



**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 January 4, 2024

John Delaney
Giovanna Curti
Dale Salzberg

Michael Braaten (Chair)

Bethany Stuart
Louise Grober
Jody Goldstein

The meeting was conducted in person at Nissequogue Village Hall and was called to order at 7:00 p.m.

1. **Filippo Bellia, 4 Cardinal Lane, St. James, NY 11780 (N)** Application is for the construction of a pool, deck & patio renovation. The plan was presented by Vincent Quartararo of Q Design Group. Mr. Quartararo spoke of their desire to build a Hampton style pool with porcelain pavers and grass steps to a wooden deck. The landscape plan involves losing some Beech trees that are diseased but lots of replanting to keep the large property well vegetated. A motion was made by Louise and seconded by Dale, and it was unanimously determined that the plan is consistent with the LWRP.
2. **Centaurus Realty Group, 461 River Road, St. James, NY 11780 (N)** Application for numerous proposed alterations to an existing residence was presented by Chris Tartaglia of High Point Engineering. Mr. Tartaglia spoke of the home renovation and a minor expansion. He stated that most of the renovation will remain in the same footprint and that no additional runoff will be created. A motion was made by Giovanna and seconded by John, and it was unanimously determined that the plan is 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. Plans will be on hold until more information is collected or a new application is submitted.
4. **Country Harbor Day School, 17 Three Sisters Road, St. James, NY 11780 (H)** Discussion regarding changes to drop off/pick up location in parking lot amongst other changes to the school was made for informational purposes prior to submitting their formal application. Their re-worked preliminary plan was presented by Landscape Architect, Robert Retnauer, who was accompanied by Country Harbor Day School officials, Andy Sperling, Robert Antonucci and Garrett Bergen. They spoke of the desire to update the campus to meet ADA needs and requirements and to work on the flow of traffic during the bus drop off/pick up bottle neck issue. They talked about honoring the estate's integrity with added landscaping and the addition of landscape lighting. The JCMC gave important feedback and looks forward to seeing the completed application when it is submitted.
5. **Minutes** – Giovanna made a motion to accept the minutes for the December meeting, John seconded the motion, and the motion passed unanimously.
6. **Motion to Adjourn** – Giovanna made a motion to adjourn, and Louise seconded, and the motion passed unanimously. The meeting was adjourned at 7:45 PM.

Respectfully Submitted

Patricia Milano