



**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 November 7, 2024**

Giovanna Curti  
Brenda Luckow

Michael Braaten, Chair  
Louise Grober, Co-Chair

Jody Goldstein  
Jim Gallo

John Honkanen, Liaison

The meeting was conducted in person at Nissequogue Village Hall and was called to order at 7:01 p.m.

1. **CMPR Management, LLC, 523 Long Beach Road, St. James, NY 11780 (N)** Application and plan for a new driveway, 3 car garage with utility room, 20X40 swimming pool, and patio was presented by Joseph Neitzel, of JMN Architecture, P.C. Mr. Neitzel stated that this project has already received the approval of ARB, ZBA and the Planning Board, pending the JCMC decision. The concern of the LWRP is the high percentage of impervious surface area, and the applicant said they would try to get this percentage down by eliminating the parking court. We are expecting the recalculation percentage to bring that number down. The board voted and a motion was made by Mike and seconded by Jody that the plan was found to be consistent with conditions by the LWRP, by unanimous decision.
2. **Laura Lessard, 5 Artesian Way, St. James, NY 11780 (N)** Application is for a kitchen addition and to convert an upstairs closet into a half bathroom. The plan was presented by homeowner, Laura Lessard, who spoke of the addition of a drywell to catch overflow from a leaching pool. The board was pleased with the new plan for drainage. The board voted and a motion was made by Giovanna and seconded by Louise and the plan was found to be consistent with the LWRP, by unanimous decision.
3. **Hillary Hulteen, 7 Smith Lane, St. James, NY 11780 (N)** Application is to widen and resurface an existing driveway. Architect, Alex Latham represented the homeowner who was issued a stop work order because this project requires a permit. Mr. Latham stated that the driveway is relatively steep, and they are looking to shave the grade and widen it by three feet. The impervious surface calculations are just under the maximum of 15%. The board strongly recommends planting a natural buffer with native plantings and new underbrush. The board voted and a motion was made by Louise and seconded by Giovanna and the plan was found to be consistent with the LWRP, by unanimous decision.
4. **Rishi Singh, 6 Farm Road, St. James, NY 11780 (N)** Informal application for a proposed 24X30 sports court, top dress yard with topsoil, plant trees and grass and expand irrigation system was heard. There is a stop work order in effect and the resident came for a discussion and to review options to comply with the LWRP and the Village. They received approval to plant their purchased trees so as not to lose them. This presentation was not based on a formal application but for informational purposes.

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5. **Kenneth Mason, Inc., 2 Arbor Lane, St. James, NY 11780 (N)** Application is for a proposed two-story addition to connect main house to accessory building and a pool with patio. This project was presented by Michael Macrina who spoke of joining the main house and the guest cottage to form a two-story home with a basement. He stated that there will be no grading or tree removal and that the pool is in the same location as the old pool. It was suggested that they add a buffer along Arbor Lane and restore the natural buffer around the rest of the property. The board is concerned about the high percentage of impervious surface area but finds this project consistent with the LWRP contingent upon receiving updated calculations reflecting 15%. The board voted and a motion was made by Mike and seconded by Jim and the plan was found to be consistent with condition by the LWRP, by unanimous decision.
6. **Minutes** – Jody made a motion to accept the minutes for the November meeting with no changes; Brenda seconded the motion, and the motion passed unanimously.
7. **Motion to Adjourn** – Giovanna made a motion to adjourn, and Louise seconded, and the motion passed unanimously. The meeting was adjourned at 8:40 PM.

Respectfully Submitted

Patricia Milano