

**MINUTES OF THE MEETING  
OF THE ARCHITECTURAL REVIEW BOARD  
TUESDAY OCT 28, 2025**

A meeting of the Architectural Review Board of the Incorporated Village of Head-of-the-Harbor was held on Tuesday, October 28, 2025 at 7:00pm. Those present were Architectural Review Board Chair Michael Gargiulo and Board Members George Janetakakis, Zachary White, Alexandra Leighton. Not in attendance was Kevin Phieffer. Also, in attendance this evening Village Building Inspector, Robert O'Shea and Architectural Review Board Secretary Sharlene Wasserman.

Chair Michael Gargiulo called the meeting to order at 7:00 pm

**Applicant:** Zilkha (present)

**Location:** 6 Farmers Lane, St. James, NY 11780

**Representatives:** Rohan Phagu of Sunation Solar

**Project:** Rooftop Solar

Discussion ensued over draft legislation preventing solar installations on the front of the house. Plans to use black on black panels to go directly on the roof. No accessory structure is being built. It was, upon motion by George Janetakakis, seconded by Zachary White, and unanimously adopted.

**RESOLVED**, to grant Architectural Review Board approval.

**Applicant:** Weidner (not present)

**Location:** 8 Emmet Dr., St. James, NY 11780

**Representatives:** Mikayla Wolf of Greenleaf Solar

**Project:** Rooftop Solar

Discussion ensued over solar panels visibility from the street and neighbors. No trees to be removed. Conditional approval to be granted upon receipt of approval letters from neighbors of 4 Emmet Dr. and 14 Emmet Dr. Also, building inspector needs Home Improvement license and Electrician license along with payment of \$350 for outstanding fees.

**RESOLVED**, It was, upon motion by Zachary White, seconded by George Janetakakis to grant approval upon receipt of the above items.

Discussion of proposal to amend Architectural Review Board guidelines:

A revision to the September 2, 2025 meeting minutes has been made to include Zachary White as present and to note that Chair George Layburn has resigned.

The next meeting of the Architectural Review Board is scheduled to be held on Tuesday, December 2, 2025.

There being no further business before the Board, it was, upon motion by George Janetakakis, seconded by Zachary White, and unanimously adopted, that the meeting be adjourned at 8:06 pm.

Respectfully Submitted,

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Sharlene Wasserman

Architectural Review Board Secretary