



**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 6, 2025**

Bob Johnson  
Olga Navia  
Giovanna Curti  
Brenda Luckow

Mike Braaten, Chair  
John Honkanen, Liaison

Greg Lehenbauer  
Jim Gallo  
Dian Knott

The meeting was conducted in person at Nissequogue Village Hall and was called to order at 7:03 p.m.

1. **Ashley Norman, 1 Pheasant Run, St. James, NY 11780 (N)** Application is for a 30x40 2-Story detached garage. The board finds that there is missing data and lack of information on the application. The chair will provide a list of missing details required for review before this project can be found consistent with the LWRP.
2. **Cary Rosher, 3 Cordwood Path, St. James, NY 11780 (H)** Application is for an inground pool, an accessory structure and tree removal. The Applicant was represented by Michael Truehart, of True-Blue Swimming Pools, acting as agent for the Applicant. The pool is a concrete pool with a vinyl liner and being put in a flat area with adequate drainage for run-off. Four trees are permitted for removal in the footprint of the pool area and the heavily wooded area remains intact. The board finds the application to meet the guidelines of the JCMC and it was determined that the plan is consistent with the LWRP. A motion was made by Giovanna and seconded by Jim, and it was determined that the plan is consistent by unanimous approval.
3. **Nissequogue Golf Club, 21 Golf Club Road, St. James, NY 11780 (N)** Application is for construction of a 179' bulkhead near the 17th hole of the Golf Club, in accordance with DEC Permit #1-4734-01520/00007 dated 12/12/24, which is located on Stony Brook Harbor. The Applicant was represented by both Randy VanYahres and Barry Chandler who stated that the DEC is requesting that stone be added in the marshy area due to flooding that is causing the erosion. Access for building the bulkhead has been requested from the Stillwater Homeowners Association and is yet to be determined. Chair has requested to do a site visit to possibly examine the cause of the erosion before finding a consistent determination. Plan will be held until more information is collected, and a site visit will be conducted on Monday, March 10, 2025. This project will continue to be discussed at the April 2025 meeting.
4. **Minutes** – Dian made a motion to accept the minutes for the February meeting with one change; Bob seconded the motion, and the motion passed unanimously.
5. **Motion to Adjourn** – Jim made a motion to adjourn, and Bob seconded, and the motion passed unanimously. The meeting was adjourned at 8:15 PM.

Respectfully Submitted

Patricia Milano