

DRAFT

**MINUTES
BOARD OF APPEALS
VILLAGE OF SOUTHAMPTON
23 MAIN STREET
SOUTHAMPTON, NEW YORK
(Also via videoconference)**

Thursday, January 15, 2026

Present:

Chair	Carol Zacharias
Members	Linda Munn, via Videoconference
	Oren Glick
	Joyce Giuffra
Board Attorney	Brian Stolar, Esq.
Environmental Planner	Lisa Rickmers, via videoconference
Village Planner	Alex Wallach, AICP

On motion by the Chair and adopted unanimously, the meeting was called to order at 6:00pm.

WETLANDS SPECIAL PERMIT / ENVIRONMENTAL VARIANCES:
Carryover Cases:

3204 - Meadow Club of Southampton - 555 First Neck Ln

Mary Jane Asato, Esq. was present for the applicant. Lisa Rickmers was present via Zoom and spoke in connection with the application. James Finklestein was present and spoke in connection with the application.

Motion by L. Munn seconded by J. Giuffra to **adjourn** the application of **Meadow Club of Southampton** to February 5, 2026.

Vote in favor: C. Zacharias, L. Munn, O. Glick, J. Giuffra

3219 - Madison Ave Capital Partners - 1323 Meadow Lane

The applicant requested an adjournment to February 5, 2026.

Motion by Chair seconded by O. Glick

to **adjourn** the application of **Madison Ave Capital Partners** to February 5, 2026.

Vote in favor: C. Zacharias, L. Munn, O. Glick, J. Giuffra

WETLAND SPECIAL PERMIT / ENVIRONMENTAL VARIANCES:

New Cases:

3221 - Anthony Paduano & Ruth Porat - 137 South Main Street

James Walker and John Chicarello of InterScience were present for the applicant. Affidavits of mailing and posting were submitted. Lisa Rickmers spoke in connection to the application.

Motion by O. Glick seconded by J. Giuffra

to **adjourn** the application of **Anthony Paduano and Ruth Porat** to February 5, 2026.

Vote in favor: C. Zacharias, L. Munn, O. Glick, J. Giuffra

AREA VARIANCES / SPECIAL EXCEPTIONS

Carryover Cases:

3215 - Hamptons HDA, LLC - 116 North Sea Road

John Bennett, Esq. was present for the applicant. Joseph Buzzell, Esq. was present and spoke on behalf of the tenant of the property.

Motion by O. Glick seconded by J. Giuffra

to **adjourn** the application of **Hamptons HDA, LLC** to February 5, 2026.

Vote in favor: C. Zacharias, L. Munn, O. Glick, J. Giuffra

3213 - 268A North Sea Road, LLC - 268A North Sea Road

Derrick Clinell, owner was present. There was no public comment.

Motion by L. Munn seconded by J. Giuffra

to close the hearing for written decision to approve the application of **286A North Sea Road LLC**

Vote in favor: C. Zacharias, L. Munn, O. Glick, J. Giuffra

AREA VARIANCES / SPECIAL EXCEPTIONS

New Cases:

3222 - Anthony Stillitano - 456 Old Town Road, Unit #400

David Gilmartin, Esq. was present on behalf of the applicant. Affidavits of mailing and posting were submitted. Syiu Liu, architect was present. Anthony Stillitano, owner, spoke in connection not the application.

Motion by L. Munn seconded by O. Glick
to **approve** the application of **456 Old Town Road, Unit #400**
Vote in favor: C. Zacharias, L. Munn, O. Glick, J. Giuffra

Motion by J. Giuffra seconded by O. Glick
to **adjourn** the meeting of January 15, 2026
Vote in favor: C. Zacharias, L. Munn, O. Glick, J. Giuffra

Respectfully submitted by Jacqueline Allen, January 15, 2025

Village Clerk

Date