



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 3, 2024

John Delaney
Robert Johnson
Olga Navia
Brenda Luckow

Michael Braaten, Chair

Dian Knott
Jim Gallo
Bethany Stuart

The meeting was conducted in person at Nissequogue Village Hall and was called to order at 7:02 p.m.

1. **Berry Hill Homes, Lot 21 - Stillwater Road, St. James, NY 11780 (N)** Application and plan for a 7,403 square foot new residence on wooded vacant lot was presented by Mike Morbillo, Architect, of Enspire Design Group. The board was pleased with the vegetation plan and the use of native plantings and gravel driveway. Mr. Morbillo 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 Jim and seconded by Dian that the plan was found to be consistent with the LWRP, by unanimous decision.
2. **Buoy 9 - Lot 8, 260 Old Mill Road, St. James, NY 11780 (N)** Application is for a new single-family dwelling on a 2.27-acre lot in that includes a 2-story house, 2 car garage, front entry porch, 2nd floor rear deck, finished basement, 20X40 swimming pool with 6ft. aluminum barrier fence. The plan was presented by Tom Giaquinto, who spoke of hiring new engineers to help redesign the last plan that was denied. The board was pleased with the new design plan and revised grading and drainage. The board voted and a motion was made by Olga and seconded by Bob and the plan was found to be consistent with the LWRP, by unanimous decision.
3. **Minutes** – Dian made a motion to accept the minutes for the September meeting with no changes; John seconded the motion, and the motion passed unanimously.
4. **Motion to Adjourn** – Dian made a motion to adjourn, and Jim seconded, and the motion passed unanimously. The meeting was adjourned at 7:56 PM.

Respectfully Submitted

Patricia Milano