

# TOWN OF SOUTHAMPTON

Department of Land Management  
Town Conservation Board  
116 HAMPTON ROAD  
SOUTHAMPTON, NY 11968



HARRY S. LUDLOW  
CHAIRPERSON

Phone: (631) 287-5710  
Fax: (631) 287-5706

JAY SCHNEIDERMAN  
TOWN SUPERVISOR

*Harry S. Ludlow, Chairman*

*George J Heine, Vice- Chairman  
Jeremiah P. Collins  
Anne Hickey Algieri*

*Thomas Rickenbach, Secretary  
Sunshine Gumbs  
Michael Tessitore*

## Meeting Minutes of May 12, 2021

BOARD MEMBERS PRESENT: Harry S. Ludlow, Chairman  
George J. Heine, Vice-Chairman  
Thomas Rickenbach  
Michael Tessitore  
Anne Hickey Algieri  
Jeremiah Collins

ABSENT: Sunshine Gumbs

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst  
Kelly Doyle, Assistant Town Attorney  
Korrina Goree, Conservation Board Secretary  
Diane Ardolino  
Susanna Herrmann, En-Consultants, Inc.  
Annalee Wilson

*The meeting was called to order at approximately 6:00 PM by Chairman Ludlow.*

### Approval of the Minutes April 28, 2021:

*A motion was made by and seconded by to approve the minutes of April 28, 2021.  
The motion was approved by a 6-0 vote.*

### Advisory Reports

#### Section 292-39B Referral

**Fisher Organization, Subdivision** 1490 Flanders Road, Flanders 900-149-2-40.1 MT  
*Mr. Shea presented. A motion was made by Mr. Rickenbach and seconded by Mr. Heine to send comments to the Planning Board.  
The motion was approved by a 6-0 vote.*

### Advisory Reports

#### Planning Board:

**Burke, Subdivision- Pre-Application** 3310 Noyack Road, Noyac 900-14-1-66.5 GH  
*Mr. Shea presented. A motion was made by Mr. Rickenbach and seconded by Mr. Heine to send comments to the Planning Board.  
The motion was approved by a 6-0 vote.*

**890 Scuttle Hole Road, Subdivision- Application** 890 Scuttle Hole Road, 625, 651, 900-049-1-8.06,  
673 Noyack Path 8.07, 8.08, 8.09,  
& landlocked parcel, Bridgehampton 8.10 & 8.11 HL

*Mr. Shea presented. A motion was made by Mr. Rickenbach and seconded by Ms. Algieri to send comments to the Planning Board. The motion was approved by a 6-0 vote.*

**ZBA:**

**80 Cobb Owner, LLC. 80 Cobb Isle Road, Water Mill 900-160-3-18 HL**  
*Mr. Shea presented. A motion was made by Mr. Rickenbach and seconded by Ms. Algieri to send comments to the Zoning Board. The motion was approved by a 6-0 vote.*

**Ralph and Mia Petrillo 9 East Beach Drive, North Sea 900-42-1-19.1 TR**  
*Mr. Shea presented. A motion was made by Mr. Rickenbach and seconded by Mr. Collins to send comments to the Zoning Board. The motion was approved by a 6-0 vote.*

**Administrative Wetland Permits**

WAP21024 Squires Estates, LLC.  
WAP21028 Kenneth and Debra Kawaller  
WAP21034 Cow Neck Preserve, LLC.  
WAP21032 Justin Matters and Jacqueline Mattera  
WAP21033 Toby Rex, LLC  
WAP21035 Budd Goldman and Jane Goldman Real Estate Trust  
WAP21036 Chris Mead  
WAP20059 Ari Benjamin  
WAR200047 95 Inlet Road West, LLC.  
WAT200020 14 Kayaks LLC., c/o Kenneth Musen, Manager  
WAT200021 Eric Hagerman

**Resolution of Conditional Approval**

**CB1400035 River Rock Structured Capital, LLC 186 Crescent Ave, Water Mill 900-115-1-8 HL**  
*A motion was made by Mr. Heine and seconded by Mr. Rickenbach to issue a wetland permit. The motion was approved by a 5-0 vote. Mr. Tessitore disapproved.*

**Preliminary Review – SEQRA Determination**

**A021007 Anthony Guarraci 30 Port Street, Flanders 900-142-1-8.4 MT**  
*Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action. Such report recommended that the public hearing requirement be waived. A motion was made by Mr. Heine and seconded by Ms. Algieri to waive the public hearing. The motion was approved by a 6-0 vote.*

**A021037 Beachmont Partners, LLC. 47 Homans Avenue, Quiogue 900-383-1-27 JC**  
*Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action. Such report recommended that the public hearing requirement be waived. A motion was made by Mr. Heine and seconded by Ms. Algieri to waive the public hearing. The motion was approved by a 6-0 vote.*

**A021042 Fisher Organization, LLC. 326 Royal Avenue, Flanders 900-123-1-68 MT**  
*Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action. Such report recommended that the public hearing requirement be waived. A motion was made by Mr. Heine and seconded by Ms. Algieri to waive the public hearing. The motion was approved by a 6-0 vote.*

**A020049 John J. Suydam and Mary T. Suydam 35 Peconic Avenue, Noyac 900-3-1-16.1 GH**  
*Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as an Unlisted action. Such report recommended that a public hearing be held. A motion was made by Mr. Heine and seconded by Mr. Tessitore to schedule a public hearing for June 23, 2021. The motion was approved by a 6-0 vote.*

**Public Hearings**

**A019099** Michael McLarney and Emily McLarney 2268 Deerfield Road, Noyac 900-029-03-6.1 GH  
The applicant requests adjournment to June 23, 2021. A motion was made by Mr. Rickenbach and seconded by Mr. Tessitore, to close the public hearing; to deem the application withdrawn, and to require that the applicant file a new Conservation Board Wetland Permit Application. The motion was approved by a 6-0 vote.

**A019100** The Colonel's Way, LLC. 55 Fish Cove Road, North Sea 900-60-3-14.2 TR  
Ms. Herrmann spoke on behalf of herself. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. A motion was made by Mr. Rickenbach and seconded by Ms. Algieri to close the public hearing. The motion was approved by a 6-0 vote.  
A separate audio recording is available for this hearing.

**A020028** Erika Wehmeier 151 Seascape Lane, Village of Sagaponack 908-08-01-26 HL  
The applicant requests adjournment to July 14, 2021. A motion was made by Mr. Heine and seconded by Mr. Rickenbach, to adjourn the public hearing to July 14, 2021. The motion was approved by a 6-0 vote.

**A020037** Michael Nardy 111 Shore Road, North Sea 900-76-02-13 TR  
The applicant requests adjournment to July 28, 2021. A motion was made by Mr. Heine and seconded by Mr. Rickenbach, to adjourn the public hearing to July 28, 2021. The motion was approved by a 6-0 vote.

**A020038** Diane Ardolino 160 Point Road, Flanders 900-121-1-10.1 MT  
Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Ms. Ardolino spoke on behalf of herself. Ms. Wilson spoke on behalf of herself. A motion was made by Mr. Heine and seconded by Mr. Tessitore to close the public hearing. A separate audio recording is available for this hearing.

**Discussion – Wetland Permit Modification Application**

**CB18051** Michael Tessitore 61 Old Country Road, East Quogue 900-316-01-41.1 AA  
Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Mr. Tessitore spoke on behalf of himself.

**Adjournment of Meeting:**

A motion was made by Ms. Algieri and seconded by Mr. Heine to adjourn the meeting. The motion was approved by a 6-0 vote.  
The meeting ended at approximately 8:00 pm.

---

Harry S. Ludlow, Chairman