

**MINUTES OF THE MEETING
OF THE ARCHITECTURAL REVIEW BOARD
TUESDAY, JULY 1, 2025**

A meeting of the Architectural Review Board of the Incorporated Village of Head-of-the-Harbor was held on Tuesday, July 1, 2025 at 7:00pm. Those present were Architectural Review Board Chair George Layburn and Board Members Kevin Phieffer, Zachary White, Michael Gargiulo and Alternate, Alexandra Leighton. Also, in attendance this evening Village Building Inspector, Robert O'Shea. Not in attendance was George Janetakis and ARB Secretary, Sharlene Wasserman. The meeting was recorded by a designated recorder and later transcribed.

Chair George Layburn called the meeting to order.

Applicant: Firas (not present)

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

Representatives: Pastor Martinez of LI Power Solutions

Project: Rooftop Solar

The application was presented to the Board. Discussion ensued regarding the proposed removal of trees in front of the home to allow for increased sunlight to support the installation of 42 solar panels. The Board noted that fire department access must be maintained on the roof and that the panels must not be visible from the street.

As directed by the Board, the removal of deciduous trees is contingent upon approval from the Tree Committee. The applicant is to return with updated plans showing: A north-facing design, and a south-facing design that minimizes tree removal, with consideration for selective trimming instead of full removal. No action was taken.

Applicant: Christian White

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

Representatives: Self

Project: Preliminary review of solar panels

The applicant is requesting approval for the installation of 13 panels. Discussion ensued. The applicant proposed planting white cedar trees to obscure the house's visibility, even in winter. The Board emphasized that fire access must be maintained.

The Board advised that the applicant is to return with a formal proposal that includes a detailed placement plan for the 13 panels. Additionally, if the property is owned by a trust or LLC, the applicant must submit an application on behalf of the trust or, alternatively, obtain the signatures of all three property owners. No action was taken.

Draft Legislation Received

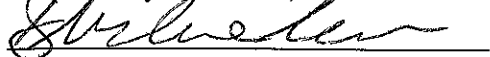
Proposed amendments were received with a request for the Architectural Review Board to advise the Board of Trustees on changes to *Section 165.28* and adding *165-34.6* and *165.34.7* which pertain to the regulation of deer fencing, vinyl siding, and solar energy systems. Discussion ensued. No action was taken.

It was upon motion by Zachary White, seconded by Kevin Phieffer, and unanimously adopted, the Architectural Review Board minutes of June 3, 2025.

The next meeting of the Architectural Review Board is scheduled to be held on Tuesday, Aug 5, 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 8:44pm.

Respectfully Submitted,



Architectural Review Board Secretary
Sharlene Wasserman