

**MINUTES OF THE MEETING  
OF THE ARCHITECTURAL REVIEW BOARD  
Tuesday, May 6, 2025**

A meeting of the Architectural Review Board of the Incorporated Village of Head -of-the- Harbor was held on Tuesday, May 6, 2025 at 7:00 pm. Those present were Architectural Review Board Chair George Layburn and Board Members Kevin Phieffer and Zachary White. Not in attendance this evening, George Janetakis and Michael Gargiulo. Also, in attendance this evening Village Building Inspector, Robert O'Shea, Village Clerk Margaret O'Keefe.

Chair George Layburn called the meeting to order.

**Applicant:** Sivek (Not present)

**Location:** 1 Fox Meadow Lane, St. James, NY 11780

**Representatives:** Ariel Tejada of Solar Sunrise

**Project:** Rooftop solar

The application was presented to the Board. Discussion ensued. It was upon motion by George Layburn, seconded by Kevin Phieffer, and unanimously adopted,

**RESOLVED**, to grant Architectural Review Board approval subject to compliance with NY State, Head of the Harbor village and all Fire authority codes.

**Applicant:** Gary Rocco

**Location:** 17 Pinoak Lane, St. James, NY 11780

**Representatives:** Self

**Project:** One-story rear addition

A preliminary review of the building application and plans was conducted. The proposed addition will use the existing patio and will not increase the building footprint. All exterior lighting to be dark skies compliant. It was, upon motion by Kevin Phieffer, seconded by Zachary White, and unanimously adopted,

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

**Applicant:** Tom & Denise Dolan

**Location:** 32 Farm Rd., St. James, NY 11780

**Representatives:** Scott Appleman, contractor

**Project:** alterations, windows, siding, roofline change

A preliminary review of the building application and plans was conducted. The scope of work to include a new roof, all new windows, new shake siding, and the addition of stone to the front wall to match the chimney. All exterior lighting must be dark skies compliant. It was, upon motion by Zachary White, seconded by George Layburn, 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:** Two-story addition

Application and plans submitted now reflect removing part of the driveway and adding lawn, relocating the garage, and installing new garage doors. The septic system has been approved. It was, upon motion by George Layburn, seconded by Kevin Phieffer, and unanimously adopted.

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

It was, upon motion by Zachary White, seconded by Kevin Phieffer, and unanimously adopted, the Architectural Review Board minutes of March 4, 2025 were approved.

The next meeting of the Architectural Review Board is scheduled to be held on Tuesday, June 3, 2025.

There being no further business before the Board, it was, upon motion by Zachary White, seconded by Kevin Phieffer, and unanimously adopted, that the meeting be adjourned.

Respectfully submitted,

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Margaret O'Keefe, Village Clerk