



**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 June 5, 2025

Giovanna Curti
Brenda Luckow

Louise Grober, Co-Chair

Jim Gallo
Greg Lehenbauer
Jon Kuriloff

The meeting was conducted in person at Nissequogue Village Hall and was called to order at 7:08 p.m.

1. **Mike Reens, 9 Smith Lane, St. James, NY 11780 (N)** Application is for the installation of a swimming pool with a fence to code. This application was presented by the homeowner, Mike Reens and Tom Svatek of Sundance Pools. The plans lacked some requirements of the LWRP such as impervious surface calculations and topography. The board found this project to be consistent with the LWRP, contingent upon receiving the updated plans with impervious surface calculations, topography and a clearer survey. The requested information was received and deemed acceptable by the Chair and Co-Chair. The board finds the application to meet the guidelines of the LWRP, and it was determined that the plan is consistent with the JCMC. A motion was made by Jim and seconded by Louise, 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 was missing data and lacked information on the application, which was originally heard at the March 2025 meeting. Chair provided a list of missing details required for review and emails back and forth finally produced what we required. All requested information was received, and it was found to be acceptable and consistent with the LWRP. A motion was made by Jim and seconded by Brenda, and it was determined that the plan is consistent by unanimous approval.
3. **Minutes** – A motion for approval of the May minutes, with no changes, was made by Giovanna and seconded by Brenda and were unanimously approved.
4. **Motion to Adjourn** – Jim made a motion to adjourn, and Giovanna seconded, and the motion passed unanimously. The meeting was adjourned at 7:46 PM.

Respectfully Submitted

Patricia Milano