

**MINUTES OF THE MEETING OF
THE PLANNING BOARD
Tuesday, November 9, 2021, at 5:30 PM**

A meeting of the Planning Board of the Incorporated Village of Head-of-the-Harbor was held on Tuesday, November 9, 2021, 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, Stephanie Gress, Philip Palmedo, Michael Utevsky and James Scully. Also in attendance, Building Inspector, Robert O’Shea; Village Counsel, Philip Butler; Village Engineer, Daniel Falasco; Environmental Planner, Patrick Cleary and Village Administrator/Clerk, Margaret O’Keefe.

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

The October 12, 2021 Planning Board minutes were presented. Discussion ensued. Correction noted – Ms. Stephanie Gress was not in attendance, and the motion to approve the minutes of September 14, 2021 was upon a second by Michael Utevsky. It was, upon motion by Philip Palmedo, second by James Scully, and unanimously adopted, to approve the minutes of October 12, 2021, as amended.

Applicant: Estate of Mr. Nicholas Petervary

Location: Lot 26- Map of Nicolette Estates

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

Representatives: Mr. Matthew Crane, Surveyor- Nelson + Pope (not present)

Project: subdivision

At the applicant’s request, this agenda item was tabled.

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

Failing to arrive on time, the following items were requested to relayed upon his appearance. The site needs to be staked showing the centerline of the driveway, the four corners of the proposed dwelling and the proposed retaining wall. Applicant to advise when completed. Documents addressing the comments in Patrick Cleary’s memo of October 12, 2021 must be submitted no less than two weeks prior to the next meeting of the Planning Board.

There being no other matters to be brought before the Board, it was, upon motion by Michael Utevsky, second by Philip Palmedo, and unanimously adopted, the meeting was adjourned at 5:52 PM.

Respectfully submitted,

Margaret O’Keefe, Village Clerk