

**MINUTES OF THE MEETING OF  
THE PLANNING BOARD  
Tuesday, April 12, 2022, at 5:30 PM**

A meeting of the Planning Board of the Incorporated Village of Head-of-the-Harbor was held on Tuesday, April 12, 2022, 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, Philip Palmedo, Michael Utevsky and James Scully. Also in attendance, Building Inspector, Robert O'Shea; Village Counsel, Philip Butler; Environmental Planner, Patrick Cleary and Village Administrator/Clerk, Margaret O'Keefe. Not in attendance this evening Village Engineer, Daniel Falasco and Traffic Engineer, Patrick Lenihan.

Chairman Fischer convened the meeting, and the following items were addressed:

**Applicant: Estate of Mr. Nicholas Petervary (not present)**

**Location: Lot 26- Map of Nicolette Estates**

**Sec. Blk. Lot: 801-7.0-4.0-4.32**

**Representatives: Mr. Matthew Crane, Surveyor- Nelson + Pope**

**Project: subdivision**

It was, upon motion by Michael Utevsky, second by Philip Palmedo, and unanimously adopted, to open the public hearing on the above application. Presentation was made by Mr. Matthew Crane. Discussion ensued. To be added as a condition of the subdivision map- language that the lots may not be approved without the road being developed at the same time. It was, upon motion by James Scully, second by Michael Utevsky, and unanimously adopted, to close the public hearing on the above application. Chairman Fischer directed Counsel to draft the Planning Board's decision and Patrick Cleary to prepare the Declaration of Negative Significance.

**Applicant: Ashley Homes**

**Location: Oak Ridge Rd., Stony Brook, NY**

**Sec. Blk. Lot: 801-7.0-4.0-4.32**

**Representatives: Mr. Agarwal Ash, Builder (late arrival)**

**Project: site plan**

The applicant has been requested to ensure the property is staked showing the centerline of the driveway, the four corners of the proposed dwelling and the proposed retaining wall. It was, upon motion by James Scully, second by Philip Palmedo, 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, May 10, 2022 at 5:30 pm, Village Hall, 500 North Country Rd., St. James, NY 11780. The hearing is subject to the applicant submitting the revisions itemized by Daniel Falasco, P.E. Said revisions must be submitted no less than two weeks prior to the hearing date.

**Applicant:** Harbor Country Day School  
**Address:** 17 Three Sisters Rd., St. James NY 11780  
SCTM No. 0801-005.00-002.00-025.001  
**Representatives:** Headmaster John Cissel  
Mr. Ronald E. Goldstein, Esq.  
Mr. Robert Retanuer, RDA Landscape Architecture  
**Project:** parking lot improvements & an addition

Presentation of a revised plan submitted made to the Board. The documents submitted include:

- Site Plan Revised - R'cvd 3/22/2022
- Existing Site Images - R'cvd 3/22/2022
- Proposed Addition & Parking Lot Improvements
- C-1 Project Info. - dated 3/21/22 R'cvd 3/22/22
- C-2 Existing Topo. - dated 3/21/22 R'cvd 3/22/22
- C-3 Site Demo. - dated 3/21/22 R'vd 3/22/22
- C-4 Erosion & Sediment Control - dated 3/21/22 R'cvd 3/22/22
- C-5 Alignment. - dated 3/21/22 R'cvd 3/22/22
- C-6 Grading & Drainage - dated 3/21/22 R'cvd 3/22/22
- C-7 Lighting - dated 3/21/22 R'cvd 3/22/22
- C-8 Landscaping - dated 3/21/22 R'cvd 3/22/22
- Addition and Alteration Exhibit B
- A-001 Floor Plan & Code Summary - dated 6/22/2021 R'cvd 3/22/22
- A-100 Lower Level Construction - dated 6/22/2021 R'cvd 3/22/22
- A-101 1<sup>st</sup> Fl. Construction- dated 6/22/2021 R'cvd 3/22/22
- A-102 2<sup>nd</sup> Fl. Construction - dated 6/22/2021 R'cvd 3/22/22
- A-103 Roof Cns./3<sup>rd</sup> Fl. Existing - dated 6/22/2021 R'cvd 3/22/22
- A-200 Ext. Elevation & Section - dated 6/22/2021 R'cvd 3/22/22
- A-201 Building Sections - dated 6/22/2021 R'cvd 3/22/22
- A-202 Interior Renderings - dated 6/22/2021 R'cvd 3/22/22

Discussion ensued regarding traffic patterns and safety. No action taken.

The March 8, 2022 Planning Board minutes were presented. It was, upon motion by Michael Utevsky, second by James Scully, and unanimously adopted, to approve the minutes of March 8, 2022, as presented.

There being no other matters to be brought before the Board, it was, upon motion by Michael Utevsky, second by James Scully, and unanimously adopted, the meeting was adjourned at 6:41 PM.

Respectfully submitted,

---

Margaret O'Keefe, Village Clerk