



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 October 6, 2022

Michael Braaten
Giovanna Curti
Lisa Davidson (remote)

Kaylee Engellenner (Chair)
Laura Lessard
Dian Knott

Pam Krauth
Delia Neitzel
Louise Grober (new)

The meeting was conducted in person at Nissequogue Village Hall and called to order at 7:33.

1. **Dr. Wei Kao, 9 Meadowgate West, St. James, NY 11780 (H)** Application is for a new detached garage. Applicant was represented by the architect, John Cunniffe. Application & site visit were all positive with request made for drainage (10' x 6' dry well & trench drain) added to plan. Two trees removed based on garage location and calculation of 15.35% impermeable surface was discussed. Motion for consistency was made by Giovanna, seconded by Michael & unanimously approved.
2. **James Green/James Hirschfeld, 20 Harbor Rd., St. James, NY 11780 (H)** Application for a septic system at the base of hill adjacent to road (across from Stony Brook Harbor). James Green/James Hirschfeld represented the application. Request for silt fence and haybales at base of steep slopes & pulling septic system away from road was agreed upon. Re-planting plan was also provided & suggestion made to increase size of Oakleaf Hydrangea based on deer susceptibility. Motion for consistency was made by Lisa, seconded by Giovanna & unanimously approved.
3. **Russ & Lisa Von Frank, 31 Harbor Lane, St. James, NY 11780 (N)** Application for a new garage; the applicants were represented by the Architect, Tom Vulpis. Garage (with upstairs loft) butts against driveway retaining walls & may require drainage as reviewed by village engineer, Dan Falasco. No trees will be removed. Request made for Scenic Water Permit from DEC. Pam made motion for consistency pending approval by village engineer, seconded by Delia & unanimously approved.
4. **Steven Boritz & Bryan Whalen 260 Old Mill Rd, St. James, NY 11780 (N)** Application is for a new 4-bedroom house & pool as presented by Buoy9 Corp AMRESINV Inc. in East Quogue, NY. Based on topography, discussion focused on design in keeping with character of neighborhood & capitalizing on the existing road limiting tree removal. Plan may also require DEC approval for Scenic Water Permit and request was made to stake out 4 corners of the house & pool area for site visit. Site visit will be co-ordinated by Chair.
5. **Mark & Liz Closson, 24 Emmet Way, Stony Brook, NY 11790 (H)** Application is for tree removal & was presented by Michael Macrina, architect who is currently renovating the applicant's home trying to re-position the entryway facing the road & driveway. Request was made to tie the driveway in with any tree removal & to tag the trees for a site visit. Site visit will be co-ordinated by Chair.
6. **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. Application was represented by applicant & Carmelo Ardito. Engineer was not present. Bluff was reported as intact & well vegetated. Site visit was requested & will be co-ordinated by Chair.
7. **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. Applicant was represented by Craig Hahn, Cory Jorgensen/Wesley Strout Associates as landscape architects. Removal of 5 trees with re-planting proposed. Proposed calculation of 25.83% impermeable surface was discussed as extremely concerning with additional discussion requiring no activity permitted within 100 feet of the top of the bluff. Bluff was reported as healthy/intact & request was made for site visit. Site visit will be co-ordinated by Chair.
8. **Minutes** –Giovanna made a motion to accept the minutes and Delia seconded and the motion passed unanimously.
9. **Motion to Adjourn** – Pam made a motion to adjourn and Giovanna seconded, and the motion passed unanimously.
The meeting was adjourned at 9:50 PM.

Respectfully Submitted

Dian Knott