



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 December 1, 2022

John Delaney  
Giovanna Curti  
Dale Salzberg  
Lisa Davidson

Michael Braaten (Chair)

Louise Grober  
Delia Neitzel  
Laura Lessard  
Michael Utevsky

The meeting was conducted in person at Nissequogue Village Hall and called to order at 7:30 pm.

1. **Anthony Izzo, 3 Swan Place, St. James, NY 11780 (N)** Application is for a proposed 600 SQFT covered patio with an outdoor kitchen. It was decided that it would be consistent with the LWRP. Delia made a motion of consistency and Dale seconded and the motion passed unanimously.
2. **Bohler Engineering NY, PLLC, Birdsfoot Farm, 17 Shep Jones Lane, St. James, NY 11780 (H)** Application for proposed upgrades to existing farmland at Birdsfoot Farm. This application was discussed and will remain an ongoing Type 1 Action with HOH Board of Trustees as Lead Agency.
3. **Cordwood Path, LLC, #2 Cordwood Path, St. James, NY 11780 (N)** Application for a new house; Site Visit was conducted. Found consistent, subject to vegetation of lower tier and replanting for possible damage due to construction.
4. **Bouy9 Corp. AMRESINV, Inc 260 Old Mill Rd, St. James, NY 11780 (N)** Application is for a new 4-bedroom house & pool. House and pool are staked, and a new site visit will be coordinated by Chair.
5. **Mark & Liz Closson, 24 Emmet Way, Stony Brook, NY 11790 (H)** Application for tree removal facing the road & driveway. Site visit was conducted and found to be consistent as they are revegetating to keep tree removal under the 25% guideline. It should be noted that tree removal has met it's 25% maximum if they go forward with anticipated driveway turnaround.
6. **Vigliarolo, 1 Piper Lane, St. James, NY 11780 (H)** More information required from Bob O'Shea. Site visit will be coordinated by Chair.
7. **Charles & Linda Andrews, 6 Saneck Drive, St. James, NY 11780 (H)** Applicants were issued a stop work order in 2021 due to inconsistency with preliminary erosion control plan. Additional information is needed from Bob O'Shea. Site visit will be coordinated by Chair.
8. **Minutes** – Dale made a motion to accept the minutes for the November meeting and Giovanna seconded and the motion passed unanimously.
9. **Motion to Adjourn** – Delia made a motion to adjourn, and Dale seconded, and the motion passed unanimously. The meeting was adjourned at 8:35 PM.

Respectfully Submitted

Patricia Milano