

**MINUTES OF THE MEETING
OF THE ARCHITECTURAL REVIEW BOARD
TUESDAY, JUNE 2, 2026**

A meeting of the Architectural Review Board of the Incorporated Village of Head-of-the-Harbor was held on Tuesday, June 2, 2026 at 7:00pm. Those present were Architectural Review Board Chair, Michael Gargiulo and Board Members, Kevin Phieffer Alexandra Leighton, Zachary White and Garret Bergen. Also, in attendance this evening was Village Building Inspector, Robert O'Shea and Architectural Review Board Secretary Sharlene Wasserman.

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

Applicant: Wertheim (not present)

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

Representatives: Michael Macrina, Architect

Project: Review of renovation plans

The architect presented updated renderings. The proposed design is a simple colonial-style home with additions at the rear and sides of the existing structure. Improvements include squaring off the garage, adding a patio and front terrace, updating windows, and installing aluminum gutters. Proposed exterior materials include whitewashed brick, stone veneer, and a textured stone-like stucco finish. Color renderings and material samples illustrating the texture and color of the stone/stucco were presented to the Board. Board members discussed the proposed stone materials and window details. The applicant was asked to return at the next meeting with physical samples of the proposed colored brick and stone materials.

Resolved: A motion was made by Garret Bergen to grant conditional approval of the submitted drawings, contingent upon: Submission and review of material samples by the Board and revisions to the window details to reflect the trim modifications discussed. The motion was seconded by Zachary White and approved unanimously.

Applicant: Augello

Location: 629 N. Country Rd., St. James, NY 11780

Representatives: self

Project: Siding & Windows

Resident replaced all insulation, windows and existing siding due to severe animal and insect infestation. Board is to confer with Village Attorney.

It was upon motion by Michael Gargiulo and seconded by Zachary White, the architectural review board minutes of October 28, 2025 were approved.

It was upon motion by Alexandria Leighton and seconded by Kevin Phieffer, the architectural review board minutes of April 7, 2026 were approved.

The next meeting of the Architectural Review Board will be held on Tuesday, July 7, 2026.

Michael Gargiulo adjourned the meeting at 8:35pm

Respectfully Submitted,

Sharlene Wasserman

Architectural Review Board Secretary