



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 6, 2022

Michael Braaten
Giovanna Curti

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. Michael Rooney, 7 Northfield Lane., St. James, NY 11780 (N)** Original consistency determination was subject to JCMC approval of buffer replanting plan. The applicant, Henry Sombke (Landscape Architect), and Alex Latham (Architect) attended. The plan had been circulated to the Board; comments and suggestions were collected and shared at the meeting. The plan was found to be acceptable and the application is now consistent.
- 2. 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 represented Ashley Homes. JCMC had conducted a second site visit this month. Stakes had been placed at corners of house and the applicant had submitted a revised plan with 25% slopes shaded. It is a hilly site with steep slopes in the side yards and slopes leading down to a swale in the rear of the yard; the plan requires significant cut and fill and tree removal in order to create an area suitable for a house, garage (and perhaps a pool in the backyard). Giovanna made a motion of inconsistency; Dale seconded and the motion of *inconsistency* passed unanimously.
- 3. Joseph DeSimone, 4 Yens Way, Saint James, NY 11780 (N)** Application for a 250' Rock Wall revetment at base of bluff on Smithtown Bay with backfill and bluff revegetation. Glenn Gruder, Attorney, represented the applicant as did the Engineer, Stephen Lawniczak and the expeditor, Joe Enrico. The Board made several inquiries: (1)The boulders are proposed to be brought in along the beach. (2)DEC is requiring beach sand on the bluff rather than a mix. (3)The wood terracing infrastructure will be left to degrade in place. (4)The portion of the bluff that seems relatively stable (trees and shrubs) and all parties agreed that no area that is stable will be disturbed.. The Town of Smithtown had responded; their letter is attached. Kaylee made a motion for inconsistency. Pam seconded and the motion of *inconsistency* passed unanimously.
- 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. Yuliya Viola represented the applicant as did the Engineer, Stephen Lawniczak. The project is just west of the DeSimone wall and the projects are being coordinated. The wall is being proposed with returns at both ends; it is not clear how it will "fit in" with the adjoining walls. The Planning Board has requested a newer survey; some of the structures on the survey are in the 100' setback and their permit status is also being investigated. Letter of LWRP coordination has already gone out to the Town of Smithtown and a site visit will be scheduled in coordination with Ms. Viola (when weather permits).
- 5. NYS Requirement for Minutes to be Posted Online within 2 weeks of Meeting:** –Kaylee will send out the minutes within the next few days and elicit comments and corrections. The Board understood that the process of voting to certify the minutes at the subsequent meeting would continue; if any changes are made at that meeting, they will be submitted to the Village as an amended version of the minutes.
- 6. Minutes** – Delia made a motion to accept the minutes as amended. Pam seconded and the motion passed unanimously.
- 7. Motion to Adjourn** – Giovanna made a motion to adjourn; Michael seconded and the motion passed unanimously. The meeting was adjourned at 8:31 PM.

Respectfully Submitted

Dian Knott