



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 September 7, 2023

Giovanna Curti
Lisa Davidson
John Delaney
Dale Salzberg

Michael Braaten (Chair)
Michael Utevsky - Liaison

Louise Grober
Dian Knott
Greg Lehenbauer
Bethany Stuart

The meeting was conducted in person at Nissequogue Village Hall and called to order at 7:02 p.m.

1. **Paul Valente, 47 Hitherbrook Road, St. James, NY 11780 (H)** Application for a Pool & Patio Extension, Auto Court Extension, Retaining Walls. The applicant was represented by Michael Rosano of Bello Architects. The board is seeking existing drainage calculations from the Architect. The vote of consistency will be contingent upon calculations being in line with the LWRP.
2. **Santo & Margaret Fiumano, 11 Richard Path, St. James, NY 11780 (N)** Application for an inground concrete wall/vinyl liner 18'x38' swimming pool with fence. Residents were not represented, so no one was able to answer questions pertaining to their plan. Plans will be held until more information is collected. Chair will schedule a site visit to be conducted.
3. **Aileen Coughlan, 18 Emmet Drive, Stony Brook, NY 11790 (H)** Application for bluff stabilization and beach access stairs down the bluff. The applicants represented themselves and presented a plan that will stabilize their bluff and prevent further erosion using recommendations from the JCMC and the DEC. Motion was made by Mike, seconded by Lisa and the plan was unanimously found to be consistent with the LWRP.
4. **Ian Van Praagh, 11 Delafield Woods, St. James, NY 11780 (N)** Application is for an accessory building – Barn/Garage. JCMC Chair scheduled a site visit, and the site visit was completed. It was deemed that they are limited by setbacks and only necessary trees will be removed. Motion was made by Dale, seconded by Lisa and the plan was unanimously found to be consistent with the LWRP.
5. **Minutes** – Greg made a motion to accept the minutes for the July meeting, and Dian seconded the motion, and the motion passed unanimously.
6. **Motion to Adjourn** – Giovanna made a motion to adjourn, and Lisa seconded, and the motion passed unanimously. The meeting was adjourned at 7:55 PM.

Respectfully Submitted

Patricia Milano