

**MINUTES OF THE MEETING
OF THE ARCHITECTURAL REVIEW BOARD
TUESDAY FEBRUARY 3, 2026**

A meeting of the Architectural Review Board of the Incorporated Village of Head-of-the-Harbor was held on Tuesday, February 3, 2026 at 7:00pm. Those present were Architectural Review Board Chair Michael Gargiulo and Board Members, Zachary White, and Alexandra Leighton. Also, in attendance this evening Village Building Inspector, Robert O'Shea and Architectural Review Board Secretary Sharlene Wasserman. Board member Kevin Phieffer arrived at 7:14pm.

Chair Michael Gargiulo called the meeting to order at 7:00 pm

Applicant: Yang (present)

Location: 42 Hitherbrook Rd. St. James, NY 11780

Representatives: Alexander Kahn, Architect

Project: Retaining wall replacement

Discussion ensued regarding the proposal to replace the existing wooden retaining wall with Nikko 12" block and to reconstruct the existing staircase and patio. Additional discussion took place concerning the installation of the blocks, as they tend to begin leaning over time. It was, upon a motion made by Zachary White, seconded by Michael Gargiulo, the application was unanimously approved.

RESOLVED, to grant Architectural Review Board approval.

Applicant: Wertheim (present)

Location: 3 The Hunt, St. James, NY 11780

Representatives: Andrew Giambertone, Architect

Project: Preliminary review of house renovation

Discussion of updating facade and landscaping requirements. Discussion ensues over Board of Health and septic concerns. Adding a 14'x19' screen covered porch over existing footprint. No architectural concerns. Part of the brick façade is being restored and all painted white. All lighting must be night sky compliant. Board requests to see a sample of the white Boral Brick and a revision of the plans. An overview of the application process was also provided.

Approval of the September and October minutes was deferred due to the absence of Board members required for review.

The board discussed the application process with the Building Inspector and planting varieties for applicants. The Chairman, Michael Gargiulo, outlined preliminary plans for a future addition of a barn-style garage to be located approximately 55 feet from the property line, constructed with a timber frame and including a basement. Discussion followed regarding applicable zoning requirements.

The next meeting of the Architectural Review Board will be held on Tuesday, March 3, 2026.

There being no further business before the board, it was, upon motion by Zachary White, seconded by Alexandra Leighton and unanimously adopted, that the meeting be adjourned at 8:08pm.

Respectfully Submitted,

Sharlene Wasserman
Architectural Review Board Secretary