

**MINUTES OF THE MEETING OF
THE PLANNING BOARD
Tuesday, March 11, 2025 at 5:30 PM**

A meeting of the Planning Board of the Incorporated Village of Head-of-the-Harbor was held on Tuesday, March 11, 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, Christopher Bianco; 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

The 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, along with new stormwater management facilities and landscaping. Discussion ensued. The new patio is being withdrawn. This application is a SEQRA classification Type II. It was, upon motion by John Honkanen, and second by Dale Salzberg, and unanimously adopted to authorize and direct the village clerk to post and publish a public hearing for the above site plan. Said hearing is to be held on Tuesday, April 8, 2025 at 5:30 pm, Village Hall, 500 North Country Rd., St. James, NY 11780. The hearing is contingent on the applicant submitting the modified plan and all submission requirements, in hardcopy form with the appropriate number of copies, to the Office of the Village Clerk prior to March 20, 2025.

It was upon motion by Dale Salzberg, second by Sally Lynch and adopted, the Planning Board minutes of January 14, 2025 were approved.

There being no other matters to be brought before the Board; it was, upon motion by John Honkanen, and second by Sally Lynch, and unanimously adopted the meeting was adjourned at 5:58 PM.

Respectfully submitted,

Margaret O'Keefe, Village Administrator/Clerk