

**MINUTES OF THE MEETING OF
THE PLANNING BOARD
Tuesday, February 10, 2026 at 5:30 PM**

A meeting of the Planning Board of the Incorporated Village of Head-of-the-Harbor was held on Tuesday, February 10, 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 nor Environmental Planner, Patrick Cleary. Also in attendance, Village Engineer, Daniel Falasco; Building Inspector, Robert O'Shea and Village Administrator/Clerk, Margaret O'Keefe.

Chairman Fischer convened the meeting and the following hearing was opened:

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. There were no comments from the public. It was, upon motion by Jan Coughlin, and second by Dale Salzberg, and unanimously adopted to close the public hearing. It was, upon motion by Sally Lynch, and second by Jan Coughlin, and unanimously adopted to approve the site plan

It was, upon motion by Daniel Dresch, and second by Jan Coughlin, and unanimously adopted the minutes of Tuesday, January 13, 2026, at 5:30 PM were approved.

There being no other matters to be brought before the Board; it was, upon motion by Dale Salzberg, and second by Jan Coughlin, and unanimously adopted the meeting was adjourned at 5:43 PM.

Respectfully submitted,

Margaret O'Keefe, Village Administrator/Clerk