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**BOARD OF TOWN TRUSTEES**  
TOWN OF SOUTHOLD

**AGENDA**

**Wednesday, November 15, 2017**

**5:30PM**

CALL MEETING TO ORDER  
PLEDGE OF ALLEGIANCE

NEXT FIELD INSPECTION: Wednesday, December 5, 2017 at 8:00 AM

NEXT TRUSTEE MEETING: Wednesday, December 13, 2017 at 5:30 PM at the Town Hall  
Main Meeting Hall

WORK SESSIONS: Monday, December 11, 2017 at 4:30 PM at the Town Hall Annex Board  
Room, 2<sup>nd</sup> floor, and on Wednesday, December 13, 2017 at 5:00 PM at the  
Main Meeting Hall

MINUTES: Approve Minutes of October 18, 2017.

- I. **MONTHLY REPORT**: The Trustees monthly report for October 2017. A check for \$4,563.15 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, November 15, 2017, are classified as Type II Actions pursuant to SEQRA Rules and Regulations, and are not subject to further review under SEQRA:

Mark D. King – SCTM# 1000-106-4-5

Kathryn M. Parsons – SCTM# 1000-10-5-2.2

John Katona – SCTM# 1000-43-5-5

P A D Family, LLC – SCTM# 1000-99-1-12.1

Ann T. Krom – SCTM# 1000-145-2-19

Kimogenor Point Company, c/o Daniel Bingham, President – SCTM# 1000-116-6-24.1

8100 Indian Neck, LLC, c/o Jan Nicholson – SCTM# 1000-86-7-9

Sean & Leslie Olsen – SCTM# 1000-70-4-25  
Elizabeth Van Bourgondien – SCTM# 1000-70-4-26

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

1. **MARY BETH HENSON** requests an Administrative Permit for a Ten-Year Maintenance Permit to cut choke cherry trees on the bluff down to 2'-3' in height, leaving the trunk and roots intact; remove invasive species and poison ivy (leaving the roots, cutting back and painting the stems); and to plant native plantings such as seaside goldenrod, bayberry, and Montauk daisy. Located: 3300 Sound Drive, Greenport. SCTM# 1000-33-1-6
  
2. **MICHAEL & ELIZABETH SWEENEY** request an Administrative Permit to remove and reconstruct in-place existing 69"x17.5" front entry steps; remove and reconstruct in-place existing 124"x24" seaward side platform with one step to ground off screened porch; remove and replace in-place existing 189"x24" seaward side platform with steps to ground and handrails at sliding glass door; install an 8'x10' shed in rear yard; remove 4' high chain-link fencing and install a 15'x28' paver patio within location of chain-link fence; install a sprinkler system onto the property; and to remove three (3) dead trees located in the rear yard. Located: 280 Luptons Point Road, Mattituck. SCTM# 1000-115-11-22
  
3. **ALBERT G. WOOD** requests an Administrative Permit to install 4' high split-rail fencing around the perimeter of the property adjoining First Street and King Street, and property line along north side next to vacant lot. Located: 1000 First Street, New Suffolk. SCTM# 1000-117-7-32
  
4. **CLIFFORD & KAREN CID** requests an Administrative Permit for the removal of non-native plants and fencing in the 30' Non-Disturbance Buffer area; re-vegetate with native plantings and install a split-rail fence; create a softer grade along north side of dwelling by adding 3'x22' tumbled bluestone steps; install a 315sq.ft. bluestone patio at seaward side of dwelling; install a 4'x44' bluestone path to pond; install a 3'x22' bluestone walkway along seaward southerly side of dwelling; remove 17'6"x4' balcony and stair to grade and construct new 14'x22' elevated second-floor deck and stair to grade. Located: 675 Meadow Lane, Mattituck. SCTM# 1000-115-5-7

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

1. Joseph Frohnhoefer on behalf of **MAMIE CHIANG & GORDON LAU** request a Transfer of Wetland Permit #985 from Cheryl Pagnozzi to Mamie Ciang & Gordon Lau, as issued on August 6, 1973. Located: 1450 Jockey Creek Drive, Southold. SCTM# 1000-70-5-17
  
2. Joseph Frohnhoefer on behalf of **MAMIE CHIANG & GORDON LAU** request a Transfer of Wetland Permit #1542 from Agnes Pagnozzi to Mamie Chiang & Gordon Lau, as issued on June 9, 1982. Located: 1450 Jockey Creek Drive, Southold. SCTM# 1000-70-5-17
  
3. **WEST CREEK AVENUE TRUST, c/o PETER M. TODEBUSH** requests a Transfer of Wetland Permit #1161 from Minnie Todebush to West Creek Avenue Trust, c/o Peter M. Todebush, as issued on July 12, 1976. Located: 1130 West Creek Avenue, Cutchogue. SCTM# 1000-103-13-9
  
4. En-Consultants on behalf of **NORTH FORK PROPERTY VENTURES, LLC** requests a Transfer of Wetland Permit #8990 from Ioannis Zoumas to North Fork Property Ventures, LLC, as issued on April 19, 2017; and for an Administrative Amendment to Wetland Permit #8990 to construct a 4'x12' "T" shaped section of fixed open-grate catwalk in lieu of the most seaward 4'x4' section of catwalk and 4'x6' steps at the seaward end of the dock; and to install two (2) 8" diameter tie-off pilings approximately 2 feet off north and south ends of the fixed "T". Located: 5310 Skunk Lane, Cutchogue. SCTM# 1000-138-2-15
  
5. En-Consultants on behalf of **MELANIE BELKIN** request an Administrative Amendment to Wetland Permit #8516 to install approximately 228sq.ft. of masonry patio within existing lawn area adjacent to swimming pool; and install approximately 34sq.ft. of masonry steps in-place of existing landscape steps to patio. Located: 1700 Cedar Beach Road, Southold. SCTM# 1000-89-2-4
  
6. En-Consultants on behalf of **SOUTHOLD, LLC** request an Administrative Amendment to Wetland Permit #6749 to extend the existing 4'x10' fixed open-grate catwalk and additional ±18' landward, resulting in a 4' x ±28' fixed open-grate catwalk elevated a

minimum of 18" above grade and high water. Located: 2350 Clearview Avenue, Southold. SCTM# 1000-70-10-28.3

7. Samuels & Steelman Architects on behalf of **JOSEPH & LAURA MAZZA** request an Administrative Amendment to Wetland Permit #9075 to abandon and fill existing sanitary system and install a new septic system landward of dwelling, and relocate an existing drywell to accommodate new system. Located: 280 Basin Road, Southold. SCTM# 1000-81-1-19
  
8. Patricia C. Moore, Esq. on behalf of **JOSEPH SBARRA** requests an Administrative Amendment to Wetland Permit #8921 to construct a 20'x40' in-ground swimming pool in lieu of the proposed 20'x33.5' swimming pool; and to install a grass pool patio in lieu of the 1,525sq.ft. on-grade stone patio. Located: 3200 Cox Neck Road, Mattituck. SCTM# 1000-113-8-5
  
9. **CHARLES & MARILYN SOUTHARD** requests an Administrative Amendment for the as-built docking facility consisting of three (3) 4' wide by 12" deep landward risers up to a 4'x7' section of fixed catwalk using Thru-Flow decking, to one (1) 4'x12" deep riser down to a 4'x14' section of fixed catwalk using Thru-Flow decking; 8" diameter wood pilings for the fixed catwalk; a 2'x10' adjustable aluminum and plywood ramp with railings on both sides; and a 5'x12' floating dock using Timber-Tek decking secured by two (2) 4" steel pilings. Located: 435 Bay Home Road, Southold. SCTM# 1000-56-5-22

## **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. Gary Steinfeld on behalf of **MARK D. KING** requests an Amendment to Wetland Permit #687 and Wetland Permit #993 to remove existing one-story building at dock not to be replaced; remove existing 24.4'x20.3' two-story accessory building at bulkhead, and

replace with a 24.4'x20.3' one-story accessory building to be located 12' landward of existing building; and to install a 2'x10' drywell to contain roof runoff, and in accordance with Chapter 236 of the Town Code-Stormwater Management. Located: 200 East Mill Road, Mattituck. SCTM# 1000-106-4-5

### WETLAND PERMITS:

1. J.M.O. Environmental Consulting on behalf of **KATHRYN M. PARSONS** requests a Wetland Permit to construct a 633sq.ft. detached garage (uninsulated and unheated), which will be constructed on a concrete slab at grade with a perimeter foundation to a depth of 3'6" to 4'0" below grade; install roof leaders to a proposed 100sq.ft. x 1.5' deep rain garden; remove existing ±413sq.ft. entry porch and step attached to dwelling and construct new ±103sq.ft. covered entry porch and step on piers in same location; remove ±835sq.ft. of grass and loam and install compressed gravel base and gravel driveway, and grade to a proposed 300sq.ft. x 1.5' deep rain garden for drainage; for the existing 222sq.ft. shed constructed on piers; install a construction entrance and concrete wash-out pit; and to install a continuous line of staked silt fencing which is to be maintained throughout construction. Located: 1946 Brickyard Road, Fishers Island. SCTM# 1000-10-5-2.2
  
2. Robert Barratt on behalf of **JOHN KATONA** requests a Wetland Permit to demolish existing dwelling, abandon existing sanitary and construct new two-story, single-family 2,600sq.ft. dwelling with 770sq.ft. attached garage for a 3,370sq.ft. total footprint; install new septic system landward of dwelling inside retaining wall which will maintain a grade elevation to meet S.C. Health Dept. standards; install a driveway; install gutters to leaders to drywells to contain roof runoff, and in accordance with Chapter 236 of the Town Code-Stormwater Runoff; install and perpetually maintain a 20' wide non-turf buffer along the landward edge of the wetlands; and to install a line of staked hay bales prior to and during construction. Located: 160 Inlet Lane, Greenport. SCTM# 1000-43-5-5
  
3. 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

4. Chris Rivera on behalf of **P A D FAMILY, LLC** requests a Wetland Permit to construct a two-story, single family dwelling (1,200sq.ft. footprint) on concrete foundation with flow-through vents; construct a 250sq.ft. deck with steps to ground attached to seaward side of dwelling; and construct a 66sq.ft. front entry deck with steps to ground. Located: 530 Sound Beach Drive, Mattituck. SCTM# 1000-99-1-12.1
  
5. Patricia C. Moore, Esq. on behalf of **MAUREEN & JOHN HURLEY** request a Wetland Permit to construct an 18'x73.4' addition (including 12'x15' seaward side screened porch) to existing 27.5'x73.4' one-story dwelling; install gutters to leaders to drywells to contain roof runoff, and in accordance with Chapter 236 of the Town Code-Stormwater Runoff. Located: 1535 Westview Drive, Mattituck. SCTM# 1000-107-7-10
  
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. Todd O'Connell, AIA on behalf of **LOUIS & MARY ANN PAGNUTTI** request a Wetland Permit to construct additions to the existing 896.0sq.ft. one-story dwelling with attached garage consisting of constructing a 282.5sq.ft. second-story addition over existing dwelling; proposed second-story addition over existing 448.4sq.ft. garage; existing one-story breezeway to be reconstructed into a two-story 88.2sq.ft breezeway; proposed 63.5sq.ft. front portico; construct a 101.0sq.ft rear west covered deck with balcony above; construct a 513.0sq.ft. rear east covered deck with balcony above; and to install gutters to leaders to drywells to contain roof runoff, and in accordance to Chapter 236 of the Town Code-Stormwater Management. Located: 57475 County Road 48, Greenport. SCTM# 1000-44-2-5
  
8. Chris Mohr on behalf of **ANN T. KROM** requests a Wetland Permit to repair the existing ±98 foot long cement bulkhead with ±30 foot long westerly cement return as needed in-kind and in-place; install a 39' long by 4' wide vinyl return along the easterly property line; backfill void areas with approximately 80 cubic yards of clean sand; and plant approximately 300 plugs of Cape American beach grass in disturbed and void areas. Located: 1296 Great Peconic Bay Boulevard, Laurel. SCTM# 1000-145-2-19

9. En-Consultants on behalf of **KIMOGENOR POINT COMPANY, c/o DANIEL BINGHAM, PRESIDENT** requests a Wetland Permit to repair existing clubhouse foundation, i.e. install new foundation pilings, replace porch decking, replace and/or sister existing foundation framework components (e.g. girders), and install new materials to stabilize and secure the building (e.g. hurricane straps); construct approximately 133 linear feet of mid-sill vinyl bulkhead (EL.  $\pm 4.73'$ ) around three sides of existing clubhouse and install  $\pm 34''$  untreated cap to cover bulkhead and gap between bulkhead and existing porch; install  $\pm 4'$  extension of existing bulkhead return (stepped down to EL.  $\pm 3.6'$ ) to connect to proposed mid-sill bulkhead; backfill extended return with approximately 4 cubic yards clean sandy fill and plant with *Spartina patens* (18" o.c.) to establish approximately 64sq.ft. area of high marsh; replace two sets of existing steps with two sets of  $\pm 4' \times 7'$  wood platforms (over mid-sill bulkhead) and  $\pm 2' \times 7'$  steps; remove and replace in-kind/in-place  $\pm 4' \times 5'$  section of existing dock catwalk to allow for installation of mid-sill bulkhead; place approximately 46 cubic yards clean sandy fill beneath clubhouse to raise grade to EL.  $\pm 3.6'$ ; and remove and replace in-place  $5' \times 86'$  timber footbridge using open-grate decking. Located: 50 Jackson Street, New Suffolk. SCTM# 1000-116-6-24.1
10. En-Consultants on behalf of **8100 INDIAN NECK, LLC, c/o JAN NICHOLSON** requests a Wetland Permit to temporarily raise and construct new foundation walls beneath  $\pm 16' \times 16'$ ,  $\pm 19' \times 23'$ , and  $\pm 25' \times 26'$  portions of existing one-story, single-family dwelling to remain; construct 208sq.ft. "L" shaped one-story addition and 45sq.ft. overhang within footprint of existing 330sq.ft. portion of dwelling and 294sq.ft. northerly deck to be demolished; repair and/or replace in-place as needed existing southerly  $\pm 8' \times 26'$  attached deck; construct new basement access stairs; install drainage system of leaders, gutters, and drywells to contain roof runoff, and in accordance with Chapter 236 of the Town Code-Stormwater Management; establish and perpetually maintain a 15' wide landscaped buffer along the landward edge of the top crest of bank; and install new sanitary system installed landward of Chapter 275 jurisdiction. 8100 Indian Neck Lane, Peconic. SCTM# 1000-86-7-9
11. En-Consultants on behalf of **SEAN & LESLIE OLSEN** requests a Wetland Permit to remove and replace in-place approximately 85 linear feet of existing timber bulkhead with vinyl bulkhead; incidentally dredge 5' wide area adjacent to bulkhead to a maximum depth of -4' MLW and use approximately 10 cubic yards of sand/silt spoil as backfill; reconstruct in-place existing  $4.5' \times 7'$  seaward platform attached to bulkhead and reattach existing  $2.5' \times 9'$  ramp and  $5' \times 16'$  floating dock to remain; construct an  $8' \times 20'$  on-grade, open-grate deck landward of bulkhead; and to establish and perpetually maintain a 5' wide non-turf buffer along newly constructed bulkhead. Located: 975 West Hill Road, Southold. SCTM# 1000-70-4-25

12. En-Consultants on behalf of **ELIZABETH VAN BOURGONDIEN** request a Wetland Permit to remove and replace in-place approximately 91 linear feet of existing timber bulkhead with vinyl bulkhead; incidentally dredge 5' wide area adjacent to bulkhead to a maximum depth of -4' MLW and use approximately 10 cubic yards of sand/silt spoil as backfill; and to establish and perpetually maintain a 5' wide non-turf buffer along newly constructed bulkhead. Located: 875 Hill Road, Southold. SCTM# 1000-70-4-26
13. 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**
14. 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**
15. 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**