



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 May 4, 2023

John Delaney
Lisa Davidson
Giovanna Curti
Greg Lehenbauer

Michael Braaten (Chair)

Louise Grober
Laura Lessard
Dian Knott
Bethany Stuart

The meeting was conducted in person at Nissequogue Village Hall and called to order at 7:01 pm.

1. **Meghann Bohle, 5 Short Path, St. James, NY 11780 (N)** Application was made for a pool, patio and retaining wall. The applicant was represented at the meeting by Chris Ward of Metamorphosis Landscaping and Designs. He explained their plan and he discussed drainage issues due to the patio and he explained that they have divided the patio to assist with drainage. Their plan to remove an Elm will help to make revegetation successful. The natural buffer will incorporate native plantings. Motion was made by Lisa, seconded by Louise and the plan was unanimously found to be consistent with the LWRP.
2. **Eileen Connolly, 26 Cordwood Path, St. James, NY 11780 (H)** Application was made to install a 38'x18' in-ground swimming pool and remove three trees. Amy DeVito, of Woodhull Expediting, who represented the applicant, presented the plan. Ms. DeVito discussed the fact that it is a heavily wooded lot and two oaks trees with 24" trunks, and one maple with an 18" trunk will be removed and there are many trees that will remain. Motion was made by Giovanna, seconded by Lisa and the plan was unanimously found to be consistent with the LWRP.
3. **Pinetree Homes, 5 Valleywood Court East, St. James, NY 11780 (H)** Application is for a proposed "Re-do" of house, privet hedge, patio, brick walkway and gravel driveway. This project was presented 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. Mr. Castellano will resubmit a new planting plan.
4. **Michael Finnan, 6 Wallis Lane, St. James, NY 11780 (N)** Application was made for repair to an existing Gabion Basket wall which had collapsed. Resident was not represented in this application, but the Smithtown Planning Board approved it at their December meeting per Alison at the Town of Smithtown. Intent is to repair and revegetate the bluff. Residents should make sure that they get permission to have the construction vehicles on the beach. The motion was made by Laura, seconded by Louise, and the plan was unanimously found to be consistent with the LWRP.
5. **Kerri & Kevin Scanlon, 110 Boney Lane, St. James, NY 11780 (N)** Application is for a 20'x40' in-ground pool. Questions regarding placement of pool in relation to the house and property line will require resident to go to the Planning Board. They may come back to the JCMC afterwards to approve their drainage and re-plant of buffer.
6. **Minutes** – Giovanna made a motion to accept the minutes for the April meeting and Lisa seconded and the motion passed unanimously.
7. **Motion to Adjourn** – Mike made a motion to adjourn, and John seconded, and the motion passed unanimously. The meeting was adjourned at 8:25 PM.

Respectfully Submitted

Patricia Milano