

**MINUTES OF THE MEETING OF
THE PLANNING BOARD
Tuesday, September 8, 2026 at 5:30 PM**

A meeting of the Planning Board of the Incorporated Village of Head-of-the-Harbor was held on Tuesday, September 8, 2026 at 5:30 PM at the Village Hall located at 500 North Country Rd., St. James, N.Y. 11780. Those present were the following members Chairman Harlan J. Fischer, Sally Lynch, Dale Salzberg, Daniel Dresch and Jan Coughlan. Also in attendance, Village Counsel, Christopher Bianco; Environmental Planner, Patrick Cleary; Village Engineer, Daniel Falasco; Building Inspector, Robert O'Shea and Village Administrator/Clerk, Margaret O'Keefe.

Chairman Fischer convened the meeting. It was upon motion by Dale Salzberg, and second by Sally Lynch, and unanimously adopted, the following hearing was opened:

Applicant:	Paparella
Address:	57 Fifty Acre Rd., St. James NY 11780
SCTM#:	0801-007.00-002.00-008.00 & 009.00
Project:	lot line modification
Representatives:	Anthony Guradino, Esq., Farrell Fritz P.C.

Anthony Guradino, Esq., of Farrell Fritz P.C., presented the proposal to the Board. It involves modifying the lot line between two properties at the corner of Fifty Acre Road and Branglebrink Road. The lots are currently configured along an east-west division, and both are in the Residence A Zoning District. The Board discussed the proposal. In accordance with Village Code Sections 165-15 and 165-16, notice of the public hearing was provided to the Board of Trustees and the Architectural Review Board.

Although this action would typically be classified as Type II under SEQRA regulations, Chapter 81 of the Village Code classifies it as Type I. The Planning Board previously declared its intent to serve as Lead Agency for the SEQRA environmental review pursuant to the Village Code. Upon receipt from the applicant, the Planning Board directs that a Lead Agency coordination notice, Part 1 of the Environmental Assessment Form, and all relevant application materials be circulated to all involved and interested agencies. Accordingly, the public hearing on this application is scheduled to reconvene on November 10, 2026 at 5:30 PM, or as soon thereafter as the matter may be heard, subject to SEQRA notification timelines, at Village Hall, 500 North Country Rd., St. James, NY 11780.

It was, upon motion by Daniel Dresch, and second by Jan Coughlan, and unanimously adopted the Planning Board minutes of July 14, 2026 were approved.

There being no other matters to be brought before the Board; it was, upon motion by Jan Coughlan, and second by Sally Lynch, and unanimously adopted the meeting was adjourned at 5:48 PM.

Respectfully submitted,

Margaret O'Keefe, Village Administrator/Clerk