



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 January 2, 2025

John Delaney
Olga Navia
Brenda Luckow

Louise Grober, Co-Chair
Jim Gallo
Bethany Stuart

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

1. **Anthony & Patricia Izzo, 3 Swan Place, St. James, NY 11780 (N)** Application for construction of pool, patio and renovation to a retaining wall, was presented by John Huber of Balsam, Schmid & Huber, LLP. Mr. Huber spoke of receiving a variance from the Village ZBA for the three-tiered retaining wall in November. He also spoke of the added drainage being implemented using trench drains to alleviate and excess water. The board voted and a motion was made by Jim and seconded by John, that the plan was found to be consistent with the LWRP, by unanimous decision.
2. **Rapid 4 Teal, 4 Teal Way, St. James, NY 11780 (N)** Application for full interior alterations, plumbing and heating work, additions on front & back of house, was presented by the homeowner. The application was pending approval as the board is requesting updated calculations of the impervious surface area. A revised site plan dated 1/10/25 was submitted which included the requested impervious surface area calculations and was deemed by the chairperson to be acceptable. Currently this project is found to be consistent with the LWRP.
3. **Ward Melville Heritage Organization, P.O. Box 572, Stony Brook, NY 11790 (H)** A proposal to complete Phase I and initiate Phase II of Mill Creek Road project by The Ward Melville Heritage Organization was discussed. Review of the proposal and comments pertaining to the LWRP are in process.
4. **Minutes** – John made a motion to accept the minutes for the December meeting with no change; Bethany seconded the motion, and the motion passed unanimously.
5. **Motion to Adjourn** – John made a motion to adjourn, and Louise seconded, and the motion passed unanimously. The meeting was adjourned at 8:31 PM.

Respectfully Submitted

Patricia Milano