



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 October 5, 2023

Dale Salzberg  
Jody Goldstein  
Louise Grober

Michael Braaten (Chair)

Dian Knott  
Bethany Stuart  
Greg Lehenbauer

The meeting was conducted in person at Nissequogue Village Hall and was called to order at 7:06 p.m.

1. **Memorable Property Solutions, 7 North Path, St. James, NY 11780 (N)** Application is to install a 20'x44' concrete wall, vinyl lined in-ground pool and approximately 1550 sq. ft. pavers. Homeowner Deirdre Castellanos and Patti Camarda of South Shore Pools presented the plan, and it was discussed that the existing coverage was going up from 18% to 21% and that three trees were to be removed. Plan was voted on and found to be consistent with the LWRP.
2. **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 was seeking existing drainage calculations from the Architect, which were provided. The plan was voted on and found to be consistent with the LWRP.
3. **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 reach out to the homeowner for the required information and schedule a site visit.
4. **Minutes** – Dian made a motion to accept the minutes for the September meeting, and Dale seconded the motion, and the motion passed unanimously.
5. **Motion to Adjourn** – Dale made a motion to adjourn, and Dian seconded, and the motion passed unanimously. The meeting was adjourned at 7:41 PM.

Respectfully Submitted

Patricia Milano