BOARD OF TOWN TRUSTEES
TOWN OF SOUTHOLD

WORK SESSION & PUBLIC HEARINGS
WEDNESDAY, AUGUST 18, 2021 at 5:00PM & 5:30PM
TOWN HALL MAIN MEETING HALL AND VIA A ZOOM ONLINE PLATFORM

A Regular Work Session and Public Board Hearings of the SOUTHOLD TOWN BOARD OF TRUSTEES will be held on Wednesday, August 18, 2021 with the Work Session beginning at 5:00PM and Public Hearings beginning at 5:30PM.

The public is invited to attend the meetings either in person or virtually via the Zoom online platform. Masks are still required for members of the public who are not fully vaccinated.

Written comments may also be submitted via email to the Trustees Clerks at elizabethc@southoldtownny.gov and diane.disalvo@town.southold.ny.us. Said comments will be considered at the public hearing provided that they are submitted no later than 12:00 P.M. (Prevailing Time) on the day of the public hearing.

The public will have access to view and listen to the meeting as it is happening via Zoom. If you do not have access to a computer or smartphone, there is an option to listen in via telephone.

Further details about how to tune in to the meeting are on the Town’s website at https://www.southoldtownny.gov/calendar or call the Board of Trustees office at (631) 765-1892 Monday through Friday between the hours of 8:00AM – 4:00PM.

Options for public attendance:
- Online at the website zoom.us, click on “join a meeting” and enter the information below.
  Zoom Meeting ID: 864 5302 1568
  Password: 252444
- Telephone:
  Call 1(646) 558-8656
  Enter Meeting ID and Password when prompted (same as above).
  In order to “request to speak” when the application you are interested in has begun, please press *9 on your phone and wait for someone to acknowledge your request.
  When prompted to unmute your phone press *6.

To view the application files please visit: https://www.southoldtownny.gov. At the bottom of the picture on the main screen click on the second button from the right “Town Records, Weblink/Laserfiche”; go to bottom of page and click on “pg. 2”; click on “Trustees” folder; click on “Applications”; click on “Pending”; all files are listed by name in alphabetical order. Click on the name of the application to view the file.
BOARD OF TOWN TRUSTEES
TOWN OF SOUTHOLD

PUBLIC HEARING AGENDA
WEDNESDAY, AUGUST 18, 2021 at 5:30PM
TOWN HALL MAIN MEETING HALL AND VIA A ZOOM BASED WEBINAR

CALL MEETING TO ORDER
PLEDGE OF ALLEGIANCE

I. NEXT FIELD INSPECTION: Wednesday, September 8, 2021 at 8:00 AM.

II. NEXT TRUSTEE MEETING: Wednesday, September 15, 2021 at 5:30 PM at the Town Hall Main Meeting Hall.

III. WORK SESSIONS: Monday, September 13, 2021 at 5:00PM at the Town Hall Annex 2nd floor Executive Conference Room and via Zoom online platform; and on Wednesday, September 15, 2021 at 5:00PM in the Town Hall Main Meeting Hall and via Zoom online platform.


V. MONTHLY REPORT: The Trustees monthly report for July 2021. A check for $10,589.26 was forwarded to the Supervisor's Office for the General Fund.

VI. PUBLIC NOTICES: Public Notices are posted on the Town Clerk’s Bulletin Board for review.

VII. 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 XV Public Hearings Section of the Trustee agenda dated Wednesday, July 14, 2021 are classified as Type II Actions pursuant to SEQRA Rules and Regulations, and are not subject to further review under SEQRA:

Stephen & Karen Cubells – SCTM# 1000-144-4-5
Vincent Fischetti – SCTM# 1000-86-5-6
Kevin Keyser – SCTM# 1000-107-3-11.5
Estate of Theodore A. Ehren, c/o Stephen Gutleber, Executor – SCTM# 1000-78-2-18.4
James & Nancy Clous – SCTM# 1000-53-6-18
James Lubin – SCTM# 1000-86-2-2
Neil T. & Amy McGoldrick – SCTM# 1000-116-4-16.4
New Suffolk Properties, LLC/New Suffolk Marina, LLC – SCTM# 1000-117-5-29.1
Mary Ann Howkins – SCTM# 1000-86-2-7
X. **RESOLUTIONS - ADMINISTRATIVE PERMITS:**

1. **BRIAN & BARBARA NOLL** request an Administrative Permit for the as-built removal of one (1) dead tree, to prune trees. Located: 450 Maple Avenue, Mattituck. SCTM#: 1000-107-3-4.1

2. Michael A. Kimack on behalf of **STEVEN ISRAEL & CARA LONGWORTH** requests 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, as needed (6,120sq.ft. +/-). Located: 1100 Beachwood Lane, Southold. SCTM#: 1000-70-10-60

3. **GLENN KOOPERSMITH & EVA GREEN KOOPERSMITH** request an Administrative Permit to install a 4’ high black wire fence around backyard and in left front of house install a 4’ high picket fence with a double gate; install an above ground hot tub on an 80” x 93” cement slab. Located: 1630 Beebe Drive, Cutchogue. SCTM#: 1000-103-3-18

4. **PATRICK DI LOLLO** requests an Administrative Permit for an as-built deck which extends 18’ 2” northerly off of the house and is 34’ 2” wide. On the north side of the deck there is an 18’ wide step/staircase which is two steps, three risers to grade. On the west side of the deck there is a 4’-6” wide staircase, 2 steps and 3 risers to grade. The deck is topped with brown trex decking and white PVC railings. Located: 870 Inlet Lane, Greenport. SCTM#: 1000-43-2-8.1

5. **LEILA ERHARDT & PAMELA SACHER** request an Administrative Permit for an as-built 8’x3’9” outdoor shower. Located: 775 Mill Creek Drive, Southold. SCTM#: 1000-135-3-35.1

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

1. **NORTH FORK LENDING, LLC c/o EUGENE BURGER** requests a One (1) Year Extension to Wetland Permit #9547, as issued on September 18, 2019. Located: 64600 Main Road, Southold. SCTM#: 1000-56-7-4.1
2. **DOUGLAS CARLEN** requests a One (1) Year Extension to Wetland Permit #6064, as issued on January 19, 2005 and Amended on August 14, 2019 and Amended again on June 16, 2021. Located: 5550 New Suffolk Avenue, Mattituck. SCTM#: 1000-115-10-5

3. Frank W. Uellendahl on behalf of **SUSAN & TIMOTHY MILANO** requests a One (1) Year Extension to Wetland Permit #9519, as issued on August 14, 2019 and for an Administrative Amendment to Wetland Permit #9519 as follows: The Town Building Department deems the existing dwelling to be a demolition; the existing 366 SF 1-story portion of the dwelling to be demolished and replaced with a 214 SF 2-story addition in lieu of a 171 SF 1-story addition. The 36” cantilevered portion of the structure will not create any ground disturbance within the 25’ CEHL; the 763 SF garage and the attached 150 SF greenhouse will be reduced to a 728 SF garage and a 56 SF greenhouse bump-out; the proposed 195 SF balcony cantilevering off the proposed north facing living room will NOT be executed and instead replaced with a ca. 180 SF (4’x44’) paved walkway at grade; an additional ca. 300 SF (7’x43’) paved walkway is proposed on the south side of living room connecting garage with kitchen; an additional ca. 1,220 SF (dimension as per site plan) paved patio is proposed along northwest side of dwelling, encompassing the hot tub and pool and front entry; there are two landscaped gardens proposed between hot tub and pool, no border walls are proposed. The proposed 40’x20’ in-ground swimming pool will be increased in length landward to be 50’x20’, holding on to the 74’ distance to the top of the bluff. Located: 745 Aquaview Avenue, East Marion. SCTM#: 1000-21-2-9

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

1. **JENNIFER McGREEVY** requests a Mooring Permit for a mooring in Richmond Creek for a 14’ motor boat, replacing Mooring #968. Access: Public

2. **JENNIFER LYNN WALLING** requests a Mooring Permit for a mooring in Broadwaters Cove for a 21’ outboard motor boat, replacing Mooring BC#1. Access: Public

XV. **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.
AMENDMENTS:

1. **ROBERT STRONG & JOAN VITALE STRONG** requests an Amendment to Wetland Permit #9805 to relocate the proposed pool and pool patio back to the originally proposed location which is further seaward in lieu of the currently approved location. Located: 750 Lupton Point Road, Mattituck. SCTM# 1000-115-11-18.1

2. Patricia Moore, Esq. on behalf of **SAM ORLOFSKY** requests an Amendment to Wetland Permit# 9638 and Coastal Erosion Permit #9638C for the restoration and revegetation of a 12'x80' area on bluff due to work on bluff; all disturbed areas to be planted with Cape American beach grass plugs at 12” o.c. with an additional 65 cubic yards of clean fill to restore area; proposed installation of coir logs (@ 107') with 20 cubic yards of clean fill at the top of the bluff; plant with native vegetation and graded landward of existing bluff to direct all drainage to proposed drywells; existing bluff staircase will be cut back to new grade and 4’ platform from end of stairs to level ground, as needed; proposed drywell to capture roof runoff and surface runoff prior to reaching top of bluff and running over bluff; restore hedgerow on east and west property lines; construct egress basement window (30” wide x 48” deep) to existing foundation to comply with building code; reconstruct existing raised patio to original dimensions (14’x25’) and (8’x8’), and resurface with new IPE decking. Located: 18575 Soundview Avenue, Southold. SCTM# 1000-51-1-12

WETLAND PERMITS:

1. **ANNETTE CAMPBELL** requests a Wetland Permit for the as-built reconstruction of existing previously permitted 180’ long by 2 ½’ wide fixed catwalk with 60 new posts. Located: 1185 Fleetwood Road, Cutchogue. SCTM# 1000-137-4-27

2. Stromski Architecture, P.C. on behalf of **STICKS & STONES OUTDOORS, LLC** requests a Wetland Permit to construct a 1,302sq.ft. masonry patio with a 448sq.ft pool within the masonry patio; existing 20’x12’6” wood deck to remain; construct an approximately 210sq.ft. addition on north side of existing dwelling; demolish existing detached garage; construct a proposed 730sq.ft. attached garage on north side of dwelling with bonus space above; and to install a proposed 975sq.ft. asphalt driveway. Located: 3995 Wells Avenue, Southold. SCTM# 1000-70-4-1

3. **FRANK & ANTOINETTE NOTARO** request a Wetland Permit to construct a 20’x40’x7’ deep in-ground swimming pool with 800sq.ft. of on-grade slate pool surround patio; one
8' diameter catch basin for pool; and install 188 linear feet of 4' high pool enclosure fencing with two self-latching gates. Located: 625 Calves Neck Road, Southold. SCTM# 1000-63-7-30.1

4. Sylwia Ner Karas of Nelson, Pope, Voorhis on behalf of STEPHEN & KAREN CUBELLS requests a Wetland Permit to demolish existing one-story dwelling and construct a new two-story, single-family dwelling in its place; renovate and expand a one-story cottage from 34.5'x10.5' to 34.5'x22.1'; construct a 16'x36' in-ground swimming pool with 48'x59.8' patio; and adjustments to grades using approximately 431 cubic yards of clean fill over an 11,653.7 sq. ft. area; and to revegetate approximately 1,314 sq. ft. of cleared area adjacent to tidal wetland areas. Located: 2475 Bay Avenue, Mattituck. SCTM# 1000-144-4-5

5. Ural Talgal on behalf of MICHAEL KATZ & MELISSA KATZ AS TRUSTEES OF THE MELISSA KATZ REVOCABLE TRUST requests a Wetland Permit for the renovation of existing 1,861 sq. ft. one-story dwelling consisting of: removing first floor 12 sq. ft. waterside bay window; construct a 13 sq. ft. new first floor addition on waterside; existing 1,694 sq. ft. basement with grade access two-car garage, below dwelling to remain; new 1,810 sq. ft. second floor addition over existing first floor dwelling; proposed new two-story 116 sq. ft. landward side addition; proposed new 260 sq. ft. covered entry porch and exterior stairs on landward side; proposed new 52 sq. ft. entry deck on waterside; remove existing 250 sq. ft. entry stairs and patio on landward side; existing 16 sq. ft. masonry stairs on south side to be removed; existing 1,015 sq. ft. waterside deck adjacent to dwelling to remain; proposed new 64 sq. ft. hot tub built into existing waterside deck adjacent to dwelling; existing 62 sq. ft. wood steps from top of slope at waterside of dwelling to deck structure adjacent to existing bulkhead to remain; existing 329 sq. ft. deck structure at top of existing bulkhead to remain; existing 39 sq. ft. beach stairs from top of existing bulkhead to beach to remain; proposed new 15 sq. ft., 20 kw generator on south side of dwelling; existing 383 sq. ft. patio on south side of dwelling to remain; proposed new 200 sq. ft. exterior ramp on grade to existing landward side of dwelling; existing 33 linear foot long retaining wall on landward side of dwelling, north side to remain; install a proposed new sanitary system, located at landward side of dwelling, north side of property; and existing gravel driveway to remain. Located: 8045 Nassau Point Road, Cutchogue. SCTM# 1000-118-4-8

6. Suffolk Environmental Consulting, Inc. on behalf of VINCENT FISCHETTI requests a Wetland Permit for the as-built 300.0 sq. ft raised slate patio on the southeasterly side of the existing dwelling; as-built ±40.0 linear feet at maximum height of 2.0' slate wall located along the seaward side of the raised slate patio; as-built reconfigured/expanded ±740.0 sq. ft. slate patio at grade in sand; as-built 33.0 sq. ft. slate steps; as-built 6.6’x6.9’ spa; as-built northeasterly 428.4 sq. ft. slate patio in sand; as-built 102.0’x2.0’ (40 sq. ft.) northeasterly slate squares walkway in sand; as-built 30.5 linear feet at a maximum height of 0.5' slate wall; as-built two (2) 25.0' long at a maximum height of 4.0' sections
of white picket fencing; and for a proposed 660.0sq.ft. garage addition. Located: 650 Spring Lane, Peconic. SCTM# 1000-86-5-6

7. Patricia Moore, Esq. on behalf of KEVIN KEYSER requests a Wetland Permit to construct a 12'x50' swimming pool with a pool patio around pool (17'x64.5' total); 4' high pool enclosure fencing; finish installing a new 30'x20' pervious brick patio (replacing old brick patio); a proposed 4'x12.6' path to water; and install a 6' high fence enclosure with two gates at entrance (each gate 12.5'x4' high). Located: 1356 Grand Avenue, Mattituck. STM# 1000-107-3-11.5

8. Patricia Moore, Esq. on behalf of ESTATE OF THEODORE A. EIRING, c/o STEPHEN GUTLEBER, EXECUTOR requests a Wetland Permit to construct a proposed 1,840sq.ft. dwelling with attached 320sq.ft. garage, 224sq.ft. front deck, and 536sq.ft. back deck; install a proposed 14'x35' gravel driveway; install a proposed I/A sanitary system in front yard; add gutters to leaders to drywells to contain roof runoff; establish and perpetually maintain a 40' wide non-disturbance buffer along the landward edge of wetlands with a 4' wide wood chip path to the water; and to install a line of silt fencing during construction. Located: 4077 Main Bayview Road, Southold. SCTM# 1000-78-2-18.4

9. Michael Kimack on behalf of JAMES & NANCY CLOUS requests a Wetland Permit to demolish existing 1,479.5sq.ft. dwelling and foundation, and back fill with approximately 400 cubic yards of fill; construct a proposed new foundation and 1,971.3sq.ft two-story dwelling with a 113.5sq.ft front porch, a 20sq.ft. south landing, and 15.7sq.ft. north landing; install 35sq.ft. bilco door to basement; install a OWTS system; and install gutters to leaders to drywells to contain roof runoff. Located: 3805 Bay Shore Road, Greenport. SCTM# 1000-53-6-18

10. David Bergen on behalf of NEIL T. & AMY McGOLDRICK requests a Wetland Permit to replace in place existing ±162 feet of bulkhead; existing ±68 feet of jetty; existing ±12 foot northern return and associated ±10 foot return with reclamation dredging to a depth of 4' along bulkhead on western side of entrance into Halls Creek. Located: 1671 Meadow Beach Lane, Mattituck. SCTM# 1000-116-4-16.4

11. David Bergen on behalf of NEW SUFFOLK PROPERTIES, LLC/NEW SUFFOLK MARINA, LLC requests a Wetland Permit to remove existing approximately 120' of
failing retaining wall and bulkhead plus associated 12’ western return and 10’ eastern return; replace in place with a new vinyl bulkhead and vinyl returns, and raised nor more than 18” higher than existing with fall protection barrier; associated 10’ eastern return to be below grade; existing catwalk and ramp to remain; reclamation dredge an area in front of new bulkhead (approx. 13 cubic yards); remove eastern travel lift retaining wall and bulkhead and replace eastern travel lift retaining wall and bulkhead in place with vinyl retaining wall and bulkhead; remove and replace pilings and timber support structure for eastern travel lift in place; existing steel travel lift I-beam to remain; dredge travel lift pit to depth of 6’ Mean Low Tide and use material (approx. 40 cubic yards) to backfill behind new bulkheads on site. Located: 6775 New Suffolk Road, New Suffolk. SCTM# 1000-117-5-29.1

12. Eric Martz on behalf of MARY ANN HOWKINS requests a Wetland Permit to replant, revegetate and maintain the property post construction within preexisting established lawn area consisting of post construction soil remediation to a depth of 3"-6" in previous established lawn area; lay sod/grass seed in preexisting established lawn area; plant evergreen deciduous mix of plantings around home, deck and path; install irrigation for lawn and plantings; and to remove invasive plants (i.e. poison ivy, etc.), from bank between established lawn area and tidal wetland boundary, and revegetate with approved native plants. Located: 3245 Wells Road, Peconic. SCTM# 1000-86-2-7

13. Eastern End Pools, Inc. on behalf of MARK ALBERICI requests a Wetland Permit to install a 16'x26' gunite swimming pool with 12" bluestone coping and raised patio off shallow end (10'x18'), and raised patio off deep end (5'x18'), total patio approximately 270.0sq.ft. Located: 115 East Side Avenue, Mattituck. SCTM# 1000-99-3-19

14. Quiet Man Studio on behalf of JAMES LUBIN requests a Wetland Permit for the existing dwelling with a 1,705sq.ft. footprint, existing attached 678sq.ft. garage, existing 21sq.ft. front entry deck to be removed, and existing 325sq.ft. rear deck to be removed for a total of 2,729sq.ft. of existing structures; construct onto existing dwelling a 14'9"x38'2" (562sq.ft.) rear screen porch; construct a 23'3"x7'8" (178sq.ft.) rear covered porch/deck; construct a 10'0"x38'1" (380sq.ft.) front covered porch; construct a 4'x6' (24sq.ft.) outdoor shower; construct a 12'x7'5" (89sq.ft.) second floor balcony for a total lot coverage of 3,572sq.ft. Located: 2765 Wells Road, Peconic. SCTM# 1000-86-2-2 POSTPONED

15. Jeffrey Patanjo on behalf of D. CANNIZZARO QRPT & B. MILTAKIS QRPT, c/o JOHN MILTAKIS, TRUSTEE requests a Wetland Permit to dredge a total of 40 cubic yards of spoils surrounding existing floating dock to a depth of 4’ below mean low water and placement into sealed containers and delivered to an approved upland landfill. Located: 1460 Strohson Road, Cutchogue. SCTM# 1000-103-10-29.1 POSTPONED

Page 8 of 10
16. DANIELLA C. RAVN & STEPHEN E. RAVN requests a Wetland Permit to construct a 40'x20' in-ground swimming pool with a pool drywell; proposed 63'x30' surrounding pool patio; proposed 20'x14' cabana with outdoor shower; 73'x40' pool enclosure fencing; a proposed 50'x40' garden area enclosed by 8' high deer fencing; and proposed 3' high, 1-rail board fence will be located along the property lines adjacent to neighbor's property. Located: 625 Wells Road, Peconic. SCTM# 1000-75-6-3.3
POSTPONED

17. Louis Cagianone on behalf of DARCY GAZZA requests a Wetland Permit to remove existing catwalk and construct a new 4'x138' catwalk; 3'x14' adjustable ramp; and 6'x20' floating dock. Located: 1500 Beebe Drive, Cutchogue. SCTM# 1000-103-3-4
POSTPONED

18. Costello Marine Contracting Corp. on behalf of JOSEPH & MARY ELLEN LOGIUDICE request a Wetland Permit to construct a 4'x40' landward ramp onto a 4'x110' fixed dock with a 4'x40' "L" section at seaward end; construct a 4'x40' lower platform with a 5'x4' access platform and a 4'x16' ramp; install three (3) two-pile dolphins; and proved water and electrical service to dock. Located: 10995 North Bayview Road, Southold. SCTM# 1000-79-5-20.14
POSTPONED

19. Michael Kimack on behalf of TIMOTHY J. & GINAMARIE STUMP requests a Wetland Permit to construct approximately 315 linear feet of hybrid low sill bulkhead; backfill with approximately 100 cubic yards of course clean sand just below lowered sheathing; maintain approximately 2 ½ to 1 slope from top of sloughed bank and then flat to bulkhead; install approximately 3,200 sq.ft. of filter fabric over disturbed area and fasten with 8" galvanized pins; plant Spartina alterniflora to high water mark and then Spartina patens to undisturbed line @ one (1) foot on-center (+3,200 plants). Located: 2200 Minnehaha Boulevard, Southold. SCTM# 1000-87-3-61
POSTPONED

20. Michael Kimack on behalf of JANICE HILLMAN SHYLES a/k/a JANICE HILLMAN REVOCABLE TRUST requests a Wetland Permit to construct a 4'x18' walkway with a staircase consisting of three (3) treads and four (4) risers with Thru-Flow decking (72 sq.ft.), connected to a 4'x24' fixed dock with Thru-Flow decking (96 sq.ft.), 168 sq.ft. total; and to install 14 - 8" diameter pilings. Located: 8340 Main Bayview Road, Southold. SCTM# 1000-87-5-23.2
POSTPONED

21. Michael Kimack on behalf of MARIA H. PILE requests a Wetland Permit to construct a 36.0'x34.7' (1,249.2 sq.ft.) two-story dwelling on foundation in accordance with FEMA standards for a AE zone; and a pervious driveway. Located: 420 Lake Drive, Southold. SCTM# 1000-59-1-21.2
POSTPONED
22. Jeffrey Patanjo on behalf of **GARY MANGUS & MIRIAM MEYERS** requests a Wetland Permit to install a 6'x20' floating dock accessed by a 3'x20' ramp with railing built directly off existing bulkhead; ramp and dock deck are to be “ThruFlow” or equal to allow light penetration; install electric to the dock; dredge 25-27 cubic yards of silt to provide 30" minimum to marine bottom for float and boat; angle of repose from proposed marine bottom to existing marine bottom to be 3:1 min.; and spoils to be deposited and contained inside bulkhead for dewatering. Located: 1295 Island View Lane, Greenport. SCTM# 1000-57-2-16
POSTPONED

23. Jeffrey Patanjo on behalf of **WILLIAM F. GRELLA & GARY OSBORNE** requests a Wetland Permit to construct a proposed 110' long by 4' wide fixed dock with un-treated decking and removal and replacement of existing timber jetties with new vinyl in same location as existing (one 36 linear feet, one 37 linear feet, and one 49 linear feet in length). Located: 1200 First Street, New Suffolk. SCTM# 1000-117-7-30
POSTPONED

24. Costello Marine Contracting Corp. on behalf of **JOSEPH & CAROLYN FERRARA** requests a Wetland Permit to construct a 3'x36' fixed dock. Located: 185 Osprey Nest Road, Greenport. SCTM# 1000-35-7-1
POSTPONED