

# TOWN OF SOUTHAMPTON

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

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



HARRY S. LUDLOW  
CHAIRPERSON

JAY SCHNEIDERMAN  
TOWN SUPERVISOR

*Harry S. Ludlow, Chairman*

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

*Thomas Rickenbach, Secretary  
Sunshine Gumbs  
Thomas Florio*

## Meeting Minutes of July 14, 2021

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

ABSENT: Sunshine Gumbs

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst  
James Burke, Town Attorney  
Kelly Doyle, Assistant Town Attorney  
Korrina Goree, Conservation Board Secretary  
Theresa Masin, Senior Environmental Analyst  
Charles Bowman, Land Use Environmental Services, Inc.  
Jeffrey Bragman, Esq.  
Mr. Piccininni  
Dr. Chris Gobler  
Michael Walsh, Esq.  
Bruce Anderson, Suffolk Environment Services, Inc.  
Carol Barbolini

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

### Approval of the Minutes:

*A motion was made by and seconded by to approve the minutes of June 23, 2021.  
The motion was approved by a 5-0 vote. Ms. Algieri abstained.*

### Advisory Reports

#### Planning Board:

*Woods at Hampton Bays, Subdivision-Final*

*125 Old Riverhead Road West, Hampton Bays*

*900-205-3-12.1 AA*

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

*Pariz Project Management, LLC. and Reid*

*1005 & 1017 Noyac Road, North Sea*

*900-43-2-39 & 40 TR*

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

**ZBA:**

**Loris Nazarian** 99 Crescent Street, Noyac 900-17-1-2 GH  
*Ms. Masin presented. A motion was made by Ms. Algieri and seconded by Mr. Rickenbach to send comments to the Zoning Board. The motion was approved by a 6-0 vote.*

**David and Abby Salzman** 50 Hawthorne Road, Shinnecock Hills 900-232-2-19 SG  
*Ms. Masin presented. A motion was made by Mr. Heine and seconded by Mr. Collins to send comments to the Zoning Board. The motion was approved by a 6-0 vote.*

**Administrative Wetland Permits**

WAP21050 Michael Mezzatesta  
WAP21051 CJC Holdings, LLC.  
WAP20059 Ari Benjamin  
WAR210117 Metta Hampton Acquisitions, LLC.  
WAT200027 Metta Hampton Acquisitions, LLC.

**Preliminary Review – SEQRA Determination**

A021020 Stephen Medici 2 Landsend Lane, Tuckahoe 900-155-2-11 SG  
*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. Collins and seconded by Ms. Algieri to waive the public hearing. The motion was approved by a 6-0 vote.*

A021021 The Kevin E. Young Revocable Trust and The Elizabeth S. Young Revocable Trust 16 Stokes Lane, Remsenburg/Speonk 900-381-1-34 JC  
*Ms. Masin 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. Collins and seconded by Ms. Algieri to waive the public hearing. The motion was approved by a 6-0 vote.*

A021049 Megan Barauskas 15 Bishop Avenue, Westhampton 900-358-1-23.1 JC  
*The applicant requested a postponed until July 28, 2021. A motion was made by Mr. Heine and seconded by Mr. Florio to postpone the review until July 28, 2021.*

A021050 Graham Broyd 8 Bay Road, Shinnecock Hills 900-233-1-12 SG  
*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 a public hearing be held. A motion was made by Mr. Heine and seconded by Mr. Rickenbach to schedule a public hearing for September 8, 2021. The motion was approved by a 6-0 vote.*

A021053 Winroc Inc. 271 Millstone Brook Road, North Sea 900-92-2-33.1 TR  
*Ms. Main 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. Collins and seconded by Ms. Algieri to waive the public hearing. The motion was approved by a 6-0 vote.*

**Public Hearings**

A021034 Martijn Vijfinkel and Juliet Jellema 46 Peconic Bay Avenue, North Sea 900-42-2-11 TR  
*Ms. Doyle recused herself. Mr. Walsh spoke on behalf of the applicant. Mr. Anderson spoke on behalf of the applicant. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Ms. Barbolini spoke on behalf of herself. A motion was made by Mr. Rickenbach and seconded by Ms. Algieri to adjourn the public hearing to September 8, 2021.*

A separate audio recording is available for this hearing.

**A020028**      *Erika Wehmeier*      *151 Seascape Lane, Village of Sagaponack 908-8-1-26 HL*  
*Mr. Bowman spoke on behalf of the applicant. Ms. Masin, Senior Environmental Analyst, spoke on behalf of the Town spoke on behalf of the Town. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Mr. Bragman spoke on behalf of himself. Mr. Piccininni spoke on behalf on himself. Dr. Gobler spoke on behalf on himself.*  
*A motion was made by Mr. Rickenbach and seconded by Ms. Algieri to close the public hearing and to leave the record open for a period of two (2) weeks for public comment. The record will be close on July 28, 2021 at 4:00pm*

A separate audio recording is available for this hearing.

**Resolution to Modify and Transfer Conditional Approval**

**A019103**      *31 Marlin LLC.*      *31 Marlin Road, East Quogue*      *900-384-03-16*      **AA**  
*A motion was made by Mr. Heine and seconded by Ms. Algieri to modify and transfer the wetland permit.*  
*The motion was approved by a 6-0 vote.*

**Resolution to Accept Withdrawal of Application**

**A021024**      *Alister Paul and Maryanne Paul*      *4 Tredwell Lane, Noyac*      *900-4-2-71*      **GH**  
*A motion was made by Mr. Collins and seconded by Ms. Algieri to accept the permit application withdrawal. The motion was approved by a 6-0 vote.*

**Executive Session For The Purposes Of Discussing Litigation**

*A motion was made by Mr. Collins and seconded by Mr. Rickenbach to enter into executive session.*  
*The motion was approved by a 6-0 vote.*

**Adjournment of Meeting:**

*A motion was made by Mr. Rickenbach and seconded by Ms. Algieri to adjourn the meeting. The motion was approved by a 6-0 vote.*  
*The meeting ended at approximately 10:00 pm.*

  
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Harry S. Ludlow, Chairman