

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

A meeting of the Planning Board of the Incorporated Village of Head-of-the-Harbor was held on Tuesday, May 5, 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 Building Inspector, Robert O'Shea. Also in attendance, Village Counsel, Christopher Bianco; Environmental Planner, Patrick Cleary; Village Engineer, Daniel Falasco; and Village Administrator/Clerk, Margaret O'Keefe.

Chairman Fischer convened the meeting and the following was discussed:

Applicant:	Dean Johnson and Yvonne Ughrin (also in present, Charles Miller owner of #455)
Address:	455 – 465 North Country Road, St. James NY 11780
SCTM#:	0801-007.00-003.00-032.00 & 031.00
Project:	lot line modification
Representatives:	Howard Bergson, Esq.

The application proposes a lot line change between two existing lots involving the transfer of 1.17 acres from 455 North Country Road to 465 North Country Road. Both properties are located in the Residence A Zoning District. Discussion ensued. Typically classified as a Type II actions in accordance with SEQRA regulations; However, pursuant to Chapter 81 of the Village Code this action is classified as a Type I.

It was, upon motion by Daniel Dresch, and second by Sally Lynch, and unanimously adopted, the Planning Board declared its intent to serve as Lead Agency.

It was, upon motion by Dale Salzberg, and second by Jan Coughlin, and unanimously adopted the minutes of Tuesday, February 10, 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 Sally Lynch, and unanimously adopted the meeting was adjourned at 5:55 PM.

Respectfully submitted,

Margaret O'Keefe, Village Administrator/Clerk