



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

March 3, 2022

Kaylee Engellenner (Chair)

Michael Braaten
Giovanna Curti
Robin Dahlgard

Lisa Blake-Davidson
John Delaney
Dian Knott

Pam Krauth
Delia Neitzel
Dale Salzberg

The meeting was conducted via Zoom and called to order at 7:32 PM.

1. **Lisa Schweitzer, 4 Penny Lane St. James, NY 11780 (N)** Application for a pool on a waterfront lot. The applicant was present. The site plan showed the distance of the new pool from MHW but not from the top-of-bluff. The application was judged to be incomplete.
2. **Peter & Renee Bojbasa, 9 Bareback Ct., St. James, NY 11780, (N)** Application for a partial second story and reconfiguration of roofline with no changes to either the footprint of the house or the number of bedrooms (one bathroom added). Mr. Bojbasa attended and the builder, Bill Hodge, also attended. It was recommended that the site plan should include the existing drainage information in anticipation of review by Planning. Delia made a motion for consistency; Pam seconded and the motion passed unanimously
3. **Andrew Georgakopoulos, 5 Swan Place, St. James, NY 11780**—Application for a new dock on Stony Brook Harbor. Kelly Risotto of Land Use represented the applicant. The dock consists of 6' L x 4' W ramp to 4' x 86' fixed catwalk, and two seasonal structures: a 3' x 36' gangway and 6' x 20' floating dock. A site visit will be scheduled. Coordination documents have been forwarded to the Town.
4. **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 walls and regraded backyard and front yard on a vacant lot with steep slopes. Ash Agrawal, applicant/developer and Michael Cramer, Landscape Architect, represented Ashley Homes. Lisa made a motion for consistency with the following terms: JCMC approval of replanting plan as condition of permit and completion of plan as condition of completion (CO issuance). Additionally, there should be a clear delineation of the limits of disturbance on the site plan as well as protection of the steep slope areas in conformity with the policies of the LWRP. Robin seconded. The motion passed with one abstention.
5. **Beverly Sinkin, 25 Spring Hollow Rd, St. James, NY 11780**—Revised application for a new dock on Stony Brook Harbor. Kelly Risotto of Land Use represented the applicant. The dock now consists of a 4' x 110' fixed pier (shortened from 122'), and *three* seasonal structures: a 3' x 36' gangway and *two* 6' x 20' floating docks. The angle was also changed (as per NYSDEC) to match the area of existing disturbance. The matter will be continued at the next meeting. New coordination documents have been forwarded to the Town.
6. **Long Beach Marina South Side Rehabilitation (N)**—The revised plan is a more modest renovation. In particular, it only minimally disturbs the vegetated area south of the parking area and prescribes planting of salt-tolerant vegetation along the margin. Max boat length is unchanged at 45'. There had been no clear delineation of the parking area and vehicles were often parked on the sand south of the defined parking area. Pam suggested that a curb might further define the parking area and help protect the vegetation. Kaylee made a motion for consistency subject to a curb at the margin between the parking area and the vegetated area. Delia seconded and the motion passes unanimously.
7. **Minutes** – Pam made a motion to accept the minutes as amended. Dale seconded and the motion passed unanimously.
8. **Motion to Adjourn** – Delia made a motion to adjourn; Giovanna seconded and the motion passed unanimously. The meeting was adjourned at 8:53 PM.

Respectfully Submitted

Michael Braaten