

**MINUTES OF THE MEETING
OF THE ARCHITECTURAL REVIEW BOARD
Tuesday, April 2, 2024**

A meeting of the Architectural Review Board of the Incorporated Village of Head-of-the-Harbor was held on Tuesday, April 2, 2024 at 7:00 p.m.

Those present were Architectural Review Board Chairman Paul Athineos, members George Janetakis, Kevin Phieffer, George Layburn, and Alexandra Leighton, 1st Alternate. Also in attendance this evening Village Building Inspector, Robert O'Shea and Village Clerk, Margaret O'Keefe. Not in attendance this evening Michael Gargiulo.

Chairman Athineos called the meeting to order.

Applicant: Christopher Jack

Location: 23 Deepewells Lane, St. James, NY 11780

Representatives: self

Project: on grade patio

Application presented to the Board. Discussion ensued. It was, upon motion by George Janetakis, and second by George Layburn, and unanimously adopted:

RESOLVED, to grant ARB approval.

Applicant: Peter & Isabelle Mikolasuk

Location: 8 Timothy Lane, St. James, NY 11780

Representatives: self

Project: preliminary review of new dwelling

Application presented to the Board. Discussion ensued. The application needs site plan review before the Planning Board and Joint Coastal Commission. No action taken.

Applicant: Ash Agarwal

Location: Moriches Rdfor, St. James, NY 11780

Representatives:

Project: preliminary review of new dwelling

Application presented to the Board. Discussion ensued. The application needs site plan review before the Planning Board and Joint Coastal Commission. No action taken.

Applicant: John Cavoto

Location: 12 Saneck Rd., St. James, NY 11780

Representatives:

Project: driveway gate & piers

Application presented to the Board. Discussion ensued. Materials are acceptable to the Board, all lighting is to be dark skies compliant. It was, upon motion by George Layburn, and second by George Janetakis, and unanimously adopted:

RESOLVED, to grant ARB approval.

It was upon motion by George Janetakis, and second by George Layburn, and abstention by Paul Athineos and adopted, the Architectural Review Board minutes of March 5, 2024 were approved.

The next meeting of the Architectural Review Board is scheduled to be held on Tuesday, May 7, 2024 at 7:00 PM.

There being no other matters to be brought before the Board; it was, upon motion by Chairman Athineos, and second by George Janetakis, and unanimously adopted the meeting was adjourned at 8:17 PM.

Respectfully submitted,

Margaret O'Keefe, Village Administrator/Clerk