



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 June 6, 2024

Giovanna Curti
Robert Johnson
Dale Salzberg
Olga Navia

Jody Goldstein
Dian Knott
Jim Gallo
Louise Grober
Greg Lehenbauer

The meeting was conducted in person at Nissequogue Village Hall and was called to order at 7:00 p.m.

1. **Edward & MaryBeth Condon, 1 Martingale Gate, St. James, NY 11780 (N)** This Application is for Phase II of a plan presented at the May meeting for a Swimming Pool and Patio with Landscaping. This phase of the plan was presented by Steven Cinco for the planned Pool House and Patio. The application was voted on and approved is found to be consistent pending the receipt of the following:
 1. Correction to the LWRP Application.
 2. Recalculations of impermeable surface percentage.
 3. Planting Scheme.

*THIS IS FOR PHASE II OF APPLICATION THAT WAS APPROVED LAST MONTH**
2. **Buoy 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 further notice.
3. **Minutes** – Dian made a motion to accept the minutes for the May meeting with one change, Jim seconded the motion, and the motion passed unanimously.
4. **Motion to Adjourn** – Dale made a motion to adjourn, and Giovanna seconded, and the motion passed unanimously. The meeting was adjourned at 7:25 PM.

Respectfully Submitted

Patricia Milano