



VILLAGES OF HEAD-OF-THE-HARBOR AND NISSEQUOGUE
JOINT COASTAL MANAGEMENT COMMISSION

Nissequogue Village Hall
631 Moriches Road
St. James, NY 11780

Head-of-the-Harbor Village Hall
500 North Country Road
St. James, NY 11780

Meeting Minutes: March 3, 2022

Giovanna Curti
Robin Dahlgard

John Delaney
Dale Salzberg

Kaylee Engellenner
(Chair)

Dian Knott
Laura Lessard

The meeting was called to order at 7:35 PM.

1. **Lisa Schweitzer, 4 Penny Lane St. James, NY 11780 (N)** Application for a pool on a waterfront lot. The applicant and her husband were present. The site plan approved showed the pool to be in the shadow of the house and 30' from the western lot boundary. A motion for **consistency** was made by Dian, seconded by Laura and passed unanimously
2. **Beverly Sinkin, 25 Spring Hollow Rd, St. James, NY 11780 (N)** Application for a dock which was revised based on input and now consists of a 4' x 110' fixed pier (shortened from 122'), and *three* seasonal structures: a 3' x 36' gangway and *two* 6' x 20' floating docks. Kelly Risotto of Land Use represented the applicant. The angle was also changed (as per NYSDEC) to match the area of existing disturbance. A coordination letter has been received by the Town of Smithtown (attached). Several members of the community were present and two spoke in opposition to the proliferation of docks on the harbor. A motion was made for **inconsistency** by Kaylee and seconded by Laura. The motion passed unanimously.
3. **Andrew Georgakopoulos, 5 Swan Place, St. James, NY 11780(N)** Application for new dock on Stony Brook Harbor. The dock consists of 6' L x 4' W ramp to 4' x 86' fixed catwalk, and two seasonal structures: a 3' x 36' gangway and 6' x 20' floating dock. Kelly Risotto of Land Use represented the applicant as did the applicant's attorney, Jacob Turner. Several members of the community were present and one spoke in opposition to the proliferation of docks on the harbor. The Chairperson noted that the Boat House on the property was on the Historic Inventory of the LWRP. A coordination letter has been received by the Town of Smithtown (attached). A motion was made for **inconsistency** by Kaylee and seconded by Dian. The motion passed with one "nay" vote.
4. **Ali Reza Moghadasi, 28 Wilderness Rd, St. James, NY 11780(N)** Mr. Moghadasi was not on the agenda but wished to ask whether changes to structures on bluffs (stairs) would require a permit and review by this Board. He brought pictures of a new, larger and elevated stairway on the Wilderness Association beach access. This *would* require review.
5. **Ashley Homes of LI, PO Box 507, Pt Jefferson Sta, NY 11776- Site: Oak Ridge Road (H)** A replanting plan was required as a condition of the consistency determination. The submitted plan was distributed and reviewed. Robin made a motion of consistency subject to recommendations for diversity of fern species to increase chances of naturalization and to Planning to take action to ensure that plantings survive.. John seconded and the motion passed unanimously
6. **Greco, 6 Pheasant Run, St. James, NY 11780 (N)**—The new site plan, dated 2/10/22, was in response to ZBA-mandated changes. Dian made a motion for consistency. Laura seconded and the motion passed unanimously.
7. **Estate of Petervary, St. James, NY 11780 (H)**—Application for the subdivision of a lot on the south side of 25A just south of the Village Hall into two lots. Matt Crane represented the applicant. A site visit would be scheduled.
8. **Harbor Country Day School, Three Sisters Rd., St. James, NY 11780 (H)**—Application for a reconfiguration and expansion of the Three Sisters parking area with landscaping as well as an addition to the south side of the building. John Cissel (Headmaster), Bob Retnauer (RDA), Ronald Goldstein (Attorney) and Grrret Berger (HCDS) represented the application. It was determined that a site visit would be scheduled.
9. **Maintenance Dredging of Stony Brook Harbor Channel**—Application for the maintenance dredging of Stony Brook Harbor Channel. Sand will be deposited on Smithtown side. Small amount of sand on Oldfield Club/West Meadow. Motion was made by Dian for consistency for portion of the application that has been traditionally dredged. Nothing to the west of that area has been reviewed; any new dredging areas will need to be reviewed separately. Laura seconded and the motion passed unanimously.
10. **Minutes** – John made a motion to accept the minutes as amended. Dale seconded and the motion passed unanimously.
11. **Motion to Adjourn** –Laura made a motion to adjourn; Giovanna seconded and the motion passed unanimously. The meeting was adjourned at 9:37 PM.

Respectfully Submitted

John Delaney