



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 3, 2022

Michael Braaten  
Giovanna Curti  
Robin Dahlgard

Kaylee Engellenner (Chair)  
Pam Krauth  
Laura Lessard

Delia Neitzel  
Dale Salzberg

The meeting was conducted via Zoom and called to order at 7:33 PM.

- 1. Derek Urbanski, 45 Fifty Acre Rd, St. James, NY 11780 (H)** Application for a single story addition to the first floor. Joseph Neitzel (Architect) represented the homeowner. Adequate drainage is being provided for the addition and no new bedrooms are being added. Giovanna made a motion for consistency and Mike seconded. The application passed unanimously.
- 2. Joe Pitella spoke on the visual impact of his neighbor's new retaining wall (Cordwood Path application)**
- 3. Ashley Homes of LI, PO Box 507, Pt Jefferson Sta, NY 11776- Site: Oak Ridge Road (H)** Application for a new 2-story residence with retaining wall and regraded backyard on a vacant lot with steep slopes. Ash Agrawal, joined by Jyoti Agrawal and Michael Cramer represented Ashley Homes. The house has been moved slightly out of the slope area. The prior application was deemed to be inconsistent with the LWRP. We are requiring a site plan with both existing and projected contours to assess the topographic changes required for this new plan.
- 4. Steven Louro, 2 Hunters Way, Saint James, NY 11780, (N)** Application for a 274' Rock Wall Revetment at base of bluff on Smithtown Bay with backfill and bluff revegetation. Glenn Gruder represented the applicant. New survey has been received, Smithtown has coordinated & site visit has been conducted. Smithtown had identified a problem with the plan; it provides for a top of bluff that is 15' landward of the planned top of bluff at the eastern property and 10' landward of the bluff at the western neighbor; this will need to be resolved. Substantial structures on the property within the 100' were confirmed during the site visit. One, at platform at the edge of the bluff is crumbling at the bluff face and is scheduled to be removed on the plan. The other, a bar with a pergola, is indicated on the plan but its permit status is indeterminate. However, *this structure has never been reviewed for consistency*. Application is pending resolution of the status of this structure..
- 5. Cordwood Path Application Planting Plan (RDA Landscape Architecture – Rev 1, dated January 31, 2022):** The plan had been circulated to the Board. The plan was found to be acceptable and the application is now consistent. This approval fulfills the terms of the original letter of consistency which made submission of an approved planting plan (trees AND understory) for the front yard buffer. It also fulfills the Planning Board requirement for minimizing the visual impact (on the north side) of the wall adjacent to the driveway.
- 6. Minutes** – Pam made a motion to accept the minutes as amended. Delia seconded and the motion passed unanimously.
- 7. Motion to Adjourn** – Pam made a motion to adjourn; Laura seconded and the motion passed unanimously. The meeting was adjourned at 8:39 PM.

Respectfully Submitted

Giovanna Curti