



**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 3, 2025**

Bob Johnson  
Brenda Luckow

John Delaney, Acting Chair

Jim Gallo  
Dian Knott

The meeting was conducted in person at Nissequogue Village Hall and was called to order at 7:10 p.m.

1. **Alexandra Leighton, 54 Harbor Hill Road, St. James, NY 11780 (H)** Application is for a one-room, 252 sq. ft. addition for use as a library and study. The plan was presented by the homeowners, Alexandra Leighton and Michael Utevsy. The project includes a new roof, gutters and a door that will be added to connect the library/study to the porch. They stated that no trees are being removed, and they are under the percentage limit for the impervious surface area. 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 Bob and seconded by Jim, and it was determined that the plan is consistent by unanimous approval.
2. **Ashley Norman, 1 Pheasant Run, St. James, NY 11780 (N)** Application for a 30x40 2-Story detached garage is missing data and lacks information on the application. Chair provided a list of missing details required for review before this project can be found consistent with the LWRP. That information has not been received from the project manager. Project is tabled until the May 1, 2025 meeting.
3. **Nissequogue Golf Club, 21 Golf Club Road, St. James, NY 11780 (N)** Application is for the 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 was requested from the Stillwater Homeowners Association, and it was denied. The board would like to see what the project's access point will be for the heavy equipment needed to complete the project. 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 another site visit will be conducted after the April meeting. This project will continue to be discussed and will be voted upon at the May 1, 2025, meeting.
4. **Minutes** –Minutes for the March meeting are unable to be voted on due to lack of quorum and will be voted on at the May 1, 2025, meeting along with the April minutes.
5. **Motion to Adjourn** – Dian made a motion to adjourn, and Brenda seconded, and the motion passed unanimously. The meeting was adjourned at 8:15 PM.

Respectfully Submitted

Patricia Milano