

**MINUTES OF THE MEETING  
OF THE ARCHITECTURAL REVIEW BOARD**

**Tuesday, June 3, 2025**

A meeting of the Architectural Review Board of the Incorporated Village of Head-of-the-Harbor was held on Tuesday June 3, 2025, at 7:00pm.

Those present were Architectural Review Board Chair George Layburn and Board Members Zachary White, George Janetakis, Kevin Phieffer, Michael Gargiulo and Alternate Alexandra Leighton. Also in attendance were Village Clerk, Margaret O'Keefe and ARB, Secretary Sharlene Wasserman. Village Building Inspector, Robert O'Shea was not present.

Chair **Layburn** called the meeting to order.

**Applicant:** Mark Closson (*homeowner, present*)

**Location:** 24 Emmet Way, Stony Brook, NY

**Representative:** Self

**Project:** Removal of existing deck and construction of covered deck using the same footprint and foundation. The application was presented to the Board. Discussion ensued.

Materials will match the original, with updated Trex decking. The proposal includes replacement of support structure, addition of screens, and a roof. If lighting is added, it will be Dark Sky compliant. No landscaping changes are proposed. Motion to approve by George Layburn, seconded by George Janetakis, and unanimously adopted.

**Resolved**, to grant Architectural Review Board approval, subject to Building Inspector's review of the building permit and confirmation of any added square footage.

**Approval of Minutes:**

It was, upon motion by **Zachary White**, seconded by **George Janetakis**, and **unanimously adopted**, the Architectural Review Board minutes of **May 6, 2025** were approved.

The next meeting of the Architectural Review Board is scheduled to be held on Tuesday July 1, 2025.

There being no further business before the Board, it was, upon motion by **Zachary White**, seconded by **George Janetakis** and **unanimously adopted**, that the meeting be adjourned at **7:22pm**.

Respectfully submitted,



Sharlene Wasserman

*Architectural Review Board Secretary*