



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 7, 2024

John Delaney
Lisa Davidson
Dale Salzberg
Giovanna Curti

Michael Braaten (Chair)

Jody Goldstein
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 7:03 p.m.

1. **Rita Sakitt – Owner, Vacant Lot on Laurel Hill Path, St. James, NY 11780 (N)** Applicant was represented by Joe Pinola, who presented the application for a proposed two-story dwelling on a vacant lot on Laurel Hill Path. Joe spoke of the slopes and grades and the need for retaining walls to level the walkway to the house. He stated that about 15-20 trees would need to come down, deeming it necessary for a revised tree survey and site plan. A motion was made by Lisa, seconded by Dale, and it was unanimously approved that the plan is consistent with the LWRP contingent on the tree survey and site plan revision.
2. **Pamela Krauth, 9 Wilderness Road, St. James, NY 11780 (N)** Applicant was represented by Joe Pinola, Pam Krauth and Bonnie Glenn, who presented the application for a proposed new 5600 sq. ft. Single-Family Dwelling on a vacant lot on Wilderness Road. They spoke of minimal tree and underbrush removal and that they will not be touching the rear yard to maintain a healthy buffer. A motion was made by Jim and seconded by Dian, and it was unanimously determined that the plan is consistent with the LWRP.
3. **Stephen Casella, 10 Valleywood Court West, St. James, NY 11780 (H)** Resident, Stephen Casella, represented himself regarding the replacement of a disintegrating wood retaining wall with Verti-Block, a pre-cast stone. He also spoke of a planting plan and a slight re-design of the yard to keep natural contour and make the yard more cohesive. He is removing two trees with a diameter of less than 10 inches. There are no buffer or drainage issues. A motion was made by Giovanna and seconded by John, and it was unanimously determined that the plan is consistent with the LWRP.
4. **Diana Kelly, 16 Watercrest Court, St. James, NY 11780 (H)** Resident represented herself regarding flooding and erosion issues on her property that she states was caused by Town of Smithtown and Head of the Harbor highway departments' response to drainage issues. Resident appeared before the JCMC in July for suggestions on how to deal with the flooding and erosion problems and she said that nothing has been done since that time. Application is for a proposed repair to eroding dirt from HOH drainage issue. It was determined that applicant needs to re-plant buffer and ground cover to stop the dirt from eroding and she was given suggestions for various types of plants for re-planting.
5. **Jamie Lauro, 9 Watercrest Court, St. James, NY 11780 (H)** Resident represented himself regarding the replacement of a disintegrating wood retaining wall that will be replaced with Cambridge Stone. Resident spoke of his plan to paint the wall with a concrete stain (brown or black) and plant 3'-4' shrubs in front, to maintain a natural aesthetic. He added the need for an aggressive planting and vegetation plan to hold the hill and help to stop future erosion. A motion was made by Greg and seconded by Dale, and it was unanimously determined that the plan is consistent with the LWRP.

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6. **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 at our February meeting. 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.
7. **Minutes** – Dale made a motion to accept the minutes for the February meeting, John seconded the motion, and the motion passed unanimously.
8. **Motion to Adjourn** – Lisa made a motion to adjourn, and Dale seconded, and the motion passed unanimously. The meeting was adjourned at 8:35 PM.

Respectfully Submitted

Patricia Milano