

**MINUTES OF THE MEETING OF
THE PLANNING BOARD
Tuesday, April 8, 2025 at 5:30 PM**

A meeting of the Planning Board of the Incorporated Village of Head-of-the-Harbor was held on Tuesday, April 8, 2025, at 5:30 PM at the Village Hall located at 500 North Country Rd., St. James, NY 11780. Those present were the following members Chairman Harlan J. Fischer, John Honkanen and Sally Lynch. Also in attendance, Village Counsel, Christopher Bianco; Environmental Planner, Patrick Cleary; Village Administrator/Clerk, Margaret O'Keefe; Building Inspector, Robert O'Shea and Village Engineer, Daniel Falasco. Not in attendance this evening PB member Dale Salzberg.

Chairman Fischer opened the meeting.

It was, upon motion by John Honkanen, and second by Sally Lynch, and unanimously adopted to convene the public hearing on this 8th day of April 2025, at 5:30 PM for the site plan application filed by Laura Maddaloni (Bove) for the construction of a 1,382 sq.ft. two-story addition and ground level garage. Additionally, a 20' x 40' inground pool, along with new stormwater management facilities and landscaping. Representative for the application, Michael Macrina, AIA made a presentation to the Board and had previously submitted the following:

Memo P. Cleary Dated 12.19.2024
Site Plan Application Dated 11.19.2024
LWRP, EAF
State Environmental Quality Review
Site Plan Dated 01.02.2025
Alignment Dated 01.02.2025
Zoning Dated 01.02.2025
SP -1 Dated 01.02.2025, last R'vsd. 03.12.2025
SP- 2 Dated 01.02.2025, last R'vsd 03.12.2025

Subsequent to the presentation, inquiry was made by both the public and the Board of Trustees. There being no further comment. It was, upon motion by Sally Lynch, and second by John Honkanen, and unanimously adopted to close the public hearing on the above site plan.

It was, upon motion by John Honkanen, second by Sally Lynch and unanimously adopted to approve the above referenced site plan.

It was, upon motion by Sally Lynch, second by John Honkanen and unanimously adopted, the Planning Board minutes of March 11, 2025 were approved.

There being no other matters to be brought before the Board; it was, upon motion by John Honkanen, and second by Sally Lynch and unanimously adopted the meeting was adjourned at 5:43 PM.

Respectfully submitted,

Margaret O'Keefe, Village Administrator/Clerk