

**MINUTES OF THE MEETING
OF THE ARCHITECTURAL REVIEW BOARD
TUESDAY JULY 7, 2026**

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

Chair Michael Gargiulo called the meeting to order at 7:05 pm

Applicant: Velez (present)

Location: 17 Timothy Lane, St. James, NY 11780

Representatives: Carlos Munoz of TOC Architects

Project: 2nd fl, driveway, pool & patio additions

The project was presented to the Board and discussed. The application includes a 22' x 42' pool and four drywells for drainage. The homeowner agreed to replace any trees removed during construction and to use real stone. The Board reviewed the driveway layout, façade changes, dormers, roof pitch, and the proposed gables. Discussion also focused on revising the size and location of the columns. All exterior lighting must be Dark Sky compliant. The homeowner agreed to make the requested revisions. It was upon motion by Garrett Bergen, and second by Alexandra Leighton, and unanimously adopted:

RESOLVED, to grant Architectural Review Board approval based on modifications of columns that have a stone base and plantings.

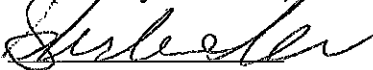
The Board discussed the previous applicant Augello of 629 N. Country Rd. Saint James NY 11780 and denied the applicant. Did not get a permit and proceeded after being told to stop, materials used were not consistent with what the board would approve on a historical structure such as this one.

It was upon motion by Zachary White and seconded by Garrett Bargen, the architectural review board minutes of June 2, 2026 were approved.

The next meeting of the Architectural Review Board is scheduled to be held on Tuesday, August 4, 2026.

There being no further business before the Board, it was, upon motion by Kevin Phieffer, seconded Alexandra Leighton, and unanimously adopted, that the meeting be adjourned at 8:13pm.

Respectfully Submitted,



Sharlene Wasserman

Architectural Review Board Secretary