



**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 6, 2023

Dale Salzberg
Lisa Davidson
Giovanna Curti

Michael Braaten (Chair)

Michael Utevsky -HOH
Planning Board Liaison

Pam Krauth
Laura Lessard
Dian Knott

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

1. **Elias Moragiemos, 35 Farm Road, St. James, NY 11780 (H)** Application was made for a rear patio addition, pool, pavers and retaining wall. The applicant was represented at the meeting by Ralph Michele of RJM Drafting and Designs. He explained their revised plan to build a tiered retaining wall, grading for the pool, patio, and replanting. He discussed drainage issues due to the pavers and he explained that they have drywells in place that will assist with drainage. The new plan meets the 55' setback. Motion was made by Lisa, seconded by Dale and the plan was unanimously found to be consistent with the LWRP.
2. **Marc & Dale Salzberg, 6 Emmet Way, Stony Brook, NY 11790 (H)** Application was made to install a 10'x16' in-ground swimming pool, new 15' x 20' pool house and paver patio. Rachel A. Scelfo, Esq., who represented the applicant, presented the plan. Ms. Scelfo discussed the fact that no clearing will need to be done and only one tree will be removed and another planted when the project is completed. Drainage will not be an issue although they will be adding an additional small drywell on the recommendation of the Building Inspector. Dale recused herself from the vote and spoke from the viewpoint of a homeowner and not a board member. Motion was made by Mike, seconded by Lisa and the plan was unanimously found to be consistent with the LWRP.
3. **Avalon Nature Preserve, Harbor Road, Stony Brook, NY 11790 (H)** Application is for a proposed pedestrian "underpass" going under Harbor Road. Darren Damone, Professional Landscape Architect with Andropogon, is representing Avalon Nature Preserve. Mr. Damone presented an overview of the project and their desire to keep the integrity consistent with the rest of the preserve. This project will help solve some existing drainage issues and will not be considered a tunnel. Motion was made by Dale, seconded by Giovanna and the plan was unanimously found to be consistent with the LWRP.
4. **Birdsfoot Farm, 17 Shep Jones Lane, St. James, NY 11780 (H)** Application was made for proposed upgrades to existing farm property and buildings. Darren Damone, Professional Landscape Architect with Andropogon, is representing Birdsfoot Farm. Mr. Damone presented a plan that will include re-invigorating the farm and restoring buildings to be used for administrative purposes, storage and processing of produce grown at the farm for the farmstand. Motion was made by Mike, seconded by Dale and the plan was unanimously found to be consistent with the LWRP.

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5. Old Business from March that was officially voted on:

- **Feeney, 517 Long Beach Rd, St. James, NY 11780 (N)** Motion was made by Pam, seconded by Laura and the plan was unanimously found to be consistent with the LWRP.
- **Truncali, 1 Deepwells Lane, St. James, NY 11780 (H)** Motion was made by Lisa, seconded by Giovanna and the plan was unanimously found to be consistent with the LWRP.
- **Patterson, 31 Thompson Lane, St. James, NY 11780 (H)** Motion was made by Mike, seconded by Lisa and the plan was unanimously found to be consistent with the LWRP.

6. Minutes – Pam made a motion to accept the minutes for the March meeting and Laura seconded and the motion passed unanimously.

7. Motion to Adjourn – Dian made a motion to adjourn, and Mike seconded, and the motion passed unanimously. The meeting was adjourned at 8:21 PM.

Respectfully Submitted

Patricia Milano