

# TOWN OF SOUTHAMPTON

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

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HARRY S. LUDLOW  
CHAIRPERSON

JAY SCHNEIDERMAN  
TOWN SUPERVISOR

*Harry S. Ludlow, Chairperson*

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

*Thomas Rickenbach, Secretary*  
*Sunshine Gumbs*  
*Thomas Florio*

## Meeting Minutes of October 13, 2021

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

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst  
James Burke, Town Attorney  
Kelly Doyle, Assistant Town Attorney  
Korrina Goree, Conservation Board Secretary  
Mike Schiano, Inter-Science Research Associates, Inc.

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

### Approval of the September 22, 2021 Minutes:

*A motion was made by and seconded by to approve the minutes of September 22, 2021.  
The motion was approved by a 6-0 vote.*

### Advisory Reports

#### Planning Board:

*North Lot, LLC., Subdivision- Pre-Application 141 Deerfield Road, Water Mill 900-101-2-16 HL*  
*Mr. Shea 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 7-0 vote.*

### Administrative Wetland Permits

WAP21049	Acres SPV REO, LLC.
WAP21063	WHB29SHORED, LLC.
WAP21066	339 Sagg, LLC.
WAP21067	Town of Southampton
WAP21068	John Ulla
WAP21070	Lawrence Wolfe and Carol Wolfe
WAP21071	Stephan Siciliano and Maria Palms Siciliano
WAR210008	Joshua Pickard
WAR210105	Richard F. Sulenski and Linda Sulenski
WAR210127	6 Bonita Road Holding, LLC.
WAR210129	Joseph F. Ceravolo
WAR210130	Lotte, LLC.

**Resolution of Conditional Approval**

**A020078**      **Steven R. Shoemate**      **71 Harbor Drive, Noyac**      **900-009-3-37**      **GH**  
*A motion was made by Mr. Heine and seconded by Ms. Gumbs to issue a wetland permit.  
The motion was approved by a 7-0 vote.*

**A021062**      **Gerald Kaplan and Jerilyn Kaplan**      **141 Fish Cove Road, North Sea**      **900-62-1-63.1**      **TR**  
*A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to issue a wetland permit.  
The motion was approved by a 7-0 vote.*

**A021066**      **Nesim Bahar and Jamie Bahar**      **21 Burnetts Cove Road, Water Mill**      **900-179-1-4**      **HL**  
*A motion was made by Mr. Rickenbach and seconded by Mr. Heine to postpone action on the draft resolution of conditional approval to December 8, 2021 at the applicant's request.*

**Preliminary Review – SEQRA Determination**

**A021017**      **Lawrence Stoller and Melissa Stoller**      **546 Dune Road, Westhampton**      **900-392-1-12.2**      **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. Rickenbach and seconded by Ms. Gumbs to waive the public hearing.  
The motion was approved by a 7-0 vote.*

**A021030**      **Charles Trunz III**      **98 South Road, Westhampton**      **900-358-3-21.1**      **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 7-0 vote.*

**A021043**      **Burnett 2012 Family Trust**      **106 Jule Pond Drive, Water Mill**      **900-178-1-17.33**      **HL**  
*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 Ms. Gumbs to schedule a public hearing for November 17, 2021.  
The motion was approved by a 7-0 vote.*

**A021044**      **Burnett 2012 Family Trust**      **114 Jule Pond Drive, Water Mill**      **900-178-1-17.32**      **HL**  
*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 Ms. Gumbs to schedule a public hearing for November 17, 2021.  
The motion was approved by a 7-0 vote.*

**A021045**      **Dean Del Prete and Tara Del Prete**      **23 Windwood Court, Westhampton**      **900-369-2-26**      **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 Mr. Rickenbach to waive the public hearing.  
The motion was approved by a 7-0 vote.*

**A021046**      **Jonathan Martin**      **37 Lake Drive, North Sea**      **900-31-1-66.7**      **GH**  
*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. Gumbs to waive the public hearing.  
The motion was approved by a 7-0 vote.*

**Public Hearings**

**A020071**      **Paula MacKinnon-Lajaunie and Anthony Viscogliosi**      **42 Cold Spring Point Road, Tuckahoe**      **900-155-01-68**      **SG**  
*Mr. Schiano spoke on behalf of the applicant. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town.  
A motion was made by Mr. Heine and seconded by Ms. Algieri to close the public hearing.*

A separate audio recording is available for this hearing.

**A021026**      **Thomas Conti**      **79 Montauk Highway, Westhampton**      **900-356-2-12**      **JC**  
*Applicant requests adjournment to November 3, 2021. A motion was made by Mr. Heine and seconded by Mr. Rickenbach, to adjourn the public hearing to November 3, 2021. The motion was approved by a 7-0 vote.*

**A021034**      **Martijn Vijfinkel and Juliet Jellema**      **46 Peconic Bay Avenue, North Sea**      **900-42-2-11**      **TR**  
*Applicant requests adjournment to November 17, 2021. A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs, to adjourn the public hearing to November 17, 2021. The motion was approved by a 7-0 vote.*

**Resolution to Issue Modification**

**CB18029**      **Metta Hampton Acquisitions, LLC.**      **47 Sams Creek Road, Bridgehampton**      **900-134-4-33**      **HL**  
*A motion was made by Mr. Heine and seconded by Mr. Collins to issue a modified wetland permit. The motion was approved by a 7-0 vote.*

**CB21003**      **Michael DiStefano and Lisa DiStefano**      **36 Old Fort Lane, Shinnecock Hills**      **900-211-4-57**      **SG**  
*A motion was made by Mr. Heine and seconded by Mr. Collins to issue a modified wetland permit. The motion was approved by a 7-0 vote.*

**A021083**      **John D’Orazio and Jeffrey Brodersen**      **442 Flying Point Road, Water Mill**      **900-160-1-23**      **HL**  
*A motion was made by Mr. Heine and seconded by Ms. Gumbs to issue a modified wetland permit. The motion was approved by a 7-0 vote.*

**Resolution to Transfer Conditional Approval**

**A021028**      **The Vizcarrondo Children’s Trust**      **75 Westminster Road, Water Mill**      **900-103-1-59**      **HL**  
*A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to transfer the conditional approval. The motion was approved by a 7-0 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 7-0 vote.  
The meeting ended at approximately 7:20 pm.*

  
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Harry S. Ludlow, Chairperson