

**MINUTES OF THE MEETING OF
THE PLANNING BOARD
Tuesday, January 13, 2026, at 5:30 PM**

A meeting of the Planning Board of the Incorporated Village of Head-of-the-Harbor was held on Tuesday, January 13, 2026 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, Sally Lynch, Dale Salzberg, Jan Coughlan and Daniel Dresch. Not in attendance Village Counsel, Christopher Bianco. Also in attendance, Environmental Planner, Patrick Cleary; Village Engineer, Daniel Falasco; Building Inspector, Robert O'Shea and Village Administrator/Clerk, Margaret O'Keefe.

Chairman Fischer convened the meeting and the following was discussed:

Applicant: Herrnstein
Address: 77 Harbor Rd., St. James NY 11780
SCTM#: 0801-002.00-001.00-019.1
Project: Installation of a tennis court
Representatives: Robin Herrnstein

The application proposes the construction of an 8,000 +/- sq. ft. sunken tennis court, with retaining walls and fencing. This application is a SEQRA classification Type II. It was, upon motion by Dale Salzberg, and second by Sally Lynch, and unanimously adopted to authorize and direct the village clerk to post and publish a public hearing for the above site plan. Said hearing is to be held on Tuesday, February 10, 2026 at 5:30 pm, Village Hall, 500 North Country Rd., St. James, NY 11780.

There being no other matters to be brought before the Board; it was, upon motion by Jan Coughlin, and second by Dale Salzberg, and unanimously adopted the meeting was adjourned at 5:45 PM.

Respectfully submitted,

Margaret O'Keefe, Village Administrator/Clerk