



**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 July 10, 2025

Giovanna Curti
Brenda Luckow
Mike Vincenti

Mike Braaten, Chair
Louise Grober, Co-Chair

Jim Gallo
Greg Lehenbauer
Dian Knott

The meeting was conducted in person at Nissequogue Village Hall and was called to order at 7:00 p.m.

1. **Joseph Vigiano, 18 Stillwater Road, St. James, NY 11780 (N)** Application is for the demolition of an existing home, garage & porches, with a then proposed two-story home with attached garage, porch basement, deck, driveway, propane tank & outside basement entrance. The plan was presented by their Architect Michael Macrina, who spoke of receiving ZBA approval for the setback and frontage. Planning and ARB approval is contingent on Joint Coastal approval. The plan was reviewed with the Architect who spoke of developing a small section of the large wooden lot with minor property re-grading and a small percentage of tree removal. Drainage was previously approved by the county and the impervious surface area is at 9%, well below the maximum. 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 Dian and seconded by Louise, and it was found that the plan is consistent by unanimous approval.
2. **Nick Paulicelli, 327 Old Mill Road, St. James, NY 11780 (N)** Application is for the addition of a front porch and rear deck with three framed sheds, pool and patio additionally being removed. This plan was presented by their Architect Michael Macrina who stated that they are ZBA compliant and that the impervious surface area actually came down a whole percent. The property is wide and natural with an undisturbed buffer and no drainage issues. The plan was reviewed by the board and found to be 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. **Nissequogue Golf Club, 21 Golf Club Road, St. James, NY 11780 (N)** Applicant submitted a landscape plan that was presented by General Manager, Barry Chandler, as requested from the May meeting of the JCMC and included in our determination letter dated 5/13/25. The consistency determination at that time included a condition for submitting a planting scheme for the top and base of bulkhead. A proposed planting plan for Switchgrass was submitted and reviewed at the July 10th meeting which satisfied our conditional request and was approved. A motion was made by Louise and seconded by Greg, and it was determined that the plan is consistent by unanimous approval.
4. **Minutes** – A motion for approval of the July minutes, with no changes, was made by Greg and seconded by Louise and were unanimously approved.
5. **Motion to Adjourn** – Dian made a motion to adjourn, and Greg seconded, and the motion passed unanimously. The meeting was adjourned at 7:42 PM.

Respectfully Submitted
Patricia Milano

Joint Coastal Management – Meeting of 07/10/2025