MINUTES OF THE MEETING
OF THE ARCHITECTURAL REVIEW BOARD
TUESDAY SEPTEMBER 1, 2026

A meeting of the Architectural Review Board of the Incorporated Village of Head of the Harbor was held on Tuesday, September 1, 2026 at 7:00pm. Those present were Architectural Review Board Chair Michael Gargiulo and Board Members Garrett Bergen, and Alexandra Leighton. Also, in attendance this evening was Village Building Inspector, Robert O'Shea. Kevin Phieffer and Zachary White were not in attendance.

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

Applicant: Paparella
Location: 57 Fifty Acre Rd. Saint James NY, 11780
Representatives: Anthony Guardino, ESQ
Project: Lot Line modification- PB ref.
Discussion of proposed lot line modification. Comments to be sent to Planning board chairman for review.

Applicant: Zodiatis
Location: 8 Farm Rd. Saint James NY, 11780
Representatives: Self
Project: Deer Fence
No survey submitted, Building Inspector reviewed deer fencing guidelines with the board. Approval for 8ft deer fencing. Installation to comply with village code. Motion to approve deer fencing made by Alexandra Leighton, seconded by Garrett Bergen.
RESOLVED, permit to be issued based on the site plans provided by the Building Inspector subject to compliance with all applicable Village Code requirements.

Applicant: Leighton Coleman
Location: 43 Harbor Rd. Saint James NY, 11780
Representatives: Self
Project: Covered porch addition & roof repair
Discussion of plans ensues. Application to extend 5ft over front door with a slight pitch to move and prevent water damage. Instructed to talk to roofer about what the minimum pitch for a roof is. Discussion over possibility of a metal roof.

The next meeting of the Architectural Review Board is scheduled to be held on Tuesday October 6, 2026.

There being no further business before the Board, it was, upon motion by Michael Gargiulo, seconded by Alexandra Leighton, and unanimously adopted, that the meeting be adjourned at 8:42 pm.

Respectfully Submitted,

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Sharlene Wasserman
Architectural Review Board Secretary