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**BOARD OF TOWN TRUSTEES**  
**TOWN OF SOUTHDOLD**

**AGENDA**

**Wednesday, September 20, 2017**

**5:30PM**

CALL MEETING TO ORDER  
PLEDGE OF ALLEGIANCE

NEXT FIELD INSPECTION: Tuesday, October 10, 2017 at 8:00 AM

NEXT TRUSTEE MEETING: Wednesday, October 18, 2017 at 5:30 PM at the Main Meeting Hall

WORK SESSIONS: Monday, October 16, 2017 at 4:30 PM at Downs Farm, and on  
Wednesday, October 18, 2017 at 5:00 PM at the Main Meeting Hall

MINUTES: Approve Minutes of August 16, 2017.

- I. **MONTHLY REPORT:** The Trustees monthly report for August 2017. A check for \$8,553.21 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, September 20, 2017, are classified as Type II Actions pursuant to SEQRA Rules and Regulations, and are not subject to further review under SEQRA:

Joseph Grillo – SCTM# 1000-145-4-12.1

Carole Rich & Donald Wilder – SCTM# 1000-121-4-17.1

Ali & Wendy Azmoun – SCTM# 1000-90-3-19

Charles Rosenbaum & Kimberly Landman – SCTM# 1000-59-8-6.2

Fordham House LLC, c/o Denis Bouboulis – SCTM# 1000-21-5-11

Peter R. Petrowski, c/o Rich Petrowski – SCTM# 1000-122-3-26

Patrick & Diane Severson – SCTM# 1000-73-2-3.1

D. Cannizzaro QRPT & B. Miltakis QRPT, c/o John Miltakis, Trustee – SCTM# 1000-103-10-29.1

Brendan & Kristina Tully – SCTM# 1000-80-5-4.1

Budd's Pond Marina, Inc. – SCTM# 1000-56-6-2.2

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, September 20, 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:

Alan A. Cardinale – SCTM# 1000-122-3-1.5

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

1. Creative Environmental Design on behalf of **TODD FREED & EDITH WEBSTER-FREED** requests an Administrative Permit for a Ten (10) Year Maintenance Permit to remove invasive weeds and plants; and for pruning of selected plants for improved root health. Located: 12400 New Suffolk Avenue, Cutchogue. SCTM# 1000-116.-6-12.1 & 12.2
  
2. J.M.O. Environmental Consulting Services on behalf of **GCG BAYBERRY, LLC, c/o CHARLES THOMAS** requests an Administrative Permit to selectively remove trees, vines, dead vegetation, and clear brush; install a 4' wide access path to the dock; and to establish and perpetually maintain a 25' wide non-turf buffer area along the landward edge of wetlands. Located: 975 Westview Drive, Mattituck. SCTM# 1000-139-1-4.2
  
3. Michael Kimack on behalf of **GIORDANO B2 QTIP FAMILY TRUST** requests an Administrative Permit to construct a 209.8sq.ft. addition with entry landing onto the landward side of the dwelling. Located: 3775 Wickham Avenue, Mattituck. SCTM# 1000-107-9-6
  
4. Creative Environmental Design on behalf of **EDWARD & CATHERINE FORTE** request an Administrative Permit for a Ten (10) Year Maintenance Permit to trim landscape area located seaward of the wood retaining wall. Located: 750 Trumans Path, East Marion. SCTM# 1000-31-12-3

5. Frank Uellendahl, RA on behalf of **KATHERINE OLIVER** requests an Administrative Permit to install an on-ground 8'x8' hot tub; install a 5'x10' combination outdoor shower and gas tank enclosure area against the dwelling; and to extend existing front entry porch over to the garage. Located: 1255 Bay Shore Road, Greenport. SCTM# 1000-53-4-2
  
6. Creative Environmental Design on behalf of **JULIE ANDERSON** requests an Administrative Permit to remove existing natural vegetation and expand existing lawn area seaward an additional 9,000 square feet. Located: 4298 Wunneweta Road, Cutchogue. SCTM# 1000-111-14-29
  
7. Nigel Williamson on behalf of **LANDERS FAMILY TRUST, c/o DESPINA GIANOPULOS LANDERS & JAY LANDERS** request an Administrative Permit to alter existing 1-½ story dwelling to a two-story dwelling; add a dormer over existing two-story garage; and adding a 8.4'x4.5' covered porch over the existing brick and concrete platform. Located: 5705 Stillwater Avenue, Cutchogue. SCTM# 1000-137-4-4

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

1. Jeffrey Patanjo on behalf of **BRENDAN & KRISTINA TULLY** request a Transfer of Wetland Permit #7217 from NSHE Williamston, LLC to Brendan & Kristina Tully, as issued on December 16, 2009. Located: 220 West Shore Drive, Southold. SCTM# 1000-80-5-4.1
  
2. Jeffrey Patanjo on behalf of **BRENDAN & KRISTINA TULLY** request a Transfer of Wetland Permit #8065 from NSHE Williamston, LLC to Brendan & Kristina Tully, as issued on February 20, 2013. Located: 220 West Shore Drive, Southold. SCTM# 1000-80-5-4.1
  
3. Jeffrey Patanjo on behalf of **BRENDAN & KRISTINA TULLY** request a Transfer of Wetland Permit #6237 from NSHE Williamston, LLC to Brendan & Kristina Tully, as issued on November 16, 2005. Located: 220 West Shore Drive, Southold. SCTM# 1000-80-5-4.1

4. **GULL POND LANE, LLC, c/o GREGORY CASSIMOS** requests a Transfer of Wetland Permit #9022 from Elaine F. Nesin to Gull Pond Lane, LLC, c/o Gregory Cassimos, as issued on May 17, 2017. Located: 875 Gull Pond Lane, Greenport. SCTM# 1000-35-4-28.42
  
5. J.M.O. Environmental Consulting Services on behalf of **FRANK & PAULA DOKA** request an Administrative Amendment to Wetland Permit #9039 to chock the 6'x20' floating dock so that it will remain at 2.5' above the creek bottom; to install four (4) floating dock support piles with two of the piles installed at each end of the float; and a "cross beam float support" would then be installed between each of the two piles located at either end of the float. Located: 755 Lupton Point Road, Mattituck. SCTM# 1000-115-11-4.1
  
6. Creative Environmental Design on behalf of **RICHARD & JANET DOWNING** request an Administrative Amendment to Wetland Permit #8925 to install an approximately 25'x60' area of sod with access steps and a fire pit within the area seaward of the deck and landward of the 50' setback from the wetlands. Located: 995 Willis Creek Drive, Mattituck. SCTM# 1000-123-10-2

**VI. MOORINGS:**

1. **BONNIE NAULT** requests a Mooring Permit in Mud Creek for a 19' sailboat, replacing Mooring #24. Access: Public

**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 PERMITS:**

1. J.M.O. Environmental Consulting on behalf of **JOSEPH GRILLO** requests a Wetland Permit to replace in-place existing 2,180 square feet of first story wood decking. Located: 365 Mesrobian Drive, Laurel. SCTM# 10000-145-4-12.1
  
2. **CAROLE RICH & DONALD WILDER** request a Wetland Permit for the existing 80'6" long fixed timber dock consisting of landward steps to ground leading to a ±73'1" long by 4'8" wide fixed dock, and a 12'0" long by 7'5' wide seaward fixed platform in a "T" configuration. Located: 2435 Laurel Lake Drive, Laurel. SCTM# 1000-121-4-17.1
  
3. Long Island Pool Care Corp. on behalf of **ALI & WENDY AZMOUN** request a Wetland Permit to install a 16'x32' in-ground swimming pool with 16" wide coping around pool; install 4' high pool enclosure fencing; install a pool equipment area; and install a 300sq.ft. paver patio in between the dwelling and the pool. Located: 425 Cedar Point Drive East, Southold. SCTM# 1000-90-3-19
  
4. Patricia C. Moore, Esq. on behalf of **CHARLES ROSENBAUM & KIMBERLY LANDMAN** request a Wetland Permit to install a proposed pervious gravel driveway not to exceed 12' in width and conform to Chapter 236 of the Town Code-Stormwater Management; maintain existing discharge pipe located under the driveways on Lot 1 (SCTM# 1000-59-8-6.1) and Lot 2 (SCTM# 1000-59-8-6.2) in order to facilitate water flow to the freshwater wetlands located on Lot 1 and 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; along the landward edge of the 50' wide non-disturbance buffer install either a split rail fence (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; and to submit final design and specifications of pervious driveway prior to construction of driveway. Located: 6710 Soundview Avenue, Southold. SCTM# 1000-59-8-6.2
  
5. L. K. McLean Associates on behalf of **PETER R. PETROWSKI, c/o RICH PETROWSKI** requests a Wetland Permit to remove existing timber bulkhead and install in-place 141.6' of new vinyl bulkheading with a dead-man system consisting of a 93.3' long bulkhead, a 12.0' long westerly return, and a 36.3' long easterly return; re-vegetate all disturbed

areas with top soil and seed; no work will be performed on the seaward side of the bulkhead. Located: 295 East Legion Avenue, Mattituck. SCTM# 1000-122-3-26

6. 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
  
7. Costello Marine Contracting Corp. on behalf of **JAMES WEEDEN** request a Wetland Permit to construct 178' of new retaining wall; fill void areas landward of new wall with approximately 60 cubic yards of clean trucked in fill; and re-grade disturbed area. Located: 1175 Bridge Lane, Cutchogue. SCTM# 1000-118-2-16.1
  
8. Costello Marine Contracting Corp. on behalf of **NICHOLAS & GEORGIA NOTIAS** request a Wetland Permit to construct a dock consisting of a 4'x40' fixed landward ramp up onto a 4'x150' level dock; construct two 4'x40' lower platforms at offshore end of dock; install four (4) 10" diameter mooring pilings; install water piping and electric conduit to offshore end of dock; and to construct a 4'x20' walkway/ramp over dune. Located: 450 Paradise Point Road, Southold. SCTM# 1000-93-1-3
  
9. Samuels & Steelman Architects on behalf of **PATRICK & DIANE SEVERSON** request a Wetland Permit to partially demolish a 560sq.ft. area of existing dwelling and 264sq.ft. front entry stair; construct new two-story addition and screened porch onto remainder of existing dwelling for a total 1,871sq.ft. footprint; install a new 275sq.ft. front entry with stairs; install new 43 linear foot at 4' high retaining walls at front entry; install an additional 136sq.ft. of decking onto seaward side of dwelling; install a new well; install a new sanitary system landward of dwelling; remove portion of existing driveway and install 743sq.ft. of new gravel driveway with parking area; reconfigure existing pool terrace by removing 1,469sq.ft. of existing and installing new for a 2,150sq.ft. terrace footprint around existing pool; reconfigure existing pool fence for a total of 323 linear feet of fencing; removal of 8 trees; and install gutters to leaders to drywells to contain roof runoff, and in accordance with Chapter 236 of the Town Code-Stormwater Management. Located: 9202 Bridge Lane, Cutchogue. SCTM# 1000-73-2-3.1

10. Jeffrey Patanjo on behalf of **D. CANNIZZARO QRPT & B. MILTAKIS QRPT, c/o JOHN MILTAKIS, TRUSTEE** requests a Wetland Permit to remove existing deteriorated timber bulkhead and landward concrete retaining wall; construct in-place of wooden bulkhead 81 linear feet of new vinyl bulkhead with two (2) 10 linear foot bulkhead returns, and raised an additional 18" from existing bulkhead height; install 23 cubic yards of clean sand fill landward of proposed bulkhead; and install and perpetually maintain a 10' wide non-turf buffer along the landward edge of the bulkhead. Located: 1460 Strohson Road, Cutchogue. SCTM# 1000-103-10-29.1
11. Jeffery Patanjo on behalf of **BRENDAN & KRISTINA TULLY** requests a Wetland Permit to install 88 linear feet of vinyl retaining wall landward of existing bulkhead; install a 10'x20' un-treated deck landward of existing bulkhead; and to establish and perpetually maintain a 25' wide non-turf buffer along the landward edge of the bulkhead and along the bluff face. Located: 220 West Shore Drive, Southold. SCTM# 1000-80-5-4.1
12. Suffolk Environmental Consulting on behalf of **5345 VANSTON ROAD, LLC** requests a Wetland Permit to construct a dock assembly off the eastern shoreline consisting of a 4'x41' fixed landward entry ramp and elevated catwalk secured by twelve (12) 6" diameter posts; a 3'x15' hinged ramp; and a 6'x20' floating dock secured by four (4) 8" diameter pilings; and all hardware to be hot dipped galvanized. Located: 5345 Vanston Road, Cutchogue. SCTM# 1000-111-14-1
13. Suffolk Environmental Consulting on behalf of **BUDD'S POND MARINA, INC.** requests a Wetland Permit for the reconstruction of existing  $\pm 51'$  long wave wall which will be comprised of vinyl sheathing secured between two (2) tiers of timber walers (6"x6"-both sides), and 8" diameter timber pilings; widen the existing boat launch runway by relocating/reconstructing the runway an additional  $\pm 2'$  further towards the west in order to widen the overall width of the boat launch runway from  $\pm 16.5'$  to  $\pm 18x5'$ ; and to construct a  $\pm 97'$  low-sill bulkhead comprising of vinyl sheathing sandwiched by 6"x6" timber top whalers, 6" diameter timber pilings (in a staggered formation on either side of the bulkhead), with a top elevation of 2' in order to allow tidal flow over the structure during high tides; area directly landward of new bulkhead to be filed with  $\pm 20$  cubic yards ( $\pm 250$ sq.ft.), obtained from an approved upland source, graded, groomed and planted with compatible native wetland vegetation (i.e. *Spartina* spp. at 1' o/c). Located: 61500 Route 25, Southold. SCTM# 1000-56-6-2.2  
**POSTPONED**
14. Stacey Bishop on behalf of **FORDHAM HOUSE LLC, c/o DENIS BOUBOULIS** requests a Wetland Permit to install a  $\pm 1,167$ sq.ft. on-grade paver patio along the seaward side of

the dwelling; extend existing westerly 15' long by 10' high by 12" thick concrete and stone veneer retaining wall an additional 35' seaward for a total length of 50' beginning at the left rear corner of existing dwelling; at seaward end of westerly retaining wall, install a 28' long, varying height concrete and stone veneer retaining wall parallel with the dwelling; along easterly side of property, extend existing 3' high natural stone retaining wall an additional  $\pm 45'$  seaward; approximately 15' seaward of proposed 28' long parallel retaining wall, install a  $\pm 3'$  high by  $\pm 45'$  long retaining wall situated approximately 1' landward of established 50' wide non-disturbance buffer; and to install a generator pad, generator, and buried gas tank for the generator. Located: 5205 The Long Way, East Marion. SCTM# 1000-21-5-11

**POSTPONED**

15. Michael Kimack on behalf of **DEMETRIOS & MARIA PAPAGIANNAKIS** requests a Wetland Permit to replace existing bluff stairs with new in-place consisting of a proposed new 10'x10' top landing using trex (or equivalent) decking; replace two (2)  $\pm 10'$  long side retaining walls and 4"x4" posts along upper 43"x10' staircase with new pressure-treated boards and additional 4"x4" posts as needed; replace upper 43"x10' staircase; replace 5'5"x10'1" upper middle landing; replace  $\pm 6'$  long retaining wall and 4"x4" posts along the 5'5"x10'1" upper middle landing using pressure treated boards and additional 4"x4" posts as needed; replace 43"x11'8" staircase and 5'3"x10'1" middle landing; replace 43"x12'9" staircase to a 5'2"x10'2" lower middle landing; replace 43"x12'4" staircase; an existing 6'x6'3" shed near toe of bluff to remain; and replace 6'3"x20'4" bottom deck seaward of shed with a 22"x3'2" end seat and steps to beach; on the four (4) staircases replace stringers, treads, and 4"x4" posts as necessary using pressure treated treads and stringers, and cedar (or equivalent) railings; on the three (3) landings and bottom deck replace decking, framing and railings using cedar (or equivalent) railings and trex (or equivalent) decking. Located: 2100 Sound Drive, Greenport. SCTM# 1000-33-1-17

**POSTPONED**

16. Suffolk Environmental Consulting on behalf of **RICHARD J. MAY** requests a Wetland Permit to reconstruct the existing  $\pm 76.0'$  long timber jetty along the southern shoreline by reducing the overall length to  $\pm 68.0'$  (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**

17. AMP Architecture on behalf of **WILLIAM GRELLA & GARY OSBORNE** request a Wetland Permit for the as-built 232sq.ft. Belgium block parking area; as-built 121sq.ft. Belgium block walkway; as-built 517.3sq.ft. managed lawn areas; as-built 240sq.ft. gardens; as-built 160.5sq.ft. crushed shell areas; as-built 22.3sq.ft. metal planter box; as-built 14.3sq.ft. metal waterfall; as-built 15sq.ft. rear concrete stairs; as-built 713sq.ft. pavers on sand; as-built 95sq.ft. gravel on sand; as-built 11sq.ft. fire pit on sand; as-built 41sq.ft. open shower with Belgium block on sand base; as-built two (2) 7.2sq.ft. concrete table bases; as-built 16sq.ft. front concrete stairs; and for the proposed installation of a



46.4sq.ft. set of second-story wood stairs consisting of a 4'x4.3' upper platform with 4'x7.4' stairs to seaward side patio area; proposed installation of 27sq.ft. of pavers on sand. Located: 1200 First Street, New Suffolk. SCTM# 1000-117-7-30  
**POSTPONED**

18. 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**

19. **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**

20. 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  
**POSTPONED**

21. 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**