



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 November 3, 2022

John Delaney
Giovanna Curti
Dale Salzberg

Michael Braaten (Chair)

Pam Krauth (Remote)
Dian Knott
Laura Lessard

The meeting was conducted in person at Nissequogue Village Hall and called to order at 7:35pm.

1. **Cordwood Path, LLC, #2 Cordwood Path, St. James, NY 11780 (N)** Application for a new house; the applicants were represented by Augie Malandrucolo of Island Builders, Corp., of Ronkonkoma, NY. He says 25% of trees will be removed and a 25' buffer to stay. Request was made to stakeout 4 corners of house and garage for site visit. Site visit will be coordinated by Chair.
2. **Bouy9 Corp. AMRESINV, Inc 260 Old Mill Rd, St. James, NY 11780 (N)** Application is for a new 4-bedroom house & pool. Based on topography, discussion focused on design in keeping with character of neighborhood & capitalizing on the existing road limiting tree removal. Site visit was conducted, and it was decided that a reduced number of trees should be removed. Applicant will revise and resubmit plans for house and pool with the reduced tree removal.
3. **Mark & Liz Closson, 24 Emmet Way, Stony Brook, NY 11790 (H)** Application for tree removal facing the road & driveway. Site visit was conducted, and it was decided that a revised tree chart be submitted with reduced tree removal.
4. **Lorenzo Ardito, 538 Long Beach Road, St. James, NY 11780 (N)** Application is for a path & stairs approx. 110 off bluff feet with landing steps. Bluff was reported as intact & well vegetated. Site visit was conducted, and path and stairs are consistent with code according to Dan Falasco. As per Allyson Murray, (Town of Smithtown Planning Dept.), the proposed stairs are within the jurisdiction of the Village of Nissequogue as it is above the mean high-water line. However, the plans indicate a construction access from East Long Beach Rd and along the public beach. The applicant must obtain necessary approvals from the Town of Smithtown Attorney's office prior to construction. The proposed stairs are considered a Type 1 event under SEQRA. Laura made a motion to find the application consistent and it was seconded by Dale.
5. **Aileen Coughlan, 18 Emmet Drive, Stony Brook, NY 11790 (H)** Application is for multiple additions to the property including pool, pool house, patio, retaining walls & walkways. Removal of 5 trees with re-planting approved. Revised calculation of 22.8% impermeable surface was discussed with no activity permitted within 100 feet of the top of the bluff. Site visit was conducted and found to be consistent with LWRP code. Dale made a motion to find the application consistent and John seconded.
6. **1 Piper Lane, St. James, NY 11780 (H)** More information required from Bob O'Shea. Site visit will be coordinated by Chair.
7. **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. Reminder letter to Homeowner suggested.
8. **Minutes** – Laura made a motion to accept the minutes for the October meeting and Dian seconded and the motion passed unanimously.
9. **Motion to Adjourn** – Laura made a motion to adjourn, and Dian seconded, and the motion passed unanimously. The meeting was adjourned at 8:35 PM.

Respectfully Submitted

Patricia Milano