

**MINUTES OF THE MEETING  
OF THE ARCHITECTURAL REVIEW BOARD  
Tuesday, March 4, 2025**

A meeting of the Architectural Review Board of the Incorporated Village of Head-of-the-Harbor was held on Tuesday, March 4, 2025 at 7:00 p.m. Those present were Architectural Review Board Chair George Layburn and Board members Kevin Pfeiffer, Michael Gargiulo, George Janetakis, Zachary White and Alexandra Leighton, 1st Alternate. Also in attendance this evening Village Building Inspector, Robert O'Shea and Village Clerk, Margaret O'Keefe.

Chair Layburn called the meeting to order.

**Applicant:** Cary Rosner (not present)

**Location:** 3 Cordwood Path, St. James, NY 11780

**Representatives:** self

**Project:** pool. Patio, fence, drainage

Application presented to the Board. Discussion ensued. All lighting is to be dark skies compliant. No building permit to be issued until review has been completed by the Joint Coastal Commission. It was upon motion by Michael Gargiulo, and second by Kevin Pfeiffer, and unanimously adopted:

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

**Applicant:** Laura Maddaloni (not present)

**Location:** 2 Arbor Lane, St. James, NY 11780

**Representatives:** Michael Macrina, Architect

**Project:** 2-story addition

Preliminary review of the building application. The project will require the Joint Coastal Commission and Planning Board approval. No action taken.

It was upon motion by Kevin Pfeiffer, and second by George Janetakis, and abstention by George Layburn and Michael Gargiulo, the Architectural Review Board minutes of October 1, 2024 were approved.

It was upon motion by Michael Gargiulo, and second by Kevin Pfeiffer, and abstention by Zachary White and George Janetakis, the Architectural Review Board minutes of November 5, 2024 were approved.

The next meeting of the Architectural Review Board is scheduled to be held on Tuesday, April 1, 2025 at 7:00 PM.

There being no other matters to be brought before the Board; it was, upon motion by George Layburn, and second by George Janetakis, and unanimously adopted the meeting was adjourned at 7:58 PM.

Respectfully submitted,

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Margaret O'Keefe, Village Administrator/Clerk