

**MINUTES OF THE MEETING OF
THE PLANNING BOARD
Tuesday, January 14, 2025 at 5:30 PM**

A meeting of the Planning Board of the Incorporated Village of Head-of-the-Harbor was held on Tuesday, January 14, 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, John Honkanen, Sally Lynch and Dale Salzberg. Also in attendance, Village Counsel, John L. Bourquin; Environmental Planner, Patrick Cleary; Village Administrator/Clerk, Margaret O'Keefe; Building Inspector, Robert O'Shea and Village Engineer, Daniel Falasco.

Applicant: Maddaloni

Location: 2 Arbor Lane, St. James, NY 11780

Representatives: Mr. Michael Macrina, Architect

Project: Site plan

Application proposes the construction of a two-story addition connecting the main residence with an existing guest house, ground level garage and a 20 x 40' inground pool, and new patio, along with new stormwater management facilities and landscaping. Discussion ensued. Further information is required to determine SEQRA classification. Applicant to return with additional information as requested in the December 19, 2024 memorandum submitted by Patrick Cleary, Environmental Planner.

It was upon motion by Dale Salzberg, second by Sally Lynch and adopted, the Planning Board minutes of October 8, 2024 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 6:15 PM.

Respectfully submitted,

Margaret O'Keefe, Village Administrator/Clerk