



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 September 1, 2022

Michael Braaten
Giovanna Curti
Lisa Davidson

Kaylee Engellenner (Chair)
John Delaney
Robin Dahlgard
Dian Knott

Pam Krauth
Delia Neitzel
Dale Salzberg

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

1. **Beth Agliato, 12 Beach Plum Lane, St. James, NY 11780., St. James, NY 11780 (N)** Application for a house was approved previously subject to submission of an acceptable planting plan. Application was represented by the applicant. Discussion on varieties of plantings and susceptibility to deer. Made some alternate recommendations. Motion for consistency was made by Pam, seconded by Delia and unanimously approved.
2. **Dr. Wei Kao, 9 Meadowgate West, St. James, NY 11780 (H)** Application for a new detached garage. Application was represented by the applicant as well as the architect, John Cunniffe. There was some prior clearing and topography changes. Architect will stake corners of garage in anticipation of a site visit.
3. **Nicholas Daly, 32 Hitherbrook Rd., St. James, NY 11780 (H)** Application to remove 40 trees from rear yard and plant Arborvitae around periphery After some discussion, the applicant disclosed that he may wish to build a pool and would consider accelerating that application in conjunction with a more limited clearing plan.
4. **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 Harbor). Suffolk County Health had issued a permit and applicant had begun work prior to obtaining a permit from Village. James Green represented the application. Applicant must (1) Place silt fence and haybales at base of steep slopes ASAP-(2) Submit plan (in consultation with Building Dept) to pull septic system away from road. and (3) Submit revegetation plan for disturbed areas. Applicant was also informed that the property is on the Historic Inventory of the Village.
5. **Cohen, Across from 155 River Rd, St. James, NY 11780 (N)** DOS has requested input on a walkway on a substandard lot that is on the River and diagonally across the road from his property. We will organize a site visit and Chair will ask for an extension from DOS to respond.
6. **Minutes** – Minutes were approved with one correction. Giovanna made a motion to accept the minutes as amended. Dian seconded and the motion passed unanimously.
7. **Motion to Adjourn** – Giovanna made a motion to adjourn; Dale seconded and the motion passed unanimously. The meeting was adjourned at 8:44 PM.

Respectfully Submitted

Pam Krauth