



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 April 4, 2024

Dale Salzberg
Lisa Davidson
Louise Grober

Michael Braaten (Chair)

Jody Goldstein
Dian Knott
Greg Lehenbauer
Jim Gallo

The meeting was conducted in person at Nissequogue Village Hall and was called to order at 7:01 p.m.

1. **KCGB Real Estate Holdings, 4 Reinhart Court, St. James, NY 11780 (N)** Application is for a Proposed Two-Story Residence w/ Attached Garage, Rear Porch, Pool, Patio, and Driveway. The plan was presented by Architect, Michael Macrina, who spoke of the house being built on two merged lots. The house will have no basement due to being two feet above the flood zone. They maintain that the home will have a natural look and very minor regrading will be needed because it is a flat piece of property. The applicant will maintain the 25' buffer with no clearing of brush, just cleaning it up. A motion was made by Jim and seconded by Louise, and it was unanimously determined that the plan is consistent with the LWRP.
2. **Bouy 9, 260 Old Mill Road (Lot 8), St. James, NY 11780 (N)** Application is for a Proposed Single Family Two-Story House w/ 2-Car Garage, Front Entry Porch, 2nd Floor Rear Deck, Finished Basement, 20X40 Swimming Pool w/ Pool Barrier Fence-Stockade, Permeable Gravel Driveway. Application was presented by Bouy 9 representatives, Thomas Giaquinto (in person) and Brian Whelan (via telephone). They spoke of the 3000 sq.ft. home being built on a two-acre parcel with a 20X40 pool being put on the only flat area of the property. The board questioned the drainage and the need for a survey and engineers report of the impervious surface and slope percentages. It has been determined that a new survey showing the impervious surface area be received and reviewed before being voted upon.
3. **Hillary Hulteen, 7 Smith Lane, St. James, NY 11780 (N)** Application is for a Proposed New One-Story Mudroom Addition-220 sq.ft.; Two Stoops & Steps; Two Brick Patios at Grade. The plan was presented by Architect, Alex Latham who spoke of the addition and the incorporation of drainage to accommodate the new roof runoff. He also spoke of the removal of 2-3 trees and that replanting is to be done to replace them. The board requested Alex to provide the calculations for the impervious surface square footage, which he did and was found consistent. A motion was made by Jim and seconded by Louise, and it was unanimously determined that the plan is consistent with the LWRP.
4. **Peter Mikolajuk, 8 Timothy Lane, St. James, NY 11780 (N)** Application is for a Proposed One-Family Dwelling on a heavily wooded 3-acre lot. The application was presented by owner, Peter Mikolajuk, who spoke of the large number of trees that will need to be removed to accommodate the building. The owner will mark the footprint of the house and mark trees that will be removed, and a site visit will be coordinated by Chair.
5. **Rita Sakitt – Owner, Vacant Lot on Laurel Hill Path, St. James, NY 11780 (N)** Application is for a proposed 2 Story Dwelling on Vacant Lot on Laurel Hill Path. According to the plan presented, and based on Policy 14 in the LWRP, it was determined that the plan is not consistent with the LWRP.
6. **Minutes** – Greg made a motion to accept the minutes for the March meeting with one change, Dian seconded the motion, and the motion passed unanimously.

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7. **Motion to Adjourn** – Louise made a motion to adjourn, and Dale seconded, and the motion passed unanimously. The meeting was adjourned at 8:15 PM.

Respectfully Submitted

Patricia Milano