



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 February 2, 2023

Michael Braaten (Chair)
Giovanna Curti
Dale Salzberg

Dian Knott
Delia Neitzel
Louise Grober

Michael Utevsky–HOH
Planning Board Liaison

The meeting was conducted in person at Nissequogue Village Hall and called to order at 7:35 pm.

1. **Christopher & Natalie Haney, 8 Valleywood Court West, St. James, NY 11780 (H)** Representative, Jeevitha Sylvester from Enspire Design Group, presented plans for a first-floor addition to an existing 1.5 story dwelling, garage conversion, front porch, 2 front dormers, and rear portico w/ outdoor kitchen. She stated that there will be no tree removal for this project. Motion was made by Giovanna, seconded by Dale and the plan was unanimously found to be consistent with the LWRP.
2. **Avalon Park/Birds Foot Farm, 17 & 21 Shep Jones Lane, St. James, NY 11780 (H)** Representative, Katharine Griffiths of Avalon Nature Preserve, made an informative presentation regarding an upcoming project that includes renovations of existing buildings and greenhouses, regenerative agriculture, rotational pasture and re-establishing an apple orchard on the grounds after removing arsenic from the soil. They are applying for a Special Use Permit at a hearing at Head of the Harbor Village Hall on February 15, 2023. This discussion was for informational purposes.
3. **Pinetree Homes, 5 Valleywood Court East, St. James, NY 11780 (H)** Application was sent in for tree removal and revealed and open permit for a home renovation that will need to be settled before moving forward. Chair has no specs for a re-plant plan or what the reason is for the removal of the trees. Chair to request Coastal Form and a tree plan for their project.
4. **Nissequogue Golf Club, 21 Golf Club Road, St. James, NY 11780(N)** Discussion was had concerning cut trees and disposal of the cut trees that were left on the beach in front of the Golf Course property. They will need to supply a mitigation plan and pay fines to be imposed by the Building Department.
5. **Vigliarolo, 1 Piper Lane, St. James, NY 11780 (H)** Application was submitted to construct a new one-story trailer barn and tennis court with retaining wall. Trailer barn and tennis court were found to be consistent subject to pending outcome of the trees. Site visit with Arborist to tour bluff and come up with a mitigation plan if the trees are dead and will need to re-plant the bluff. Motion for consistency for the construction of the trailer and tennis court was made by Louise and seconded by Dale and the plan was unanimously found to be consistent with the LWRP.
6. **Ryan Truncali, 1 Deepwells Lane, St. James, NY 11780 (H)** Applications were submitted for rear yard development to include an inground swimming pool and covered patio. Request for trees to be marked for removal was completed by the homeowner and Chair is to schedule a site visit in February.
7. **Bouv9 Corp. AMRESINV, Inc 260 Old Mill Rd, St. James, NY 11780 (N)** Application is for a new 4-bedroom house & pool. Site visit was done, and they are on hold pending new drainage and grading plan. Waiting for revised plans and a new site visit will be scheduled by Chair.
8. **Minutes** – Delia made a motion to accept the minutes for the January meeting and Dian seconded and the motion passed unanimously.
9. **Motion to Adjourn** – Dale made a motion to adjourn, and Louise seconded, and the motion passed unanimously. The meeting was adjourned at 8:45 PM.

Respectfully Submitted

Patricia Milano