

**MINUTES OF THE MEETING
OF THE ARCHITECTURAL REVIEW BOARD
TUESDAY, April 7, 2026**

A meeting of the Architectural Review Board of the Incorporated Village of Head-of-the-Harbor was held on Tuesday, April 7, 2026 at 7:00pm. Those present were Architectural Review Board Acting Chair, Kevin Phieffer and Board Members, Alexandra Leighton and Garret Bergen. Also, in attendance this evening was Village Building Inspector, Robert O'Shea and Architectural Review Board Secretary Sharlene Wasserman.

Acting Chair Kevin Phieffer called the meeting to order at 7:00 pm

Applicant: Pino (present)

Location: 29 Three Sisters Road, St. James, NY 11780

Representatives: Catherine Dominici Esq. and John Gleason, Architect

Project: Driveway & 2 Car Garage

The applicant presented samples of materials and renderings for the proposed project. The Board discussed the project in detail. The proposed segmented fiberglass garage doors will feature a natural wood-grain appearance, and the residence will be painted to match the color of the garage. The garage will be constructed on a concrete slab. A potential need for a variance from the Board of Appeals was discussed. All proposed exterior lighting must be Dark Sky compliant. The Board discussed fencing and landscaping, and the applicant agreed to install additional hedging along the property line. The proposed paved driveway will be circular in design and will include a dry well for drainage. The Board discussed the existing roof pitch, which is not proposed to be changed.

Resolved: A conditional approval is granted, subject to the condition that the roofing materials of the detached garage shall match those of the principal residence and the shed. Additionally, the exterior colors of the house and the shed shall be painted to match the garage, and that the cupola be removed.

It was upon motion by Alexandria Leighton and seconded by Kevin Phieffer, the architectural review board minutes of September 2nd, and February 3 were approved.

Minutes of October 28th was deferred due to the absence of Board members required for review.

The next meeting of the Architectural Review Board will be held on Tuesday, May 5, 2026.

There being no further business before the Board, it was, upon motion by Garret Bergen, seconded by Kevin Phieffer, and unanimously adopted, that the meeting be adjourned at 7:53 pm.

Respectfully Submitted,

Sharlene Wasserman

Architectural Review Board Secretary