



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 5, 2024

Giovanna Curti
Robert Johnson
Olga Navia
John Delaney

Michael Braaten, Chair
Louise Grober, Co-Chair

John Honkanen, Liaison

Jody Goldstein
Dian Knott

The meeting was conducted in person at Nissequogue Village Hall and was called to order at 7:04 p.m.

1. **Alan Deckelbaum/Beth Zweig, 7 Emmet Drive, Stony Brook, NY 11790 (H)** Application and plan for a pool, patio, spa, pergola and outdoor kitchen was presented by Michael Macrina, Architect. Mr. Macrina spoke of the pool being put in the same location of existing pool and how the natural wood pergola will keep the integrity and beauty of the landscape. The patio is made of no pitch pavers with nothing in between for adequate drainage to drywells and meets the LWRP criteria of 15% impervious surface area. The board was pleased with the vegetation plan and the use of native plantings and gravel driveway. Mr. Macrina stated that this project has already received the approval of ARB, ZBA and the Planning Board. The board voted and a motion was made by Louise and seconded by Giovanna that the plan was found to be consistent with the LWRP, by unanimous decision.
2. **Bill & Christine Papperella, 57 Fifty Acre Road, St. James, NY 11780 (H)** Homeowners had requested to speak with the board for informational purposes regarding a kettle hole on their property and to see if it meets the LWRP verbiage as a buildable lot. Their property consists of two lots with two houses and the kettle hole. They were hoping to take down the two houses to build one house and build another house in the kettle hole area. They were told that because the slopes were greater than 25% in the kettle hole area, it is not advised to build in that area. No official application has been received.
3. **Minutes** – John made a motion to accept the minutes for the August meeting with no changes; Louise seconded the motion, and the motion passed unanimously.
4. **Motion to Adjourn** – John made a motion to adjourn, and Dian seconded, and the motion passed unanimously. The meeting was adjourned at 7:45 PM.

Respectfully Submitted

Patricia Milano