



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 2, 2024

John Delaney
Robert Johnson

Michael Braaten (Chair)

Bethany Stuart
Dian Knott
Jim Gallo

The meeting was conducted in person at Nissequogue Village Hall and was called to order at 7:07 p.m.

1. **Kathleen Vigiano, 1 Woodhill Path, St. James, NY 11780 (N)** Application is for proposed interior alterations, front & rear additions, and porch. The Homeowner was unable to attend so the plan was presented by the Chair. The plan showed that the slope percentage and drainage were adequate for the 88 sq. ft. additions and improvements. A motion was made by Dian and seconded by Jim, and it was unanimously determined that the plan is consistent with the LWRP.
2. **Adam Oblatz, 2 Laurel Hill Path, St. James, NY 11780 (N)** Application is for a proposed in-ground pool, patio, and retaining wall. The plan was presented by their representative, Diana LaSpisa of Morano Expediting. The plan shows no tree removal and pool going in same location as their existing pool. It was determined that the plan is consistent with the LWRP, a motion was made by John and seconded by Bethany and unanimously approved.
3. **Caroline Cox, 530 Long Beach Road, St. James, NY 11780 (N)** Application is for a proposed 370 sq.ft. pool house, 540 sq.ft. covered patio, 53 sq.ft. portico, and new wood burning fireplace. The plan was presented by their representative, Carmine Grasso of Cataldo Grasso Architects, PC. Application has already been presented to the ZBA because of the proximity of the side road. It will be a smaller house with a larger patio and the board seeks a revised drainage plan. It is determined that the plan is potentially consistent with the LWRP, contingent upon receipt of drainage plan revision calculations.
4. **Edward & MaryBeth Condon, 1 Martingale Gate, St. James, NY 11780 (N)** Application is for a Proposed Swimming Pool and Patio with Landscaping. The plan was presented by their representative, Stephen Cinco of Autonomous Design, LTD. The plan that was presented and voted on is for Phase I of their plan, which is the pool only. It was determined that Phase I of the plan is consistent with the LWRP, a motion was made by John and seconded by Jim and unanimously approved.
5. **Bouy 9, 260 Old Mill Road (Lot 8), St. James, NY 11780 (N)** Proposed Single Family Two-Story House w/ 2-Car Garage, Front Entry Porch, 2nd Floor Rear Deck, Finished Basement, 20X40 Swimming Pool w/ Pool Barrier Fence-Stockade, Permeable Gravel Driveway. It has been determined that a new survey showing the impervious surface area be received and reviewed before being voted upon. Requested information not received and plan was tabled until next meeting.
6. **Peter Mikolajuk, 8 Timothy Lane, St. James, NY 11780 (H)** Application is for a Proposed One-Family Dwelling on a heavily wooded 3-acre lot. The application was presented by owners, Peter & Isabel Mikolajuk, who spoke of the large number of trees that will need to be removed to accommodate the building. The owner had marked the footprint of the house and marked trees to be removed, and a site visit

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was completed. It was deemed to be a relatively flat area and less than 15% of the trees will be removed from the wooded lot. A motion was made by Dian and seconded by John, and it was unanimously determined that the plan is consistent with the LWRP.

7. **Minutes** – Dian made a motion to accept the minutes for the April meeting with one change, Mike seconded the motion, and the motion passed unanimously.
8. **Motion to Adjourn** – Dian made a motion to adjourn, and John seconded, and the motion passed unanimously. The meeting was adjourned at 8:01 PM.

Respectfully Submitted

Patricia Milano