



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 February 6, 2025

Bob Johnson  
Olga Navia  
Jody Goldstein

Mike Braaten, Chair  
John Honkanen, Liaison

Louise Grober, Co-Chair  
Jim Gallo  
Dian Knott

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

1. **Mr. & Mrs. Spinner, 3 Equine Lane, St. James, NY 11780 (N)** Application for an addition & alteration to an existing 1-story barn converting to pool house/cabana with bathroom, laundry, bar and partial basement, was presented by Ben Sutton, of A.M. Sutton Architects . Mr. Sutton spoke of the Applicant receiving a “Stop Work Order” from the Village in January, for working without a permit. He also stated about the Planning Board giving Conditional Approval for the permit, pending the JCMC decision. The plan meets the criteria of the LWRP with the 12.9% impervious surface area being well below the maximum and the fact of no tree removal. It is strongly urged by the Board that the Homeowner try to create a natural buffer, using native plantings to keep with the esthetic look of the area. A motion was made by Dian and seconded by Bob, and it was determined that the plan is consistent with the LWRP by unanimous approval.
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 homeowners, Ray and Nicole, at the January meeting. The application was pending approval as the board requested 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 were submitted by the chair. No further comments were requested.
4. **Minutes** – Dian made a motion to accept the minutes for the January meeting with one change; Louise seconded the motion, and the motion passed unanimously.
5. **Motion to Adjourn** – Louise made a motion to adjourn, and Jody seconded, and the motion passed unanimously. The meeting was adjourned at 7:35 PM.

Respectfully Submitted

Patricia Milano