

**MINUTES OF THE MEETING OF
THE PLANNING BOARD
Wednesday, November 5, 2025 at 5:30 PM**

A meeting of the Planning Board of the Incorporated Village of Head-of-the-Harbor was held on Wednesday, November 5, 2025 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 and Dale Salzberg. Not in attendance this evening, Planning Board Members Jan Coughlan and Daniel Dresch; Environmental Planner, Patrick Cleary; Village Counsel, Christopher Bianco and Village Engineer, Daniel Falasco. Also in attendance, Village Administrator/Clerk, Margaret O'Keefe; Building Inspector, Robert O'Shea.

Chairman Fischer convened the meeting and the following was discussed:

It was, upon motion by Dale Salzberg, and second by Sally Lynch, and adopted (3-0-0), to adopt the draft recommendation letter dated November 5, 2025 to Zoning Board of Appeals in regard to the Nissequogue Farm application.

It was, upon motion by Dale Salzberg, and second by Sally Lynch, and unanimously adopted the Planning Board minutes of October 14, 2025 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 5:40 PM.

Respectfully submitted,

Margaret O'Keefe, Village Administrator/Clerk