



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 February 1, 2024

John Delaney
Lisa Davidson
Dale Salzberg

Michael Braaten (Chair)

Bethany Stuart
Louise Grober
Dian Knott
Greg Lehenbauer
Jim Gallo

Michael Utevsky – Liaison

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

1. **Darius Mroczkowski, Lot # 5 Woodlot Road, St. James, NY 11780 (H)** Application for a two-story, 2400 sq. ft. single-family residence was presented by Carlos Munoz of Todd O’Connell Architects. Mr. Munoz spoke of the placement of the house and the need to grade, build retaining walls and remove trees before building. Resident and neighbor, Michael Garguilo attended the meeting representing other neighbors of the property to speak of the desire to keep the area’s integrity by not compromising their view by building on the slope. Mr. Garguilo also spoke of the proximity to historically significant property that could possibly be affected by this building. Based on this presentation it was determined that more information is needed for the application to be consistent with the LWRP. Trees will be marked, and the footprint of the house will be staked prior to a site visit that will be scheduled by the Chair.
2. **Minutes** – Dale made a motion to accept the minutes for the January meeting, John seconded the motion, and the motion passed unanimously.
3. **Motion to Adjourn** – Dian made a motion to adjourn, and Lisa seconded, and the motion passed unanimously. The meeting was adjourned at 7:45 PM.

Respectfully Submitted

Patricia Milano