposed pool and decking by constructing a proposed 544.7sq.ft. 2<sup>nd</sup> floor deck extension with stairs to pool deck onto the existing 447.1sq.ft. 2<sup>nd</sup> floor deck; construct a 20'x28' infinity pool with a shallow water collection area and 12" pool border, and pool deck raised 6' above grade with associated steps to grade for a combined total of 1,516.2sq.ft.; install a proposed 7'4"x6'8" hot tub onto pool deck; and for a proposed 48.6sq.ft. raised equipment pad for pool equipment and generator. Located: 1015 Lakeside Drive North, Southold. SCTM# 1000-90-4-5.1

**WETLAND & COASTAL EROSION PERMITS:**

1. J.M.O. Environmental Consulting on behalf of **ELIZABETH A. E. JOHNSON** requests a Wetland Permit and a Coastal Erosion Permit to remove an existing deck at bottom of bank; install approximately 110' of rock revetment along eroded bank; remove remains of crib dock and remains of damaged timber dock, and construct a 4'x70' fixed dock; a 4'x20' ramp with rails; and an 8'x12' floating dock with 18" legs at each corner to prevent float from resting on bottom at low tide; remove and replace existing embankment stairs to beach; and to install and perpetually maintain a 2' wide buffer strip planted with shrub vegetation and coastal seed mix along the landward edge of the top of the bank. Located: 1990 Peninsula Road, Fishers Island. SCTM# 1000-10-3-11  
**POSTPONED**

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. En-Consultants on behalf of **PATRICIA GILCHRIST MANCINO** requests a Wetland Permit to reconstruct in-place existing +/-8'x53' roofed-over porch; +/-5'x6.5' wood landing; and 4.5'x10.5' wood steps; and install a drainage system of gutters to leaders to drywells off the new porch. Located: 15 Fourth Street, New Suffolk. SCTM# 1000-117-10-15
  
2. 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
  
3. Robert Spatny on behalf of **DENISE SPATNY** requests a Wetland Permit to construct a two-story, single-family dwelling with a 1,612sq.ft. footprint; install a sanitary system; install a driveway; and construct a 1,050sq.ft. barn/garage. Located: 4045 Narrow River Road, Orient. SCTM# 1000-27-2-2.4
  
4. **DAVID KRUPNICK** requests a Wetland Permit for the as-built 9'6" long by 15' wide deck extension to the front porch; as-built section of 35' long by 10'4" wide deck extension on the seaward side of dwelling; as-built replacement of a 10' wide garage door with a wall for added living space; and for the as-built existing 20'.8"x10'10" screened-in porch replaced with walls for added living space onto existing 2,304.6sq.ft. one-story dwelling. Located: 880 Deep Hole Drive, Mattituck. SCTM# 1000-115-12-13
  
5. **ARETI LAVALLE** requests a Wetland Permit to demolish existing one-family dwelling; construct a 2,700sq.ft. two-story dwelling with attached garage further landward than existing with a proposed 378sq.ft. first story porch, 42sq.ft. first story deck, and 307sq.ft. second story deck; construct a 396sq.ft. on grade paver patio against the seaward side of the dwelling; abandon existing and install new sanitary system further landward; and install a new water well. Located: 555 Sound View Road, Orient. SCTM# 1000-15-3-7

6. **JOHN & BENEDETTA FANNERON** requests a Wetland Permit for the existing  $\pm 2'$  high by 48 linear foot long wooden bulkhead and the as-built repairs made using like materials; as-built replacement of existing 5'x5' wood stairs off bulkhead to beach; for the replenishment of existing 340sq.ft. beach stone splash pad landward of bulkhead, and as-built installation of a 90sq.ft. beach stone splash pad along the seaward side of bulkhead. Located: 1900 Mill Lane, Peconic. SCTM# 1000-67-7-13
  
7. Jeffrey Patanjo on behalf of **THOMAS MACARI** requests a Wetland Permit to remove existing 6'x22' fixed dock and associated piles; construct new 4'x18' fixed dock using Thru-Flow decking and supported by four (4) 10" diameter cca piles with a 30"x14' aluminum ramp and a 6'x20' floating dock supported by two (2) 10" diameter cca piles situated in an "L" configuration parallel to the bulkhead. Located: 1320 Little Peconic Bay Road, Cutchogue. SCTM# 1000-111-14-19
  
8. Jeffrey Patanjo on behalf of **RACHEL & JOHN CASHWELL** requests a Wetland Permit to install a 4'x6' cantilevered platform off bulkhead with a 30"x16' aluminum ramp, and a 6'x20' floating dock situated parallel to the bulkhead. Located: 515 Harbor Lights Drive, Southold. SCTM# 1000-71-2-3
  
9. Suffolk Environmental Consulting on behalf of **LAUREN W. McCALL** requests a Wetland Permit to construct a 30'x38' two-story dwelling with a 10'x30' attached deck with 4'x14' stairs on the seaward side of dwelling; install new septic system and water line; approximately 300 cubic yards of fill from basement excavation to be deposited on site for septic system; construct a 16'x32' swimming pool with surrounding 40'x97' irregularly shaped at grade patio totaling 1,973sq.ft.; install a pool equipment area; install 142 linear feet of pool enclosure fencing; and install a gravel driveway; and for the existing 24'x34' (796sq.ft.) frame garage with adjacent at grade 8'x34' (306sq.ft.) irregularly shaped concrete slab. Located: 10643 New Suffolk Avenue, Cutchogue. SCTM# 1000-116.-1-6
  
10. Suffolk Environmental Consulting on behalf of **675 HILL ROAD, LLC, c/o GLENN HEIDTMANN** requests a Wetland Permit to construct a dock consisting of a 4'x6' entry ramp secured by two (2) 6"x6" posts; 4'x7' steps secured by four (4) 6"x6" posts; 4'x15' elevated catwalk supported by four (4) 6"x6" posts; a 3'x15' hinged ramp; and a 6'x20' floating dock secured by four (4) 8"x8" pilings. Located: 675 Hill Road, Southold. SCTM# 1000-70-4-28



11. Patricia C. Moore, Esq. on behalf of **MICHAEL JOEL COLODNER & SARA WINSOR COLODNER** requests a Wetland Permit for the existing two-story dwelling with attached garage, existing storage building and outdoor shower along rear of dwelling; demolish existing stone patio and construct a 25'x30' upper patio with outdoor grill and counter top; construct a lower 1,244sq.ft. patio around proposed 16'x36' in-ground swimming pool; install a pool drywell; install an 8'x8' hot tub; install pool enclosure fencing, and the installation of hay bales and/or silt fencing to be installed prior to and during construction. Located: 130 Willis Creek Drive, Mattituck. SCTM#1000-115-17-17.8
12. L. K. McLean Associates, P.C. on behalf of **100 PARK AVENUE CORP., c/o PAUL PAWLOWSKI** requests a Wetland Permit to construct a proposed 4'x121.7' timber dock with a finished elevation of 4.50; construct a 4'x30' fixed lower platform parallel to the seaward end of dock using four (4) 10" diameter piles with a finished elevation of 2.50; and for two (2) additional 10" diameter mooring tie-off piles installed 12' off the lower platform; and non-treated wood will be used in the construction of the dock. Located: 100 Park Avenue, Mattituck. SCTM# 1000-123-7-3  
**POSTPONED**
13. Suffolk Environmental Consulting on behalf of **RICHARD J. MAY** requests a Wetland Permit to reconstruct the existing ±76.0' long timber jetty along the southern shoreline by reducing the overall length to ±68.0' (to extend to the ALW); jetty is not to exceed 2.5' above grade; the use of vinyl sheathing; 6"x6" timber walers; and 8" – 10" diameter timber pilings staggered on either side. Located: 1340 Cedar Point Drive East, Southold. SCTM# 1000-92-1-5  
**POSTPONED**
14. Costello Marine Contracting Corp. on behalf of **BRUCE GOLDSMITH** request a Wetland Permit to remove 75' of existing bulkhead and 32' long westerly return; construct 75' of new bulkhead and 32' long westerly return in-place, using vinyl sheathing; and to perpetually maintain the 10' wide non-turf buffer along the landward edge of the bulkhead. Located: 2550 Hobart Road, Southold. SCTM# 1000-64-3-8  
**POSTPONED**
15. Shore Marine Construction on behalf of **FREDERICK BLANCHARD** requests a Wetland Permit to construct a 4'x350' fixed catwalk using cca treated timber super structure and Thru-Flow decking over a 1,400sq.ft. area of the fixed catwalk; a 3'x20' aluminum ramp; and a 6'x20' floating dock secured in a "T" configuration with two (2) 8" diameter cca timber piles. Located: 5503 Main Bayview Road, Southold. SCTM# 1000-78-7-5.6  
**POSTPONED**

16. **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  
**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 ±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**