



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 June 1, 2023

John Delaney  
Lisa Davidson  
Dale Salzberg

Michael Braaten (Chair)

Louise Grober  
Dian Knott  
Bethany Stuart

The meeting was conducted in person at Nissequogue Village Hall and called to order at 7:03 pm.

1. **Pinetree Homes, 5 Valleywood Court East, St. James, NY 11780 (H)** Application for a proposed “Re-do” of house, privet hedge, patio, brick walkway and gravel driveway was presented at our May 2023 meeting by Louis Castellano from Pinetree Homes. Mr. Castellano was told that a 25’ buffer is desired, and it was recommended to plant natives to naturalize the buffer. The plan was re-worked and re-submitted by Lou Castellano. A motion was made by Lisa and seconded by John and found unanimously to be consistent with the LWRP.
2. **Gregory & Carissa Reddock, 10 Holly Lane, St. James, NY 11780 (N)** Application was made for installation of an inground pool, and the plan was presented by, Carissa Reddock. The plan spoke of the flat surface being utilized, the pool meeting the setback and that no trees were being removed. A motion of consistency was made by Dian and seconded by Dale and was unanimously found to be consistent with the LWRP.
3. **Anna Marie deLeyer, 45 Branglebrink Road, St. James, NY 11780 (N)** Application for a driveway relocation to change opening and removal of 1 tree. The plan was presented by AnnaMarie deLeyer and it was explained that the driveway has been used as a “turn around” by drivers and could pose a threat to people and animals on the property. She spoke about the plan to break up the existing driveway and planting plan to retain safety and beauty of the property. Motion was made by Dian, seconded by Louise and the plan was unanimously found to be consistent with the LWRP.
4. **Dennis & Mary Scannell, 4 Pinoak Lane, St. James, NY 11780 (H)** Application for a 500 sq. ft. rear family room addition was presented by Dennis Scannell. Mr. Scannell spoke of the addition being on level land, not near water and no trees being removed. The motion was made by Louise, seconded by Lisa, and the plan was unanimously found to be consistent with the LWRP.
5. **Bob & Louise Grober, 27 Woodcrest Drive, St. James, NY 11780 (N)** Application for a first-floor deck 31’x16’ was presented by Peter Verdone of Verdone Building Corp. The plan is in keeping with the integrity of the 1895 house and found to be consistent with the LWRP. However, it will not be voted upon formally until the July 6th JCMC meeting due to not having quorum.
6. **Minutes** – Dian made a motion to accept the minutes for the May meeting, with one change, and Louise seconded the motion, and the motion passed unanimously.
7. **Motion to Adjourn** – Lisa made a motion to adjourn, and Dale seconded, and the motion passed unanimously. The meeting was adjourned at 7:50 PM.

Respectfully Submitted

Patricia Milano