

**MINUTES OF THE MEETING
OF THE ARCHITECTURAL REVIEW BOARD
TUESDAY, SEPT 2, 2025**

(REVISED)

A meeting of the Architectural Review Board of the Incorporated Village of Head-of-the-Harbor was held on Tuesday, Sept 2, 2025 at 7:00pm. Those present were Architectural Review Board Chair George Layburn and Board Members George Janetakis, Kevin Phieffer, Michael Gargiulo, Zachary White and alternate, Alexandra Leighton. Also, in attendance this evening Village Building Inspector, Robert O’Shea and ARB Secretary Sharlene Wasserman.

Chair George Layburn called the meeting to order at 7:00pm

Applicant: Firas (not present)

Location: 30 Hitherbrook Rd., St. James, NY 11780

Representatives: Kyle Lao of LI Power Solutions

Project: Rooftop Solar

Discussion ensued regarding the visibility of the panels from the street, with photos provided. The applicant confirmed that no additional trees will be removed, all fire codes have been met, and valid insurance has been received. Further discussion took place regarding changing the roof to black to better blend the equipment. It was, upon motion by Kevin Pfeiffer, seconded by Michael Gargiulo, and unanimously adopted.

RESOLVED, to grant Architectural Review Board approval, conditional upon the roof being black to ensure the equipment is blended.

Applicant: Weidner (not present)

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

Representatives: Diana King of Greenleaf Solar

Project: Preliminary Approval of Rooftop Solar

Discussion ensued regarding the project. No photos were provided. The application does not include the removal of trees, and all panels are to follow the existing pitch of the roof. The Chair requested that the roof be changed to black or charcoal in order to blend in the equipment. The Board discussed the possibility of a ground mount installation. The Board also discussed coordinating a walk-through with the homeowner. No action was taken at this time.

Applicant: Christian White

Location: 574 Moriches Rd., St. James, NY 11780

Representatives: Self

Project: Preliminary review of Pavillon & Solar

Discussion ensued regarding the removal of two trees and the proposed construction of a 16ft cast iron pavilion to support solar panels with gas lamps mounted and panels pitched in line with the roof. The Board noted the pavilion requires a \$1,000 zoning permit, and Bob will consult with the Village Attorney on whether it qualifies as a “functional sculpture” under the Code. Ownership of the three lots and necessary approvals from all owners were also discussed.

RESOLVED, that conditional approval be granted, contingent upon Zoning Board approval.

It was upon motion by Michael Gargiulo and seconded by Kevin Phieffer, and unanimously adopted, the Architectural Review Board minutes of July 1, 2025 were approved.

The next meeting of the Architectural Review Board is scheduled to be held on Tuesday, October 7, 2025.

George Layburn has resigned as Chairman of the Architectural Review Board as of Sept 3, 2025.

There being no further business before the Board; it was, upon motion by George Layburn, seconded by Michael Gargiulo, and unanimously adopted, that the meeting be adjourned at 8:32pm.

Respectfully Submitted,

Sharlene Wasserman

Architectural Review Board Secretary