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

**AGENDA**

**Wednesday, December 13, 2017**

**5:30PM**

CALL MEETING TO ORDER  
PLEDGE OF ALLEGIANCE

NEXT FIELD INSPECTION: Tuesday, January 9, 2018 at 8:00 AM

NEXT TRUSTEE MEETING: Wednesday, January 17, 2018 at 5:30 PM at the Main Meeting Hall

WORK SESSIONS: Friday, January 12, 2018 at 4:30 PM at the Town Hall Annex 2<sup>nd</sup> floor Board Room, and on Wednesday, January 17, 2018 at 5:00 PM at the Main Meeting Hall

ORGANIZATIONAL MEETING: Thursday, January 4, 2018 at 4:00PM in the Town Hall Annex 2<sup>nd</sup> floor Board Room

MINUTES: Approve Minutes of November 15, 2017.

- I. **MONTHLY REPORT:** The Trustees monthly report for November 2017. A check for \$7,903.26 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, December 13, 2017, are classified as Type II Actions pursuant to SEQRA Rules and Regulations, and are not subject to further review under SEQRA:

Gardiner's Bay Estates Homeowners Association – SCTM# 1000-37-4-18  
Southold Sunsets, LLC – SCTM# 1000-54-4-3  
P. M. V. Family, LLC – SCTM# 1000-99-1-38.2  
Robert & Rita Reis Wiezcorek – SCTM# 1000-53-5-8  
Joseph J. D'Angelo – SCTM# 1000-115-11-20

Lucinda Barnes – SCTM# 1000-40-1-21  
 Estate of Fred Adler – SCTM# 1000-90-3-13  
 Richard & Amy Braunstein – SCTM# 1000-114-1-7.2  
 Petrowski Living Trust, c/o Richard Petrowski – SCTM# 1000-122-3-14  
 Dimitrios & Irene Antoniadis – SCTM# 1000-15-1-4  
 Robert Rengifo & Sara Collins – SCTM# 1000-53-4-14  
 Koehler Family Limited Partnership – SCTM# 1000-115-10-1  
 Kathryn A. Campbell – SCTM# 1000-66-2-12 (Dominant) & 1000-66-2-13 (Servient)  
 7325 Nassau Point Road, LLC, c/o Jeffrey Abrams – SCTM# 1000-118-4-1  
 Robert & Patricia Elliott – SCTM# 1000-110-7-11.1

#### IV. RESOLUTIONS - ADMINISTRATIVE PERMITS:

1. **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
  
2. Michael Kimack on behalf of **ELSIE TIETJEN LIVING REVOCABLE TRUST** requests an Administrative Permit to construct a 10'x18' (180sq.ft.) second-floor open deck onto the front of the dwelling. Located: 7625 Skunk Lane, Cutchogue. SCTM# 1000-104-4-27.2
  
3. En-Consultants on behalf of **LINDA ONG SAFINA** requests an Administrative Permit to construct a 335sq.ft. wood deck and steps in place of existing 339sq.ft. deck and steps in same location, and replace existing gravel patio with planter at front of house; install pool equipment, and construct 40sq.ft. of outdoor shower enclosure in place of existing LP tank enclosure on east side of dwelling (gravel shower drain to connect to dedicated drywell); construct 3'x12' wood steps in place of existing 2'x12' wood steps at rear of dwelling; reconstruct in place 66sq.ft. portion of existing 148sq.ft. deck to be removed, remove existing pergola over deck, and construct new 10' x 17' open lattice pergola over reconstructed deck and existing gravel patio area to remain on west side of house; and remove and install various stepping stones located partially within Chapter 275 jurisdiction. Located: 2855 Cedar Beach Road, Southold. SCTM# 1000-91-1-1

4. **ARTHUR W. HAHN IV & RUSSEL W. HAHN** request an Administrative Permit for the as-built seaward side 12'x15' wooden deck. Located: 2295 Bay Shore Road, Greenport. SCTM# 1000-53-4-15

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

1. Joseph Frohnhoefer on behalf of **MAMIE CHIANG & GORDON LAU** requests 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** requests 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. Docko, Inc. on behalf of **HAY HARBOR CLUB** requests a One-Year Extension to Wetland Permit #8723 and Coastal Erosion Permit #8723C, as issued on January 20, 2016. Located: Fox Avenue, Fishers Island. SCTM# 1000-9-3-1
  
4. Creative Environmental Design on behalf of **AR AN BHA', LLC** request a Transfer of Wetland Permit #8875 from Victor and Mary Zupa to AR AN BHA', LLC, as issued on September 21, 2016. Located: 4565 Paradise Point Road, Southold. SCTM# 1000-81-1-13.1
  
5. En-Consultants on behalf of **ANTONIOS DAGOUNAKIS & MARIA SISKOS** request a Transfer of Wetland Permit #279, as issued on April 24, 1986. Located: 55585 County Road 48, Southold. SCTM# 1000-44-1-13
  
6. En-Consultants on behalf of **ANTONIOS DAGOUNAKIS & MARIA SISKOS** request a Transfer of Wetland Permit #6655 and Coastal Erosion Permit #6655C, as issued on

June 20, 2007, and Amended on November 19, 2008, and Amended again on June 24, 2009. Located: 55585 County Road 48, Southold. SCTM# 1000-44-1-13

7. Twomey, Latham, Shea, Kelly Dubin & Quartararo, LLP on behalf of **GEORGE HOCHBRUECKNER** request a Transfer of Wetland Permit #3956, as issued on October 18, 1991; and Wetland Permit #1794, as issued on February 28, 1984 from Bertram W. Walker to George Hochbrueckner. Located: 350 Macdonalds Road, Laurel. SCTM# 1000-145-4-14.1
  
8. **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; and for an Administrative Amendment to Wetland Permit #1161 for the existing 12'x12' landward deck with railings and staircase down to the fixed dock. Located: 1130 West Creek Avenue, Cutchogue. SCTM# 1000-103-13-9
  
9. **KRUPSKI FAMILY LIMITED PARTNERSHIP, c/o JOHN P. KRUPSKI, Jr.** requests an Administrative Amendment to Wetland Permit #7665 to add approximately 200 cubic yards of clean fill and plant a 5' wide non-turf vegetated buffer area along the landward side of the bulkhead. Located: 6025 Nassau Point Road, Cutchogue. SCTM# 1000-111-13-7
  
10. D.K.R. Shores Inc. on behalf of **RONALD SCHWALB** requests an Administrative Amendment to Wetland Permit #7448 to install a 15' long vinyl return extension to existing westerly return. Located: 3105 Sigsbee Road, Mattituck. SCTM# 1000-126-6-6
  
11. Patricia Moore, Esq. on behalf of **ALAN & SHARON EIDLER** requests an Administrative Amendment to Wetland Permit #8836 to allow for the fixed catwalk to be installed 4' above grade. Located: 1052 Canoe Path, Mattituck. SCTM# 1000-106-12-3.1
  
12. En-Consultants on behalf of **BEXSTOREN, LLC** requests an Administrative Amendment to Wetland Permit #8960 for the installation of pool enclosure fencing; a 712sq.ft. on-grade masonry walkway in lieu of the approved 646sq.ft. on-grade masonry walkway; 77 linear feet of 24" high stone in lieu of the approved 40 linear feet of 18" high wall off the

northeast corner of the dwelling; the addition of 28 linear feet of 15" high stone wall off the southeast corner of the dwelling; and a 177sq.ft. landward expansion of the previously approved 983sq.ft. lower deck, resulting in a proposed 1,160sq.ft. lower deck. Located: 625 Arshamomaque Avenue, Southold. SCTM# 1000-66-3-1

13. En-Consultants on behalf of **DAVID SCHULTZ** request an Administrative Amendment to Wetland Permit #8752 to raise the existing one-story, single-family dwelling 24 inches to a proposed first floor elevation of 11.1; to construct a new roof addition over the existing first story in lieu of the previously approved second-story addition, which has been eliminated; to construct a one-story rather than a two-story addition in place of the existing deck to be removed; to construct 5'x10' steps attached to the previously approved 6'x10' porch on south side of house; and to construct a 5.3'x4.5' porch with 3.5'x5' steps on east side of house. Located: 2745 Wickham Avenue, Mattituck. SCTM# 1000-139-2-3

## **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

### **AMENDMENTS:**

1. Costello Marine Contracting Corp. on behalf of **GARDINER'S BAY ESTATES HOMEOWNERS ASSOCIATION** request an Amendment to Wetland Permit #7949 to remove ±100' of remains of existing Cori-Log debris; and construct ±100 linear feet of new rock and stone retainer in-place. Located: Fox Island In Spring Pond, East Marion. SCTM# 1000-37-4-18

### **WETLAND & COASTAL EROSION PERMITS:**

1. Michael Kimack on behalf of **SOUTHOLD SUNSETS, LLC** requests a Wetland Permit and a Coastal Erosion Permit to demolish existing one-story dwelling, decks and foundation; construct on a piling system to elevate the finished floor to 16ft. elevation a proposed 957.77sq.ft. one-story, single-family dwelling with a combined 262.75sq.ft. of seaward side porch area with 7.6' wide stairs to ground, and side deck area with 4' wide stairs to ground. Located: 4200 Kenny's Road, Southold. SCTM# 1000-54-4-3

**WETLAND PERMITS:**

1. En-Consultants on behalf of **P. M. V. FAMILY, LLC** requests a Wetland Permit to demolish existing dwelling and appurtenances; construct a new two-story, single-family dwelling on a piling foundation with attached covered deck and steps; install public water service and a drainage system of leaders, gutters and drywells; perpetually maintain a 10' wide natural vegetated non-turf buffer seaward of the Coastal Erosion Hazard Area boundary; and install a new sanitary system (raised with concrete retaining walls and approximately 150 cubic yards of clean fill); and install a gravel driveway. Located: 450 Sound Beach Drive, Mattituck. SCTM# 1000-99-1-38.2
  
2. En-Consultants on behalf of **ROBERT & RITA REIS WIECZOREK** request a Wetland Permit to construct a  $\pm 14'$  (max.) by  $\pm 26'$  (max.) in-ground swimming pool, raised  $\pm 18''$  above grade with approximately 80 linear feet of "Redi-Rock" retaining wall and approximately 25 cubic yards of fill to be obtained from on-site excavation of swimming pool; install pool equipment, pool enclosure fencing, and pool drywell; replace approximately 285sq.ft. of existing impervious driveway with pervious driveway surface; and maintain naturally vegetated non-turf buffer areas within 10 feet of tidal and freshwater wetland boundaries on the property. Located: 835 Tarpon Drive, Southold. SCTM# 1000-53-5-8
  
3. Morano Expediting Service on behalf of **JOSEPH J. D'ANGELO** requests a Wetland Permit for the existing 1,946sq.ft. one-story dwelling; and to replace the existing seaward side deck with a proposed 9'8"x16' (156sq.ft.) sunroom for a total of 2,102sq.ft. dwelling. Located: 490 Lupton Point Road, Mattituck. SCTM# 1000-115-11-20
  
4. **LUCINDA BARNES** requests a Wetland Permit to remove invasive/non-native vegetation and vines within an approximate 9,000sq.ft. area landward of the top of bluff, and re-vegetate area by planting native vegetation consisting of low and high bush blueberries, beach grass, bayberry, and beach plum; and to maintain the existing access path to the beach. Located: 63875 County Road 48, Greenport. SCTM# 1000-40-1-21
  
5. Suffolk Environmental Consulting on behalf of **ESTATE OF FRED ADLER** requests a Wetland Permit to construct a 24'x40' two-story, single family dwelling with a 15'x20' attached deck on northwesterly side of dwelling; install a gravel driveway, install a sanitary system landward of dwelling; and connect to public water. Located: 415 Lakeside Drive, Southold. SCTM# 1000-90-3-13

6. Jeffrey Patanjo on behalf of **RICHARD & AMY BRAUNSTEIN** requests a Wetland Permit to install 90 linear feet of Coir Log stabilization with associated native plantings; installation of 12 linear feet of interlocking rip-rap along shoreline under existing fixed dock; installation of four (4) 8" diameter cca treated piles on landward end of existing fixed dock; installation of 4'x4' stairs for beach access off of dock; and to install one (1) additional 6'x20' floating dock fastened onto the 6' wide northeasterly section of existing 6'x20' floating dock and piles with existing outer tie-off pile to be used as a float securing pile. Located: 1885 Home Pike, Mattituck. SCTM# 1000-114-1-7.2
  
7. L. K. McLean Associates, P.C. on behalf of **PETROWSKI LIVING TRUST, c/o RICHARD PETROWSKI** requests a Wetland Permit to remove 92.4' of existing wood bulkhead and install in-place a new vinyl bulkhead with dead-man system; install and perpetually maintain a 15' wide non-turf buffer along the landward edge of the bulkhead; and to restore any other disturbed areas using top soil and grass seed. Located: 235 East Legion Avenue, Mattituck. SCTM# 1000-122-3-14
  
8. Patricia Moore, Esq. on behalf of **DIMITRIOS & IRENE ANTONIADIS** requests a Wetland Permit for the existing 1,982.3 sq.ft. dwelling; to construct a 20.5'x25' second floor addition over the existing west side 16'x24.2' first floor section of the dwelling; construct a 4.5'x28.5' covered porch onto west side of dwelling; and for the 985sq.ft. of existing seaward side decking with steps to ground. Located: 3300 North Sea Drive, Orient. SCTM# 1000-15-1-4
  
9. Patricia Moore, Esq. on behalf of **ROBERT RENGIFO & SARA COLLINS** request a Wetland Permit to demolish existing dwelling, wood deck, and abandon/remove existing sanitary system; construct new dwelling with attached decks within a 38'x60' footprint; new 11'9"x14'2" pervious staircase to ground using thru-flow decking; construct a 19'5"x27'6" pergola structure of roof of dwelling; install new sanitary system landward of dwelling; install gutters to leaders to drywells, and in accordance with Chapter 236 of the Town Code-Stormwater Management; construct new permeable driveway landward of dwelling; install subsurface water and electric surfaces; and for the existing 75' wide Redi-Rock block retaining wall. Located: 2175 Bay Shore Road, Greenport. SCTM# 1000-53-4-14
  
10. McCarthy Management, Inc. on behalf of **KOEHLER FAMILY LIMITED PARTNERSHIP** requests a Wetland Permit for an access easement along the property line between Proposed Lots 2 and 3 consisting of clearing a 10' wide access easement from the top of

the bluff down to a 20'x20' easement area against the edge of bank. Located: 4180 New Suffolk Avenue, Mattituck. SCTM# 1000-115-10-1

11. Eileen Powers on behalf of **KATHRYN A. CAMPBELL** requests a Wetland Permit to rehabilitate and upgrade an existing driveway located within an easement by installing a  $\pm 85$  linear foot long by 2' high (maximum) retaining wall with a top of wall elevation at 5.20 along the seaward edge of driveway; along landward edge of driveway install 50 linear feet of 8" diameter perforated corrugated polyethylene pipe with an area drain at westerly end, 25 linear feet of 8" diameter perforated corrugated polyethylene pipe with an area drain at easterly end, and an area drain installed in between the two pipes in order to contain storm water runoff along the driveway; and fill and resurface driveway in-kind while providing a minimum 10' drive width throughout using clean gravel; and to install and maintain a line of hay bales and/or silt fencing along the limits of disturbance area during construction. Located: 570 Hippodrome Drive & 500 Hippodrome Drive 10' wide Right of Way, Southold. SCTM# 1000-66-2-12 (Dominant) & 1000-66-2-13 (Servient)
  
12. Creative Environmental Design on behalf of **7325 NASSAU POINT ROAD, LLC, c/o JEFFREY ABRAMS** requests a Wetland Permit to stabilize the bluff by creating less of a grade pitch on the slope in order to allow for better erosion control; install three (3) to four (4) rows of staked Coir Logs along each of the northerly and southerly sides of bluff; place 60 cubic yards of sandy loam throughout the slope; install jute matting and vegetate disturbed areas using Cape American beach grass planted 6/8" on center. Located: 7325 Nassau Point Road, Cutchogue. SCTM# 1000-118-4-1
  
13. Creative Environmental Design on behalf of **ROBERT & PATRICIA ELLIOTT** requests a Wetland Permit to stabilize the bluff by creating less of a grade pitch on the slope in order to allow for better erosion control; add approximately 20 cubic yards of sandy loam fill along bluff; install three (3) to four (4) rows of staked Coir Logs across the width of the property; and to remove non-native plants and replace with native vegetation. Located: 275 West Road, Cutchogue. SCTM# 1000-110-7-11.1
  
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. 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**