



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 January 5, 2023

John Delaney
Lisa Davidson
Louise Grober

Michael Braaten (Chair)

Pam Krauth
Delia Neitzel
Dian Knott

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

1. **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. Architect, Al Sutton, spoke briefly about the previous tree removal that was done on the bluff and the plan to hire an arborist to assess the trees that are left and plan for a site visit in anticipation of replanting. He then stated that the 3111 square foot, one-story trailer barn will be a dry structure for storage with no plumbing or drainage needed. In addition, Mr. Sutton said that setbacks are over what is expected, and no trees are to be cut making the area already clear for the tennis court and retaining wall. Chair to schedule a site visit for January to review tree cutting on bluff. Architect to contact a credible arborist to evaluate condition of trees remaining.
2. **Ryan Truncali, 1 Deepwells Lane, St. James, NY 11780 (H)** Applications were submitted for an inground swimming pool and covered patio. Resident was represented by Kelly Bennett, JAM Design Services who presented a plan showing area to be flat requiring no drainage and that there will be minimal tree removal with re-planting of mature trees. Homeowner will mark trees to be removed and Chair will schedule a site visit.
3. **Diamond & Vania Armello, 8 Stillwater Road, St. James, NY 11780 (N)** Application was submitted to demolish existing one-story home to build new two-story home with attached garage, porches, unfinished cellar, driveway, patios, septic system & 1,000-gallon propane tank. Resident was represented by Michael Macrina, Architect who stated that this project will require no tree removal and new house will be in the same footprint as the old house. This application was found to be consistent with the LWRP.
4. **Bouy9 Corp. AMRESINV, Inc 260 Old Mill Rd, St. James, NY 11780 (N)** Application is for a new 4-bedroom house & pool. No representation or applicant present at meeting. Site was updated with stakes illustrating house location. A new site visit will be coordinated by Chair.
5. **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. Vegetation was planted in front yard by road, however additional information is needed from Bob O'Shea on permit status. Site visit will be coordinated by Chair.
6. **Minutes** – Lisa made a motion to accept the minutes for the December meeting and John seconded and the motion passed unanimously.
7. **Motion to Adjourn** – Delia made a motion to adjourn, and Pam seconded, and the motion passed unanimously. The meeting was adjourned at 8:35 PM.

Respectfully Submitted

Patricia Milano