

ENLARGED PLAN OF DRIVEWAY ENTRANCE

Northern Boulevard



KEY MAP

- GENERAL NOTES**
1. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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SITE INFORMATION

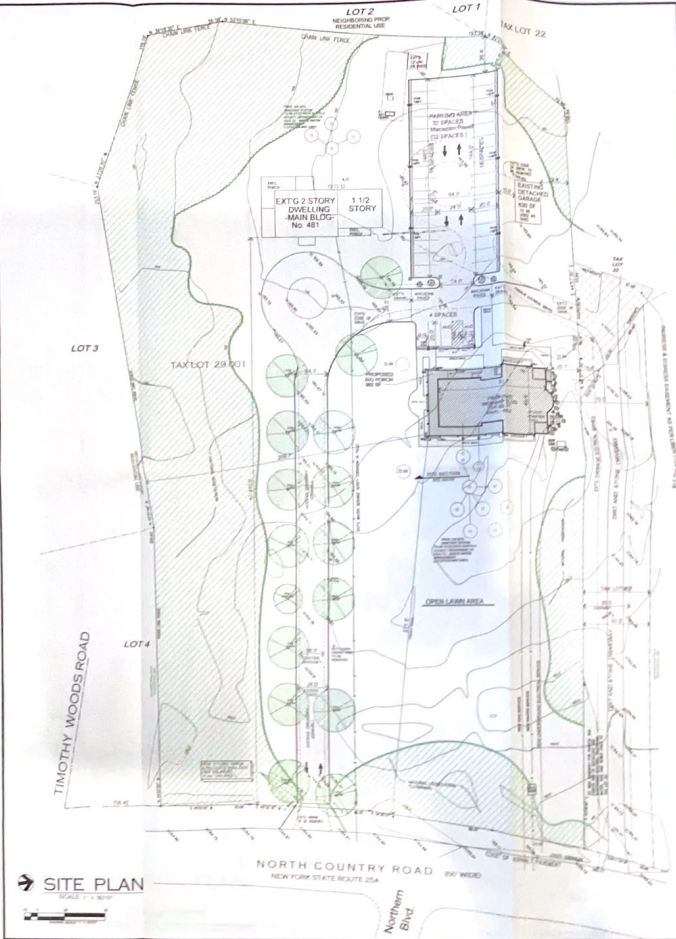
OWNER	MONASTERY OF ST. DIONYSIOS
PROJECT	RENOVATION AND EXPANSION OF MONASTERY
DATE	10/20/2018
SCALE	AS SHOWN
DESIGNER	MARK WITTENBERG, R.A., P.C.

FINISHED GRADE DATA

AREA	FINISHED GRADE	PROPOSED FINISHED GRADE
EXISTING GRADE	100.00	100.00
PROPOSED GRADE	100.00	100.00

PARKING CALCULATIONS

USE	AREA (SQ FT)	NO. OF SPACES
RESIDENTIAL	10,000	100
COMMERCIAL	20,000	200
TOTAL	30,000	300



SITE PLAN

NORTH COUNTRY ROAD
NEW YORK STATE ROUTE 25A

Northern Blvd

MONASTERY OF ST. DIONYSIOS
481 NORTH COUNTRY RD
SAINT JAMES, NY 11780

MARK WITTENBERG, R.A., P.C.
ARCHITECT

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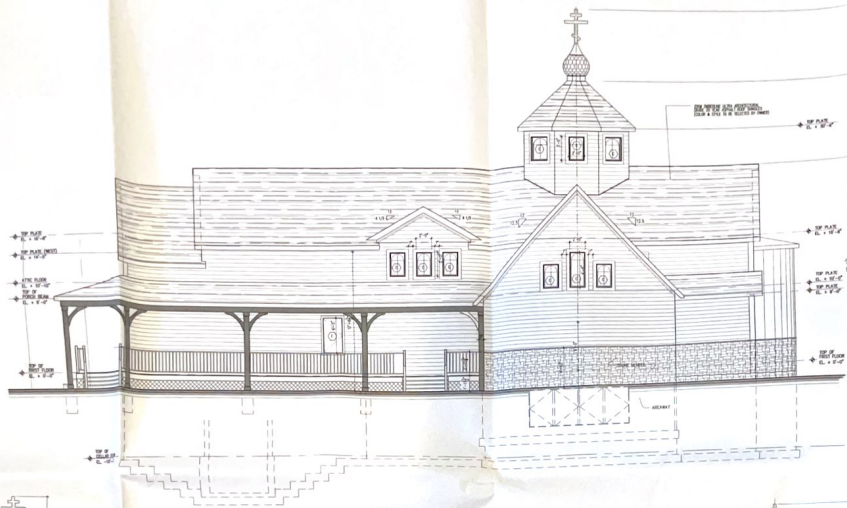
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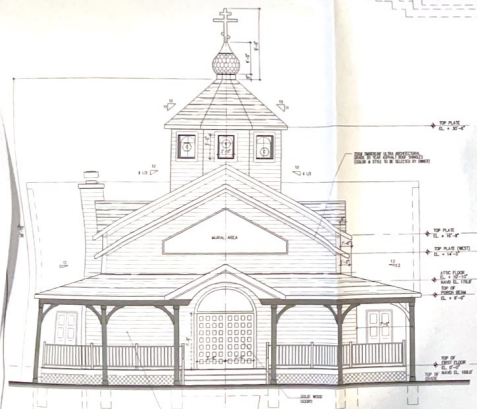
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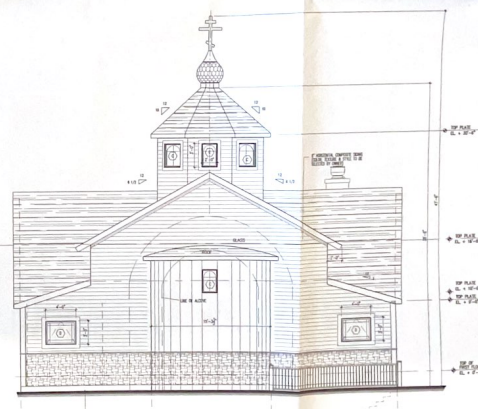
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SIDE ELEVATION $3/16" = 1'-0"$
(VIEW FROM NORTH COUNTRY RD.)



FRONT ELEVATION $3/16" = 1'-0"$



REAR ELEVATION $3/16" = 1'-0"$

MONASTERY OF
ST. DIONYSIOS
481 NORTH COUNTRY RD
SAINT JAMES, NY 11780

MARK WITTENBERG, R.A., P.C.
ARCHITECT

PROJECT NO. 1000
DATE: JULY 1988
SCALE: AS SHOWN

1	FOUNDATION
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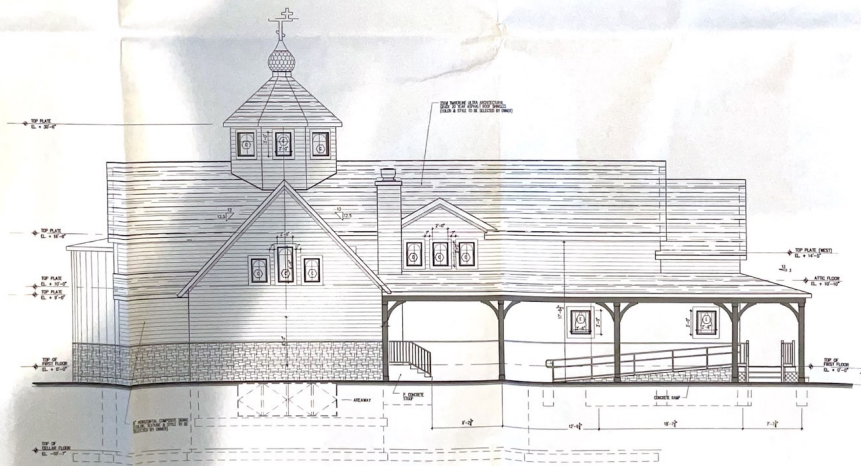


FRONT, SIDE, REAR
ELEVATIONS

Project No. 1000
Date: JULY 1988
Scale: AS SHOWN
Sheet No. SP-3
8 OF 4

MONASTERY OF
ST. DIONYSIOS
481 NORTH COUNTRY RD
SAINT JAMES, NY 11780

ARCHITECT
MARK WITTENBERG, R.A., P.C.
100 PARK AVENUE
ROCKY HILL, CT 06154
TEL: 860.261.0000
WWW.MARKWITTENBERG.COM



BACK SIDE ELEVATION 3/16" = 1'-0"
(VIEW FROM EXISTING DWELLING)

11	EXISTING	RELIGIOUS MONUMENT
12	EXISTING	PLASTER WORK
13	EXISTING	PAINTING WORK
14	EXISTING	UPPER FLOOR TO BE DEMOLISHED
15	EXISTING	TO REMAIN
16	EXISTING	UPPER FLOOR TO BE DEMOLISHED
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100	EXISTING	UPPER FLOOR TO BE DEMOLISHED



Sheet Name:
BACK SIDE ELEVATION

Project No.: 1018
Date: 01/11/08
Scale: As Shown
Sheet No.: SP-4
4 OF 4

VILLAGE OF HEAD-OF-THE-HARBOR

500 North Country Road

St. James, NY 11780

631-584-5550

AMENDED

SPECIAL PERMIT/SITE PLAN APPLICATION

Name, Address and Phone Number of Applicant: MONASTERY OF THE GLORIOUS ASCENSION, INC.
421 N. Country Rd., St. James, N.Y. 11780

Location of Property: M/S N. Country Rd., 726.45' E/O Timothy Woods Rd.
 SCTM: 801-7-3-29.1 and 37

Existing Use of Property: MONASTERY

Landowner's Name and Address: SAME AS APPLICANT

Current Deed Liber and Page (attach copy): Liber 12955 Pg 236 (Previously Submitted)

Architect's Name, Address and Phone Number: MARK WITTENBERG, R.A.
655 PARK AVE., HUNTINGTON, N.Y. 11743 631-673-0980

Engineer's Name, Address and Phone Number: _____

Surveyor's Name, Address and Phone Number: _____

Nature of Proposed Use: CHURCH

Zoning District: "A"

This Application ^{HAS} Submitted As Follows: (initial each, as applicable):

(1) With an owner's endorsement (if applicant is not owner)	[]
(2) With a copy of the current deed for the property	[<input checked="" type="checkbox"/>]
(3) With fifteen (15) copies of a current survey prepared by surveyor licensed in New York	[<input checked="" type="checkbox"/>]
(4) With fifteen (15) copies of a site plan	[<input checked="" type="checkbox"/>]
(5) With a General Municipal Law § 809 Certification (if owner or applicant is a corporation or LLC)	[<input checked="" type="checkbox"/>]
(6) With a copy of any existing C.O.	[<input checked="" type="checkbox"/>]
(7) With a certified single and separate search (if premises is undersized)	[<input checked="" type="checkbox"/>]
(8) With fifteen (15) copies of a completed Long Environmental Assessment Form	[<input checked="" type="checkbox"/>] <i>REVERSE LEAF ATTACHED</i>
(9) With a check in payment of the application fee	[<input checked="" type="checkbox"/>]
(10) With NY State Department of Environmental Conservation determination or no jurisdiction letter (if within 300 feet of wetlands)	[]

Any application not filled in properly or submitted without the necessary papers will not be processed until completed. The Village agencies reserve the right to request additional documentation and drawings and to condition relief upon the filing of covenants and restrictions with the Suffolk County Clerk.

Joseph P. Ryan (Cotterney)

Signature of owner, agent or attorney

Sworn to before me this 17th day of November, 2021.

Nicole Blanda

Notary Public

NICOLE BLANDA
Notary Public, State of New York
No. 02BL6105637
Qualified in Suffolk County
Commission Expires February 17, 2024

VILLAGE OF HEAD-OF-THE-HARBOR
500 North Country Road
St. James, NY 11780
631-584-5550

GENERAL MUNICIPAL LAW SECTION 809 CERTIFICATION

Channing M. Miller states as follows:

- (1) I am interested in an application now pending before a Village agency.
- (2) I reside at: 481 North Country Road, St. James
- (3) The nature of my interest in the aforesaid application is as follows:

Applicant and Owner (as Treasurer)

- (4) If applicant or owner is a corporation, list officers:

President:	<u>Lewis J. Weimar</u>	<u>Richard Wells, Asst. Treasurer</u>
Vice President:	<u>Hamilton Justiniano</u>	<u>John Willard, 1st Deputy Sec-Treas</u>
Secretary:	<u>Israel Justiniano</u>	<u>Rebecca Theodore, 2nd Deputy Sec-Treas</u>
Treasurer:	<u>Channing M. Miller,</u>	<u>David Kanen, Advisor</u>

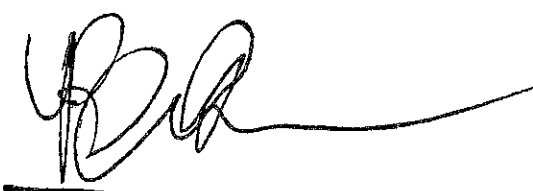
- (5) Do any of the following individuals have an interest, as defined below, in the owner of applicant:

None.

- (A) Any New York State officer, or
- (B) Any officer or employee of Village of Head-of-the-Harbor, Suffolk County.

For the purpose of this disclosure, an officer or employee shall be deemed to have an interest in the owner or applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them:

- (A) Is the applicant or owner, or
- (B) Is an officer, director, partner, or employee of the applicant or owner, or
- (C) Legally or beneficially owns or controls stock of a corporate applicant or owner, or
- (D) Is a party to an agreement with such an applicant or owner, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered dependent or contingent upon the favorable approval of such application.



Channing M. Miller
Channing M. Miller, Treasurer

BRIAN CALLAHAN
Notary Public, State of New York
No. 01CA6385330
Qualified in Suffolk County
Commission Expires Dec. 31, 2022

ENVIRONMENTAL ASSESSMENT FORM

Part 1 (To be completed by the Applicant)

(NOTE: To be accompanied by a survey showing location of project or action, including elevations if necessary).

The purpose of this Environmental Assessment Form is to provide information which will assist the Village in determining whether the action you propose may have a significant impact or effect on the environment. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Please complete the entire form leaving no blanks. If a question does not apply, please indicate so.

This is a standardized form widely used by agencies of government in an effort to comply with the State Environmental Quality Review Act and to protect the environment by a close review of a proposed action. Different parts, accordingly, will be of lesser or greater significance depending on actual facts as presented by applicant.

NOTE: If sufficient space does not exist to give appropriate answers to any question(s) on this form please attach sheet giving such answers properly referenced to question number and page number.

VILLAGE REVIEWING AGENCY

Project Name: St. Dionysios Site Plan: _____

Street: 481 N. Country Rd. Subdivision Waiver: _____

Zoning District: A Subdivision: _____

County Tax Map Parcel No.: 7-3-29.1nd 37 Special Permit: For Church

Map, Block, Lot: Map of Timothy Fields, Lot 4 Zoning Board: _____

OWNER

Name: Monastery of the Glorious Ascension Inc.

Full Address: 481 N. Country Road

P.O. and Zip Code: St. James 11780 Telephone No.: 631-681-5319

ATTORNEY OR AGENT

Name: Joseph F. Bozzelli Esq. Bozzelli, Blanda and Visconti, LLP
Full Address: 535 Broadhollow Rd. Suite B-4,
P.O. and Zip Code: Melville, N.Y. 11747 Telephone No.: 631-492-1334

SURVIVOR/ENGINEER Architect

Name: MARK WITTENBERG, R.A., P.E.
Full Address: 655 PARK AVE
P.O. and Zip Code: Huntington N.Y. 11752 Telephone No.: 631-673-0980

DESCRIPTION OF PROJECT: (Briefly describe type of project or action)
NEW ACCESSORY BUILDING FOR HOUSE OF WORSHIP

A. SITE DESCRIPTION (Physical setting of overall project, both developed and undeveloped areas)

1. General character of the land: Generally uniform slope,
_____ Generally uneven and rolling or irregular
2. Present land use: _____ Urban, _____ Industrial, _____ Commercial,
_____ Rural, _____ Forest, _____ Agriculture, Suburban,
Other (describe): _____
3. Approximate percentage of project area:

	Presently		After Completion	
Meadow or brushland	25%	%	25%	%
Forested	75%	%	75%	%
Agricultural		%		%
Water surface		%		%
Wetland		%		%
(Unvegetated (rock, earth or fill))		%		%
Roads, buildings and other paved surfaces		%		%
Other (indicate type) _____				

4. What is predominant soil type(s) on site? MEDIUM TO COARSE SAND
5. Approximate percentage of presently undeveloped project area with slopes:

_____ 15% or greater; _____ 10-15%; 100% 0-15%

6. Is project located within quarter mile of or contain:
- a. A building or site listed on the National Register of Historic Places Yes, _____ No
 - b. A building or site listed on the Statewide Inventory of Historic and Cultural Resources Yes, _____ No
 - c. An archeological site or fossil bed _____ Yes, No
7. What is the depth to the water table? _____ feet
8. Do hunting or fishing opportunities presently exist in the project area? _____ Yes, No
9. Does project site contain any species of plant or animal life that is identified as Threatened or Endangered? _____ Yes, No

If Yes, identify each species: _____

10. Are there any unique or unusual landforms on the project site? (i.e. cliffs, dunes, other geological formations) _____ Yes, No

If Yes, describe: _____

11. Is the project site presently used by the community or neighborhood as an open space or recreation area? _____ Yes, No
12. Does the present site offer or include Scenic views or Vistas known to the community? _____ Yes, No
13. Are there any streams within or contiguous to project area? _____ Yes, No
14. Are there lakes, ponds, or wetland areas within or contiguous to project area? _____ Yes, No

If Yes, (a) Name: _____, (b) Size in acres: _____

15. What is the dominant Land Use and Zoning Classification within a 1/2 mile radius of the project (e.g. single family residential) and the scale of development (e.g. two story)
- Single Family Homes, St James Episcopal Church, St Philip and
St James Roman Catholic Church, nurseries, Retail and
Restaurants, St James Elementary School

B: PROJECT DESCRIPTION

1. Physical dimensions and scale of project (fill in dimensions as appropriate).

- a. Total contiguous acreage owned by project sponsor 4.6 acres.
- b. Project acreage developed: .09 acres initially: .18 acres ultimately.
- c. Project acreage to remain undeveloped _____ acres.
- d. Length in miles .09
- e. if project is an expansion of existing structure(s), indicate percent of expansion proposed:
Building square footage _____ developed acreage _____
- f. Number of off-street parking spaces existing 4 Proposed 45
- g. Maximum vehicular trips generated per hour Weekday 3, SAT, 9, SUN 33
(Upon completion of project).
- h. If residential, number and type of housing units:

	<u>One Family</u>	<u>Two Family</u>	<u>Multiple Family</u>	<u>Condominium</u>
Initial	_____	_____	_____	_____
Ultimate	_____	_____	_____	_____

i. If: Orientation

	<u>Neighborhood-Town-Regional</u>	<u>Estimated Employment</u>
Commercial	_____	_____
Industrial	_____	_____

- j. Total height of tallest proposed structure 38.5'/47.5' feet.
- 2. How many acres of land will be graded? ±0.50 acres.
- 3. How much natural material (i.e. rock, earth, etc.) will be removed from the site? _____ tons; ±1,000 cubic yards.
- 4. Approximate percentage of developed project area, with slopes: _____ 15% or greater, _____ 10-15%, 100% 0-10%
- 5. How many acres of vegetation (trees, shrubs, ground covers) will be removed from the site? ±0.50 acres.
- 6. Will any mature forest (over 100 years old) or other locally important vegetation be removed by this project? _____ Yes, No

7. Are there any plans for revegetation to replace that removed during construction? _____ Yes, No

8. If single phase project:

(a) Anticipated date of commencement: Month 6, Year 2021

(b) Approximate completion date: Month 6, Year 2022

9. If multi-phased project:

(a) Total # of phases anticipated? _____

(b) Anticipated date of commencement Phase 1 (including demolition): Month _____, Year _____

(c) Approximate completion date final phase: Month _____, Year _____

(d) Is Phase 1 financially dependent on subsequent phases? _____ Yes, _____ No

10. Number of jobs generated: During construction 150 after project completed -0-

11. Number of jobs eliminated by this project: NONE

12. Will project require relocation of any projects or facilities? _____ Yes, No

If yes, explain: _____

13. Acreage of freshwater or tidal wetlands affected by project: 0 acres.

14. (a) Is surface or subsurface liquid waste disposal involved? Yes, _____ No

(b) If Yes, indicate type of waste (sewage, industrial, etc.) SANITARY WASTE

(c) If surface disposal, name of stream into which effluent will be discharged. N/A

15. Will surface area of existing lakes, ponds, streams, bays or other surface waterways be increased or decreased by proposal? _____ Yes, No

16. Is project or any portion of project located in the 100 year flood plain? _____ Yes, No

17. (a) Does project involve disposal of solid waste? _____ Yes, No

(b) If Yes, will an existing solid waste disposal facility be used? _____ Yes, _____ No

(c) If Yes, give name: _____
 location _____

(d) Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes, _____ No

18. Will project use herbicides or pesticides? _____ Yes, No

19. Will project routinely produce odors (more than one hour per day)? _____ Yes, No

20. Will project cause a continuing increase in noise levels on completion? _____ Yes, No

21. Will project cause an increase in energy use? Yes, _____ No

22. If water supply is from wells, indicate pumping capacity: _____ gallons per minute.

23. Total anticipated water usage per day: _____ gallons per day.

24. Zoning:

(a) Current specific zoning classification of site: "D"

(b) Is proposed use consistent with present zoning? Yes, _____ No

(c) If No, indicate desired zoning: _____

25. Approvals:

(a) Is any Federal permit required? _____ Yes, No

(b) Does project involve State or Federal funding or financing? _____ Yes, No

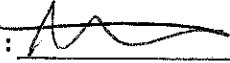
(c) Local and Regional approvals:

	Approval	Type Approval Required	Submittal (Date)	Approval (Date)
Village Board of Trustees:	<input checked="" type="checkbox"/> Yes, _____ No	Special Permit	_____	_____
Village Planning Board:	_____ Yes, _____ No	_____	_____	_____
Village Zoning Board:	_____ Yes, _____ No	_____	_____	_____
County Health Department:	<input checked="" type="checkbox"/> Yes, _____ No	Sanitary Discharge	_____	_____
Other Suffolk County Agencies:	<input checked="" type="checkbox"/> Yes, _____ No	Food Management	_____	_____
State DEC:	_____ Yes, <input checked="" type="checkbox"/> No	_____	_____	_____
State DOT:	<input checked="" type="checkbox"/> Yes _____ No	Wider Approval	_____	_____

Federal Agencies:

_____ Yes, No _____

C. INFORMATION DETAILS Attach any additional information as maybe needed to clarify your project. If there are or may be any adverse impacts associated with the proposal, please discuss such impacts and the measures, which can be taken to mitigate or avoid them.

PREPARER'S SIGNATURE:  TITLE: Architect
REPRESENTING: MONASTERY OF THE GLORIOUS RECONSTRUCTION, INC. DATE: 11/17/2020

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Monastery Of St. Dionysus the Aeropagite Church		
Project Location (describe, and attach a general location map): 481 North Country Rd, (NYS Rt, 25A), St, James N.Y., SCTM# 108-7-3-29.1 & 37		
Brief Description of Proposed Action (include purpose or need): Develop small Church and small parking lot on +/- 4.6 ac. property presently used as a monastery.		
Name of Applicant/Sponsor: Monastery of the Glorious Ascension, Inc.	Telephone: 631-721-8150	
	E-Mail: monasterydionysios@gmail.com	
Address: 481 North Country Rd,		
City/PO: St, James	State: N.Y.	Zip Code: 11780
Project Contact (if not same as sponsor; give name and title/role): Joseph F. Buzzzell, Esq., Attorney	Telephone: 631-492-1334	
	E-Mail: jbuzzzell@bbvlaw.com	
Address: Buzzzell, Blanda & Visconti, LLP, 535 Broadhollow Rd, Suite B-4		
City/PO: Melville	State: N.Y.	Zip Code: 11747
Property Owner (if not same as sponsor): Same as Sponsor	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Special Permit	June 2020
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan Approval	
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Zoning Board of Appeals, set-back variance	
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SCDHS, waster water & food services	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDOT, widen driveway	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): Remediation Sites: 152175, NYS Heritage Areas: LI North Shore Heritage Area	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
Residence "A"

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? St. James

b. What police or other public protection forces serve the project site?
Head of the Harbor

c. Which fire protection and emergency medical services serve the project site?
St. James Fire District

d. What parks serve the project site?
Veterans Memorial Park, Caleb Smith State Park, Byldenburgh County Park, Sweet Briar Park and Nature Center

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Religious

b. a. Total acreage of the site of the proposed action? _____ .5 acres
 b. Total acreage to be physically disturbed? _____ .5 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 4.6 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ +/- 200 Units: 4,323 sq. ft.

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures -1-

ii. Dimensions (in feet) of largest proposed structure: 27.9 height; 49.6 width; and 87.7 length

iii. Approximate extent of building space to be heated or cooled: +/- 6,500 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
If Yes:

i. Total anticipated water usage/demand per day: _____ +/- 175 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
If Yes:

- Name of district or service area: Suffolk County Water
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
If Yes:

i. Total anticipated liquid waste generation per day: 750 or less gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

On-site Sanitary System

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____
none

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or .37 acres (impervious surface)

_____ Square feet or 4.6 acres (parcel size)

ii. Describe types of new point sources. Church and Parking area

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On-site Stormwater Management Facilities

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
+/- 30,000 kwh/year

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Keyspan/National Grid

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:		ii. During Operations:	
• Monday - Friday:	<u>8 am - 5 pm</u>	• Monday - Friday:	<u>Tue-Fri: 8 am - 8 pm, Closed Mon</u>
• Saturday:	<u>No Construction</u>	• Saturday:	<u>8 am - 8 pm</u>
• Sunday:	<u>No Construction</u>	• Sunday:	<u>9 am - 2 pm</u>
• Holidays:	<u>No Construction</u>	• Holidays:	<u>8 am or 9 am - 8 pm</u>

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Free-standing Dark-Skies compliant lighting

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):
N/A; not commercial or industrial

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: N/A; not commercial or ind tons per _____ (unit of time)
 • Operation: N/A; not commercial or ind tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____
 • Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____
 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:
No Hazardous Wastes Involved or generated

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): 2 Churches

ii. If mix of uses, generally describe:
Single-family homes, 2 Churches, Commercial Strip Centers, Restaurants & Commercial nurseries

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.09 or 3,894 SF	.52 or 22,822 SF	.43
• Forested	- 0 -	- 0 -	- 0 -
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)	- 0 -	- 0 -	- 0 -
• Surface water features (lakes, ponds, streams, rivers, etc.)	- 0 -	- 0 -	- 0 -
• Wetlands (freshwater or tidal)	- 0 -	- 0 -	- 0 -
• Non-vegetated (bare rock, earth or fill)	- 0 -	- 0 -	- 0 -
• Other Describe: _____	- 0 -	- 0 -	- 0 -

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:
St. James Elementary School, +/- 1,000 ft northeast on different road

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): 152175
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): 152175
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
existing building used as monastery

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Medium to Coarse Sand	_____	100 %
_____	_____	_____ %
_____	_____	_____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No

If Yes:
 i. Name of aquifer: Sole Source Aquifer Names: Nassau-Suffolk SSA

m. Identify the predominant wildlife species that occupy or use the project site: _____
 some squirrels and birds which are not _____
 endangered, threatened or vulnerable _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: Saint James District

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): Timothy Smith House

ii. Basis for identification: OPRHP No Adverse Impact Letter

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: David Weld Sanctuary, Long Beach Town Park, Caleb Smith State Park, Byldenburgh County Park, Sweet Briar Park and Nature

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: 2.3 - 3.5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

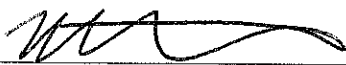
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

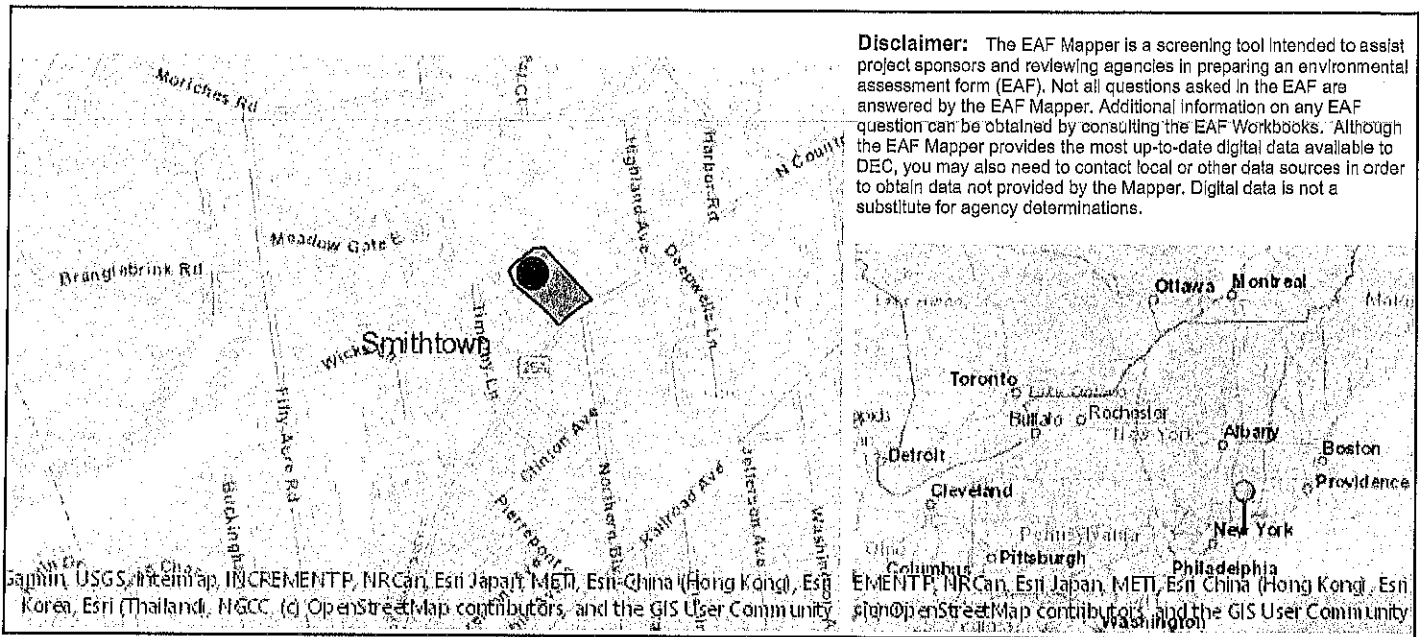
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Monastery of the Glorious Ascension, Inc. Date ~~December 2021~~ November 10, 2022

Signature  Title ARCHITECT OF RECORD

PRINT FORM



B.1.i [Coastal or Waterfront Area]	Yes
B.1.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediation Sites:152175, NYS Heritage Areas:LI North Shore Heritage Area
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	152175
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	152175
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No

E.2.i. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names:Nassau-Suffolk SSA
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Saint James District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Lisa Davidson
3 Harbor Rd
St. James, NY 11780

7 March 2023

Mayor Dahlgard
Board of Trustees
Village of Head of the Harbor
500 N. Country Road
St. James, NY 11780

As I will be out of town for the upcoming Trustee's meeting on March 15th, I am hereby submitting my statement of concern with respect to the proposed development for Timothy House.

While I am sensitive to the fact that this is a religious organization seeking a variance, I would ask the Mayor and Board to remember that their decisions impact the entire, greater community, not just this one organization on their one parcel of land.

Further, a religious organization does not make it exempt from respecting and being held accountable to our local codes. SHPO's Ms. Sloane Bullough, who stated that she "reluctantly" gave the OK for the Timothy House proposal (without a site visit, I might add) was adamant that her letter in no way trumps our own building codes.

From your statements at the last Trustee's meeting, I gather that you are concerned about the rights of the church. What about the rights of the rest of us who will be subject to coping with the ramifications should the Board decide to grant this variance?

From the plans that I have seen, a building with an occupancy of 292 people is proposed and yet there is only parking for 36 cars. Even if every car has 4 people, where are the other 148 people parking?

We have a "dark skies" ordinance. Yet, they are proposing several 16.8' streetlights.

They are proposing to widen the 18' driveway to 24'. Why exactly does a church need a driveway as wide as Route 25A? More importantly, what will this do to the beautiful allee of sugar maples and their delicate root system? It is foolhardy to think that that driveway can be widened, tolerate school busses and the level of traffic we can reasonably expect of a 292-occupancy church and that the trees will survive.

As a member of Joint Coastal, I am perplexed as to why neither the original plans nor the most recent plans for this church have been submitted for our review.

Only 3 weeks ago Joint Coastal did a site visit at 1 Deepwells Lane. The property owners simply wanted to put a swimming pool behind their tract house. This would require that 4 unattractive pine trees and some scrub in their buffer zone be removed. It was made clear that everything would be replanted once the pool was installed. THIS required a site visit from Joint Coastal.

Joint Coastal then must also be required to review and perform a site visit at Timothy House. It is not just Joint Coastal who should consider the survival of the sugar maples a priority, our Village Board should, too!

All the boards should weigh in and be heard. I know that Planning previously, unanimously denied this proposal. For cause! It would appear that the various boards' guidance is only adhered to when it suits the Trustees, ignored when it doesn't.

As a resident of Head of the Harbor, it is disheartening to think that taking the easy way out is the name of the game around here. Doing the right thing for this community does not mean that we acquiesce to every request for a variance simply to avoid litigation.

Finally, it is my understanding that Father Willard of the Brotherhood that is proposing to build this church, is the nephew of Daniel White. It would seem, therefore, that Mr. White should recuse himself from voting on this variance. The appearance of impropriety is too great.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "L. Davidson", written in black ink.

Lisa Davidson

CC: Anthony S. Guardino

11929781

16346

RECORDED

1 2

3

Number of pages 8

TORRENS

Serial # _____
Certificate # _____
Prior Ctf. # _____

RECEIVED
REAL ESTATE
NOV 20 1998
TRANSFER TAX
SUFFOLK
COUNTY
16346

98 NOV 20 AM 11:39
EDWARD P. BLUMBERG
CLERK OF
SUFFOLK COUNTY

Deed / Mortgage Instrument

Deed / Mortgage Tax Stamp

Recording / Filing Stamps

4

FEES

Page / Filing Fee 21
Handling 5
TP-584 5
Notation _____
EA-5217 (County) _____ Sub Total 34
EA-5217 (State) _____
R.P.T.S.A. 1300
Comm. of Ed. 5.00
Affidavit _____
Certified Copy _____
Reg. Copy _____
Other _____ Sub Total 15
GRAND TOTAL 49



Mortgage Amt. _____
1. Basic Tax _____
2. Additional Tax _____
Sub Total _____
Spec./Assit. _____
or
Spec./Add. _____
TOT. MTG. TAX _____
Dual Town _____ Dual County _____
Held for Apportionment _____
Transfer Tax _____
Mansion Tax _____
The property covered by this mortgage is or
will be improved by a one or two family
dwelling only.
YES _____ or NO _____
If NO, see appropriate tax clause on page #
_____ of this instrument.

5 Real Property Tax Service Agency Verification

6 Title Company Information

Stamp	Dist.	Section	Block	Lot
9-15-98	0801	007.00	03.00	009.001
00	0801	007.00	03.00	037.00

First American Title Insurance Company
Company Name _____
03103790
Title Number _____

Shen & Nornes
Suite 1008
1393 Veterans Memorial
Hwy
Hauppauge, NY 11788

8 FEE PAID BY:
Cash _____ Check Charge _____
Payer same as R & R _____
NAME: First American Title Insurance Company
of New York
ADDRESS: 889 Harrison Avenue
3rd Floor
Riverhead NY 11901

7 RECORD & RETURN TO (ADDRESS)

9 Suffolk County Recording & Endorsement Page

This page forms part of the attached Historic Place Open Space Easement made by:
Barbara Van Liew
(SPECIFY TYPE OF INSTRUMENT)
The premises herein is situated in
SUFFOLK COUNTY, NEW YORK.
TO
The Village of Head
of the Hamlet
In the Township of Smithtown
In the VILLAGE
or HAMLET of St. James

BOXES 5 THRU 9 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

EXHIBIT 'C' 11

HISTORIC PLACE AND OPEN SPACE EASEMENT DEED

This Indenture, made the 5th day of November, 1997, between BARBARA FERRIS VAN LIEW, residing at 481 North Country Road, St. James, Town of Smithtown, County of Suffolk, State of New York, hereinafter referred to as the Grantor, and the INCORPORATED VILLAGE OF HEAD-OF-THE-HARBOR, a municipality of the State of New York, having its principal address of 500 North Country Road, St. James, Town of Smithtown, County of Suffolk, State of New York, hereinafter referred to as the Grantee.

WITNESSETH:

WHEREAS It is the public policy of the State of New York and the local government of the County of Suffolk to preserve properties and historic and open space value; and

NOTE 1

WHEREAS the Grantor is the owner of certain property hereinafter described on which is located a structure of historic and architectural importance and which is characterized by natural scenic beauty; and

NOTE 2
AS ON THE
MAY 4 STATE
REGISTER OF
HISTORIC PLACES

WHEREAS the property is located on the historic North Country Road, Town of Smithtown, County of Suffolk and State of New York, the character of which it is desirable to preserve as a historic resource; and

NOTE 3

WHEREAS the existing structure and present state of use of said property, and would enhance the present or potential value of abutting or surrounding properties and of historic North Country Road, and would maintain and enhance the conservation of natural, scenic and historic resources; and

NOTE 4

WHEREAS the Grantor and the Grantee wish to preserve the environment in which the historic structure on the property now exists so as to realize its great educational and cultural value, and wish to prevent any unsightly developments that will tend to mar or to detract from such environment which would materially affect the historic value of said structure or of historic North Country Road, by altering its surroundings; and

NOTE 5

WHEREAS the Grantor and the Grantee wish to protect the architectural features

of the historic structure and to that end, to exercise such reasonable controls over the property as is hereinafter described as may be necessary and expedient to accomplish such objectives.

NOW, THEREFORE, in recognition of the foregoing and in consideration of the sum of One (\$1.00) Dollar and other valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey to the Grantee an easement in the structure referred to in the preambles hereto (hereinafter called the "House") and in the parcel of land, consisting of 4.609 acres, on which the House is located (hereinafter, collectively with the House, called the "Property"), situate, lying and being in the Incorporated Village of Head-of-the-Harbor, in the Town of Smithtown, County of Suffolk, and State of New York, all as more particularly described in a survey made in April, 1971, by Theodore S. Prime, a copy of which is annexed hereto as Schedule A and is hereby made a part hereof, subject to the following restrictions which are hereby imposed on the use of the Property for the purpose of accomplishing the intent of the parties hereto and to preserve, protect and maintain the historic and open space value of the Property:

1A. The House shall be maintained and preserved in its present state as nearly as practicable, though structural changes, alterations, additions, or improvements as would not, in the opinion of the Grantee or its agents, fundamentally alter the historic character of the House and the open space character of the Property, may be made thereto by the owner, provided that the prior written approval of Grantee or its agents to such alteration, addition or improvement shall have been obtained.

1B. Fundamental Features of Exterior and Interior Dated Circa 1800 That Should Be Given Special Consideration.

(1) Exterior.

- (a) Gothic detail on cornice of front facade.
- (b) Front entrance stoop, roof and octagonal (Gothic) posts.
- (c) Sweeping Dutch roof overhang on wing.
- (d) Large iron kettle on porch of wing was removed from the slave kitchen (now laundry) where it was built into the brick chimney and used to heat water.

NOTE: 6

NOTE: 7

NOTE: 8

- (2) Interior.
- (a) Original pine floors throughout.
- (3) First Floor - Front Hall.
- (a) Transoms over front and rear hall doors.
(b) Strap hinges on front and rear hall doors.
(c) Stair railing and turned balusters.
(d) Closet under stairs, untouched back door, Snuff Box with snuff above the door.
(e) Paneled arch in front hall.
(f) Original hardware on door to dining room.
(g) Original hardware on door to closet under stairs.
(h) Original paint sample on red dado, and on door.
- (4) First Floor - Living Room.
- (a) Original "Adamesque" mantel in living room, probably moved from dining room when living room and two bedrooms above were added circa 1909.
- (5) First Floor - Dining Room.
- (a) Original rubbed green paint on trim around doors and windows.
- (6) First Floor - Library.
- (a) Paint test sample on cupboard door.
(b) "Adamesque" mantel.
(c) Rising butt hinge on door to dining room.
- (7) First Floor - Breakfast Room.
- (a) Wide horizontal boards on side walls.
(b) Double-leaf board doors to porch with strap hinges and original hardware and transom over doors.
(c) Narrow door on east wall was formerly at entrance to steep stairs to wing attic (stairs now reversed as stairs to cellar).
(d) Batten door to the kitchen made of two very wide boards.
(e) Remains of original whitewash on ceiling joists.
(f) Brick lined walls on south and north sides of the room.
- (8) First Floor - Kitchen.
- (a) Small door by iron range was originally in slave kitchen (now laundry) at foot of steep stairs to trap door in floor of slave quarters (over the breakfast room).
- (9) Second Floor - NE Bedroom.
- (a) "Adamesque" mantel.
(b) Original brass hardware on cupboard.

(10) Second Floor - SE Bedroom.

- (a) Original dark blue paint on woodwork.
- (b) Original brass hardware on cupboard.

(11) Second Floor - Main Bathroom.

- (a) Chair rail and trim around window.

(12) Second Floor - Slave Quarters - SE Room in Wing.

- (a) Trap door on leather hinges in corner led down to slave kitchen (now laundry).
- (b) Batten door to hall of unplanned rough-sawn boards.

2. The open space and natural character of the Property shall be maintained as a landscaped environment so as to enhance the setting of the House as a historic landmark, but nothing herein contained shall prohibit the parking, in a designated part of the premises approved by the Grantee or its agents, of registered operating motor vehicles in use by the owner or occupants of or visitors to the Property.

3. No activities shall be carried on on the Property which would destroy or impair the historic and open space value of the Property.

4. The Property shall not be subdivided.

5. No sign, billboard or outdoor advertising structure shall be displayed on the Property other than one sign not exceeding four (4) square feet for each of the following purposes:

- A. to state the name of the Property and the name and address of the occupant;
- B. to advertise the activity permitted on the Property;
- C. to advertise the Property for sale or rental;

provided, however, that this Paragraph 5 shall not limit the Grantee's right hereinafter to display on the Property at its discretion, a marker or sign four (4) square feet evidencing its ownership of the easement thereby granted.

The Grantee and its representatives may enter the Property by appointment:

- A. from time to time for the purpose only of inspection; and
- B. in its discretion to erect the aforementioned marker or sign.

NOTE 9

SEE
EXHIBITS
A - I
ATTACHED
HERE TO

SCHEDULE A

Legal Description

DISTRICT: 0801; SECTION: 007.00; BLOCK: 03.00; LOT: 029.000

ALL that certain plot, piece, or tract of land, with the buildings and improvements thereon, situate, lying, and being in Incorporated Village of Head of the Harbor, Town of Smithtown, County of Suffolk and State of New York, being more particularly bounded and described as follows:

COMMENCING at a concrete monument placed for a bound in the northwesterly side of the North Country Road, which said monument is distance northeasterly as measured along the northwesterly side of North Country Road 726.45 feet from the point formed by the intersection of the easterly side of Private Road, sometimes known as Timothy Woods Road, and the northwest side of the North Country Road, and running from said point of beginning thence (1st) North 44 degrees 07 minutes 20 seconds West by and with land of Weiss the distance of 200.00 feet to a concrete monument placed for a bound;

RUNNING THENCE North 52 degrees 25 minutes 00 seconds West 253.36 feet to a point;

THENCE North 23 degrees 09 minutes 30 seconds West 116.19 feet to a point;

THENCE North 48 degrees 33 minutes 40 seconds East 248.17 to a point;

THENCE North 82 degrees 07 minutes 50 seconds East 79.46 feet to a point;

THENCE South 44 degrees 57 minutes 30 seconds East 158.84 feet to a point;

THENCE South 43 degrees 18 minutes 40 seconds East 56.16 feet to a point

THENCE North 8 degrees 20 minutes 40 seconds West 85.47 feet to a point;

THENCE South 43 degrees 18 minutes 40 seconds East 399.94 feet to northwest side of North Country Road; and

THENCE along the northwest side of North Country Road the following four (4) courses and distances:

- 1) South 58 degrees 17 minutes 30 seconds West 122.75 feet;
- 2) South 54 degrees 22 minutes 10 seconds West 89.92 feet;
- 3) South 49 degrees 33 minutes 40 seconds West 88.24 feet; and
- 4) South 45 degrees 52 minutes 40 seconds West 63.98 feet to the POINT OR PLACE OF BEGINNING.

Part of the ...

BY THEOPHILE S. PRIME
Surveyed April, 1871

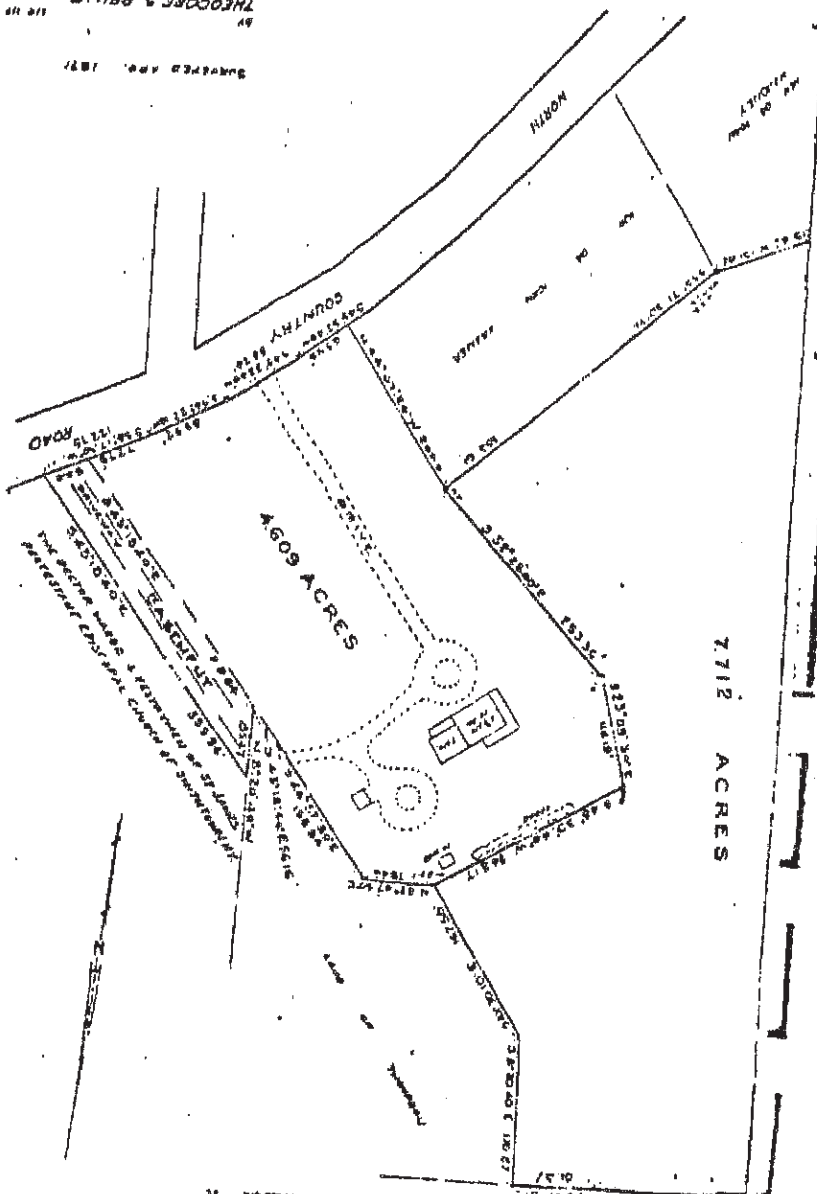


EXHIBIT "A"
TOWN OF SMITHTOWN - SUPPLEMENTAL

LEGIBILITY POOR
FROM MICROFILM



BUZZELL, BLANDA & VISCONTI, LLP
ATTORNEYS AT LAW

November 21, 2022

Via Overnight Delivery

Mayor Douglas A. Dahlgard,
& Members of the Board of Trustees
Village of Head of the Harbor
500 North Country Rd.
Saint James, N.Y. 11780

Re: Application of Monastery of the Glorious Ascension, Inc.
481 North Country Rd.

Dear Mayor Dahlgard and Members of the Board,

We represent the Applicant in the above matter. The applicant made a submission to the New York State, Department of Parks, Recreation & Historic Preservation, ("OPRHP"). The OPRHP review process took some time, (as is often the case). During the review, comments were received and the plan revised more than once to address those comments. OPRHP undertook an in-depth and considered examination, which, in addition to reviewing the site plans and building plans, also included reviewing OPRHP records, aerials, photos and information gathering.

Recently, we received communication from OPRHP stating the proposed church, as indicated on the plan attached hereto, will have **No** adverse impact on the Timothy Smith House and **No** adverse impact on the Saint James Historical District.

Accordingly, the Applicant needs to now amend the submission to the Board of Trustees to accord with the OPRHP plan and letter. Enclosed herewith please find the following:

1. Letter from OPRHP, stating the proposed church will have **No** adverse impact on the Timothy Smith House and **No** adverse impact on the Saint James Historical District.
2. Fifteen (15) Revised Site Plans, (the same plan on which the OPRHP letter is based).
3. Fifteen (15) copies of the Revised LEAF.

The site plan was revised to accord to OPRHP comments, which included moving the church further back on the Premises. The Church is now 271.5 feet from 25A at its nearest point, (it is further at other places along the roadway.) The original plan had a setback of 147.9 feet. Accordingly, the front yard set-back has been increased by 123.6 feet or 83.5%, and there is now 271.5 ft of grass and existing vegetation between the Church and 25A.

The Church was also shifted a little to the north. This increases the landscaped area between the Church and the central driveway. There is now approximately 77 feet between the Church and



the central gravel driveway, which is a significant increase from the original plan. There is 209.7 feet of setback to the southerly property line, and as such, other than the central gravel driveway, there is over 209.7 feet of grass and landscaping from the Church to the southerly property line.

All parking is still behind the Church. However, the location and configuration of the parking area was modified to accord to OPRHP comments. Thirty-six parking spaces are provided, and additional land-banked spaces can be added.

The enclosed Revised LEAF reflects the Revised Site Plan. I note, while the Church has been relocated, it was not changed. Accordingly, the Building Plans on file with the Village remain accurate. The plans are the same as submitted to OPRHP. The applicant fully agrees to document the site in accordance with OPRHP requirements.

Part of the Project is the continued preservation of the Timothy Smith House. The Monastery has, does & will fully maintain the Timothy Smith House. It has preserved the House since it acquired the Property in 2018. It continues to preserve the House now. It will continue to preserve the House in future. It has, does, and will provide care and upkeep.

No work is proposed to the Timothy Smith House. The House will not be demolished. It will not be modified. There is no addition. There are no façade changes. The House will remain in its current location. There will be no changes to the area around the House. There would be no disturbance or construction near the Timothy House. The Tree-lined driveway will remain. It will also stay gravel.

There will be no changes to the area along 25A. The appearance of property from 25A will be preserved. There will be no changes to the land south of driveway, i.e., on the left side of the Site Plan. There will be no changes to Tax Lot 37 on the right side of Site Plan.

The addition of the church ties the Monastery to the Property for the long term and insures the preservation of the Timothy House for the long term. The Monastery has demonstrated it is a responsible owner, who will preserve the House.

Thank you for your time and attention. We look forward to working with the Village on the matter. If you have any questions, please feel free to contact me.

Yours Truly,


Joseph F. Buzzell

Encs.



BUZZELL, BLANDA & VISCONTI, LLP
ATTORNEYS AT LAW

October 15, 2021

Mayor Douglas A. Dahlgard,
& Members of the Board of Trustees
Village of Head of the Harbor
500 North Country Rd.
Saint James, N.Y. 11780

Re: Application of Monastery of the Glorious Ascension, Inc.
481 North Country Rd.

Dear Mayor Dahlgard and Members of the Board,

We have recently been retained by the applicant in the above matter to act as its attorneys in connection with the applications to the Village, substituting for Vincent J. Trimarco, Esq. Enclosed please find a letter to the Village from the Applicant confirming such.

As indicated in the letter from the Applicant, all future correspondence should be addressed to Joseph F. Buzzell, Esq., Buzzell, Blanda & Visconti, LLP, 535 Broadhollow Rd., Suite B-4, Melville, N.Y. 11747.

I understand that the Board of Trustees will formally receive the Recommendation made by the Planning Board at its meeting on Wednesday October 20, 2021. Unfortunately, I will be engaged before the Village of Babylon Zoning Board of Appeals that evening and unable to appear.

However, I look forward to engaging with the Village. I am presently reviewing documents and materials related to the application and speaking with our client and its consultants. I anticipate viewing the Property at the end of next week.

Based on what we have seen so far, we recognize there are some open issues. Those issues will be fully addressed. It is our client's intention to work with the Village to achieve a mutually agreeable proposal for the Property.

As the purpose of this letter is to introduce us as the new attorneys for the applicant, I shall refrain from getting into further detail until after we have completed our review.

If you have any questions, please feel free to contact me.

Yours Truly,


Joseph F. Buzzell



Monastery of Saint Dionysios the Areopagite

481 North Country Rd, Saint James, NY 11780
631-721-8150 · saintdionysiosmonastery.org · frmaximos@gmail.com

October 4, 2021

Mayor Douglas A. Dahlgard,
& Members of the Board
Board of Trustees
Village of Head of the Harbor
500 North Country Rd.
Saint James, N.Y. 11780

Re: Application of Monastery of the Glorious Ascension, Inc.
481 North Country Rd.

Dear Mayor Dahlgard and Members of the Board,

We have recently retained Buzzell, Blanda & Visconti, LLP, to act as our attorneys in connection with our applications to the Village, substituting for Vincent J. Trimarco, Esq. All future correspondence should be addressed to Joseph F. Buzzell, Esq., Buzzell, Blanda & Visconti, LLP, 535 Broadhollow Rd., Suite B-4, Melville, N.Y. 11747.

If you have any questions, please feel free to contact Mr. Buzzell.

Yours Truly,

Vasileios Willard
Secretary

10/05/21

Monastery of the Glorious Ascension, Inc.

By:

Vasileios Willard
Secretary



SUPERIOR: Archimandrite Maximos Weimar
MSDA • Estd 2010



**Parks, Recreation,
and Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

September 29, 2022

Joseph Buzzell
Attorney
Buzzell, Blanda & Visconti, LLP
535 Broadhollow Rd.
Suite B-4
Melville, N.Y., NY 11747

Re: DOS
Monastery of the Glorious Ascension New Construction and Site Work
481 N Country Rd,
Saint James, Suffolk Co.
21PR08220

Dear Joseph Buzzell:

Thank you for providing site design revisions to the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law).

The Timothy Smith House is one of the primary historic resources within the St. James Historic District.

The front lawn of the property, which is the proposed site of the new construction, is a character-defining feature of the historic building. We appreciate the work you did to preserve this feature as much as possible. It is the opinion of OPRHP that the project will have No Adverse Impact on the Timothy Smith House and the St. James Historic District on the following condition:

1. The site and house are documented according to the enclosed guidance.

If you have any questions, I can be reached at sloane.bullough@parks.ny.

Sincerely,

Sloane Bullough
Historic Sites Restoration Coordinator by email only

Encl.

RECORDATION OF HISTORIC STRUCTURES

Photographs

- Photographs submitted as documentation should be clear, well-composed, and provide an accurate visual representation of the property and its significant features. Submit as many photographs as needed to depict the current condition and significant features of the property.
- Digital photographs should be taken using a ten (10) mega pixel or greater digital SLR camera.
- Images should be saved in Tag Image File format (TIFF) or RAW format images. This allows for the best image resolution. RGB color digital TIFFs are preferred.
- Selected images for documentation package should be printed as follows: 1-3, 8 by 10 inch views of the overall facility. Sufficient 5 by 7 inch additional images to fully document the present condition of all elevations at the facility (several interior images should be included).

Several historic images (if available) depicting the facility should be reprinted at the 5 by 7 inch size and included in the documentation.

- Images should be printed on a high quality color printer on compatible high quality photographic paper stock (HP printer use HP Paper, Epson printer use Epson paper)
- Each photograph must be numbered and that number must correspond to the photograph number on a photo log or key. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.
- Write the label information within the white margin on the front of the photograph using an archival photo labeling pen. Label information can also be generated by computer and printed directly in the white margin (no adhesive labels).
- Do not print information on the actual image – use only the photo margin or back of the photograph for labeling.
- At a minimum, photographic labels must include the following information: Photograph number, Name of the Property, County, and State.
- Photos should be placed in archival quality photo sleeves. Two (2) sets of images should be produced.

Report

One hard copy of the report is requested for OPRHP to forward to the State Archives. The final report including images and a PDF version of the Historic Narrative should be saved on digital media (CD or DVD) and included with each of the final bound documentation package.

JAMES LECKY | ROBERT HARTMAN

To: Village Planning Board, Head of the Harbor

CC: Douglas Dahlgard, *Mayor*, and Leighton Coleman III, *Village Historian*

From: Robert Hartman and James P. Lecky

Re: Application for Special Permit / Change of Use / 481 North Country Road (Route 25A) / Timothy House

Date: September 13, 2021

Dear Members of the Village Planning Board:

James Lecky and I are writing to express our concern regarding the application for a special permit/change of use from residential to religious at 481 North Country Road. We believe that the use should remain residential and that the proposed use, religious, is inappropriate for the site. The Village has a compelling interest in maintaining the buildings and grounds as they presently appear. Our reasons are as follows.

■ 481 North Country Road, known as Timothy House, is a key building in the St. James Historic District on the National Register of Historic Places. It is one of four buildings along North Country Road in St. James cited in the 1992 *AIA Architectural Guide to Nassau and Suffolk Counties, Long Island*, published by the American Institute of Architects, Long Island Chapter, and the Society for the Preservation of Long Island Antiquities (now Preservation Long Island).

One of the main components of the designation is not only the structure and its outbuildings, but also how those buildings are placed in the landscape—both on the site itself, as well as how they contribute to the scenic views along North Country Road. In 1974 the New York State Legislature established Route 25A in northern Nassau and Suffolk Counties as “a scenic and historic corridor.” Any applications to erect or alter a structure within the historic area has to be approved by the Village Architectural Review Board before a building permit can be issued.

The strongest protections for our historic buildings and sites come not from state and federal designation but from local legislation. The Village code, Section 107-1 addresses this: “The land, buildings and major landscaping on both sides of North Country Road extending to a depth of five hundred (500) feet within the Village of Village of Head of the Harbor, is declared an historic area, subject to regulations, special conditions and restrictions.” Three main criteria that the Architectural Review Board must consider are that: “(1) The proposed changes shall not create a depreciation of the adjacent historic structures; (2) The proposed changes shall not be inconsistent with the general appearance of the area and; (3) The bulk and location of the buildings must be appropriate to maintain the character of the area.”

The proposed change of use, with the new structure and site development does not satisfy these three criteria. The proposed size and height of the new building, the parking accommodations, and the changes to the site such as landscaping and driveway width, would compromise the integrity of the site and obscure Timothy House from view from Route 25A. We see no other location on the property where the new structure and parking lot could be located.

■ In a Historic Place and Open Space Easement Agreement between the previous owner, Barbara Ferris Van Liew and the County of Suffolk in the State of New York made on November 5, 1997, covenants were put into place designed to protect the house and property from any development that would fundamentally alter the historic character of the house and the open space surrounding it. While the Easement Agreement is not

binding, it shows the clear intention of Mrs. Van Liew to preserve the historic integrity of the buildings and property. That intention should be taken into account when determining this change of use. Also, the present owners would have been aware of this Easement when they purchased the property.

■ In the Environmental Assessment Form, the answers to two questions should be changed from “no” to “yes.”

—*Question 6: Is the project located within a quarter mile of, or contain a building or site listed on the National Register of Historic Places? Is the building or site listed on the Statewide Inventory or Historic and Cultural Resources?* Both answers should be yes not no.

—*Question 12: Does the present site offer or include scenic view or vistas known to the community?* Again, the answer should be yes not no.

■ Because the use of the property will change from residential to religious, the traffic component is key. While the traffic requirements for the current applicant may be modest, the proposal allows for a building that could accommodate more than 275 persons. The space allocated for parking is small (43 spaces) and is not sufficient for 275 people which will necessitate more parking spaces, or parking along Route 25A. Most important, this change in use from residential to religious will be permanent to the property. Subsequent owners may have larger congregations with greater parking requirements, as well as a greater volume of traffic along the historic corridor.

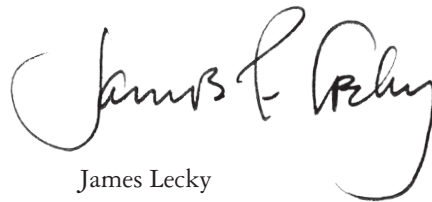
We recommend that the application for a special permit with a change in use from residential to religious for 481 North Country Road not be approved, and that the use of the property remain residential. The present layout of the Timothy House grounds is more than 100 years old and has been carefully preserved. The allee of maples leading to the house remains in place. In addition, the appearance of this portion of Route 25A has remained remarkably unchanged since first established in 1974. There has been no road widening, the rows of maples, locusts and oaks remain in place. The many graceful curves also remain. It continues to be a historic, scenic and cultural resource to all who travel it.

Two of the characteristics that make Head of the Harbor unique are its fine architecture and its historic corridor. Timothy House and the open space around make it one of the most significant sites in the Village. It is one of the our most intact properties. The village has a compelling interest in maintaining the appearance of both the property and the Route 25A corridor. The appearance of the house, viewed from Route 25A is beautiful and remains available to all. We believe that the approval of the application as presented would alter that appearance irreparably at great loss to the community.

Respectfully,



Robert Hartman
—BA, History, Cornell University
—MS, Historic Preservation, Columbia University, 1979
—Commissioner, City of Newark, Landmarks and Historic Preservation Commission, 2012–2020



James Lecky
—BA, Architecture and Painting, Princeton University
—MA, Painting, Queens College
—Commissioner, City of Newark, Landmarks and Historic Preservation Commission, 1990–1997
—Commissioner, City of Wilmington, Design Review and Preservation Commission, 2001–2009
—Preservation Delaware, Board of Directors, 2001–2007

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VAN LIEW REAL ESTATE ADVISORS, INC.

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Website: www.vanliewrealestateadvisors.com

Email: vanliewrealestateadvisors@gmail.com

Cell Phone: (516) 983-7864

September 9, 2021

The Village of Head of The Harbor
500 North Country Road
St. James, New York 11780

ATTENTION: THE HONORABLE DOUGLAS DAHLGARD, MAYOR,
AND MEMBERS OF THE PLANNING AND
ARCHITECTURAL REVIEW BOARDS

SUBJECT: SAINT DIONYSIOS MONASTERY, LOCATED AT 481
NORTH COUNTRY ROAD, ST. JAMES, NEW YORK 11780,
APPLICATION FOR CONSRCTION OF A "WORSHIP
BLDG." ON A PORTION OF THE PRESERVED HISTORIC
SITE

Dear Ladies and Gentlemen:

Subject religious organization (a "church/monastery") purchased subject property in 2017/2018, which property had/has the following characteristics and or recorded covenants, conditions and restrictions, at the time of purchase through escrow:

1. Subject property is located in a single family residential zone, Note, "churches and other places of religious worship" are a permitted use in said zone if an application for "special permit" is made to, and approved by, the "village board" (see Exhibit "A"). Has such a special permit been approved by the village? Please note, since the purchase of the property, religious services have been held in the living room of Timothy House, the primary historic structure on the 4.647 acres (see Exhibit "B" – survey – 4.237 acres historic structure property + .41 acres back driveway).

2. Subject property is located in a "Historic District" running 500 ft. north of the Northern boundary of historic Route 25 A, thereby encompassing all of the historic "Timothy House" property, as well as a portion of the historic back driveway (see Exhibit "B"). Also, please refer to the letter sent to the village by Leighton H. Coleman III dated 08/31/2021 (see Exhibit "D").
3. Subject property (the entire 4.647 acres) is encumbered by (a lien running with the property) a "Historic Place and Open Space Easement Deed", by and between Barbara Ferris Van Liew, Grantor, and The Incorporated Village Of Head Of The Harbor, Grantee, recorded November 20, 1996 in the Suffolk County Recorder's office in Riverhead New York (see Exhibit "C"). Said document, among other things, states the following:
 - A. Note 1, Page 1: By public policy NY State and local governments in the County of Suffolk preserve properties and historic and open space values.
 - B. Note 2, Page 1: On the property is located a structure of historic and architectural importance (on the national and state registries of historic places), and is characterized by natural scenic beauty.
 - C. Note 3, Page 1: The property is on historic Route 25 A, the character of which needs to be preserved as a historic resource.
 - D. Note 4, Page 1: The historic house and its surrounding grounds enhance the present or potential value of abutting or surrounding properties and historic North Country Road (Route 25 A),
 - E. Note 5, Page 1: Both Grantee and Grantor wish to prevent any unsightly developments that would tend to mar or materially affect the historic integrity of the historic house or its setting contiguous to historic Route 25 A, by altering its surrounds.
 - F. Note 6, Page 2: Grantor has an easement on the historic structure (Timothy House) and the parcel of land (sited as 4,609 acres when by survey is actually 4.647 acres).
 - G. Note 7, Page 2: The intent of both parties is to preserve, protect and maintain the historic and open space value of the property (4.647 acres).
 - H. Note 8, Page 2: The Grantee's charge is not to approve any changes to the historic house (Timothy House) or the open space character of the property (4.647 acres).

I. Note 9, Page 4: The open space and natural character of the historic property (4.647 acres) shall be maintained as a landscaped environment. No activities shall be carried "on on" the property (4.674 acres) which would destroy or impair the historic and open space value of the property (4.647 acres).

In regard to the open space value of the property (4.647 acres), please review the following exhibits to Exhibit "C":

Exhibit "A": Looking North from the entrance of the tree lined back driveway.

Exhibit "B": Looking West from the back driveway at the field situated between the front and back driveways, being just North of Route 25 A.

Exhibit "C": Looking West from the back driveway, over the field just North of Route 25 A, at the maple tree lined front driveway (the cross in the front center of the field marking the proposed "worship building" shown on the proposed "Key Plot Plan").

Exhibit "D": Looking North West from the turnoff of the back driveway, at the historic three bay carriage shed on the right, the lattice fence in the center, and Timothy House in the background.

Exhibit "E": Looking North West from the turnoff of the back driveway at the lattice fence, with the illegal forty foot shipping container behind the lattice fence.

Exhibit "F": Looking South West from the North end of the front field at the maple tree lined front driveway.

Exhibit "G": Looking South from the North end of the maple tree lined front driveway towards the historic front entrance posts and gates, contiguous to historic Route 25 A.

Exhibit "H": Looking South East from the maple tree lined front drive, across the front field, towards the back drive entrance off of historic Route 25 A.

Exhibit "I": Looking at a portion of the historic front post and gate, located at the entrance to historic Timothy House, on Historic Route 25 A, at the end of the maple tree lined front driveway. Please note the damage to the gate lower connection point to the historic post.

Saint Dionysios Monastery has submitted to the Village of The Head of The Harbor a preliminary site plan depicting the construction of a "worship building" on a portion of the front field between the front and back driveways, just North of historic Route 25 A (see Exhibit "E"). The following are my observations of Exhibit "E":

1. The "worship building" is proposed to be a one story, with basement, 3027 sq. ft. structure, with a height of 47.5 ft. to the top of the cross which is on top of the cupola.
2. The building is situated 114 ft. north of the Northern Boundary of historic Route 25 A.
3. Directly north of the proposed building is a proposed 32 space parking lot accessed from the historic back driveway. There are proposed to be 6, 16 ft. high light stanchions.
4. Mid-point of the front driveway, to the West, is proposed a second parking lot accessed from a to-be widened front driveway (with relocation of the historic front posts and gates), with 8 parking spaces and 2, 16 ft. high light stanchions.
5. Timothy House is stated to be two stories when in fact it is three stories.
6. The "Key Plot Plan" shows (outlines) only the Timothy House parcel, not the back driveway from which they propose to access the 32 space parking lot.
7. The "Key Plot Plan" further does not show the following:
 - A. Neither the lattice fence nor the 40 ft. shipping container behind it.
 - B. The historic ice house that has been converted to a candle manufacturing facility (supposedly with the approval of the Grantee - VOTHOTH).
 - C. They refer to the historic three stall carriage shed as "Existing Garage".

In summation, when the Saint Dionysios Monastery purchased the property, they, or their attorneys, had to approve the recorded "Historic Place and Open Space Easement Deed". Shortly following the closing of that escrow, they commenced religious services in the living room of Timothy House (go to: saintdionysiosmonastery.org). It is not clear whether they received a special use permit to do so.

When they closed the purchase escrow their attorneys had to advise them that not only the property was encumbered with the "Historic Place and Open Space Easement Deed", but the property was also on both the State and Federal Register of Historic Places. The implications of those realities had to be explained to the Monastery elders by their attorney.

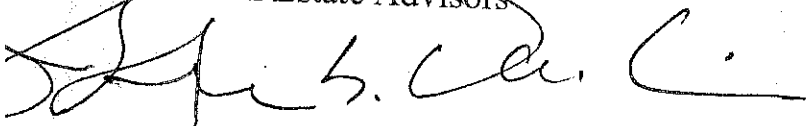
Since closing the purchase of the property the Monastery has practiced their religion in Timothy House, and on that historic site, while housing members of their faith in Timothy House, without complaint from the village or their neighbors, Joe and Natasha Smith being the largest.

The Smith's own the 10 acres surrounding the historic Timothy House 4.647 acres, including the historic Timothy House stables restored and made into a residence by my grandfather in 1943. The Smiths have an easement and right of way over the portion of the back driveway owned by the monastery. They too have a copy of the "Historic Place and Open Space Easement Deed". The impact of the Monastery's proposed development on the Smith's is huge! Their concerns as tax payers (which the Monastery is not) should be seriously considered!

As shown throughout this report, the Monastery has shown a total disregard for the historic wellbeing of the Timothy House property and the historic district for the duration of their ownership. This insensitivity is further shown in their proposed development to-be discussed at the planning board meeting on September 14, 2021.

Very truly yours,

Van Liew Real Estate Advisors



Jeffere F. Van Liew
Chairman

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Village of Head-of-the-Harbor, NY
Wednesday, September 1, 2021

Chapter 165. Zoning and Land Development

Part 1. Zoning

Article VII. Permitted Uses and Bulk Regulations

§ 165-23. Permitted uses for Districts A, A-1, B and B-1.

[Amended 2-9-1991 by L.L. No. 4-1991]

In these districts, no structure or premises shall be used and no structure or group of structures or part of a structure shall be erected, constructed, enlarged, altered, restored, converted or relocated or shall be designed to be used, in whole or in part, except for one of the principal or special uses and one or more of the accessory uses set forth below, except that agricultural pursuits and guesthouses may be included on the same premises as a one-family dwelling.

A. Permitted principal uses.

- (1) A one-family dwelling.
- (2) Village Hall, Village Court, Village Police Station and other Village uses.
- (3) Village park, wildlife preserve and natural park reservation.

B. Permitted special uses. The following uses are permitted subject to compliance with the requirements set forth in this § 165-23B and in §§ 165-35, 165-36, 165-37 and 165-38:

- (1) Churches and other places of religious worship located on adequate sites and with adequate provision for parking at times of maximum attendance or use of the premises, with landscaping and controls over lighting and signs as may be required so as to protect and not adversely affect adjoining properties, and with means of ingress and egress which are properly related to the street system.
- (2) Nonprofit academic day or preparatory schools organized pursuant to the Education Law of the State of New York and chartered by the Board of Regents of the University of the State of New York, located on adequate sites and complying with the provisions of § 165-23B(1).
- (3) Agricultural pursuits, provided that:
[Amended 5-12-1990 by L.L. No. 3-1990]
 - (a) No manure or odor- or dust-producing substance or use thereof shall be stored or permitted within 100 feet of any side or rear lot line or within 150 feet of any front lot line;
 - (b) A fence is installed to prevent livestock or poultry from straying, of a design and appearance appropriate to the surrounding neighborhood, which is thereafter maintained in sound condition; and
 - (c) The operations are confined to the farm under cultivation and are conducted in such manner as not to cause harm or annoyance to residents or adjacent properties.^[1]

[1] *Editor's Note: Original Section 410.24, which dealt with guesthouses and which immediately following this section, was repealed 5-12-1990 by L.L. No. 3-1990.*

- (d) Except as otherwise allowed under New York Agriculture and Markets Law § 305-a(1) on premises within a county-adopted state-certified agriculture district, agricultural pursuits shall not include any use which causes or allows public assembly for purposes of attending a social event or an entertainment event, and, instead, agricultural pursuits shall be limited to the growing of crops, raising of livestock and sale of livestock products as defined in § 301 of the New York Agriculture and Markets Law.
[Added 5-21-2008 by L.L. No. 2-2008; amended 1-15-2014 by L.L. No. 2-2014]
- (4) Wholesale plant nursery, provided that:
[Added 10-18-2006 by L.L. No. 2-2006]
- (a) The minimum lot area is five acres;
- (b) Any such use shall be located within the B Residential District and within 500 feet of New York State Highway 25A, which shall be the principal means of ingress and egress to and from the property;
- (c) Retail sales are prohibited;
- (d) Greenhouses, excepting temporary (with plastic removed annually no later than April 1, excepting unusual, adverse weather conditions, in which event any such plastic shall be removed by May 1) plastic over-wintering structures, are prohibited;
- (e) Accessory uses such as landscaping services and the display of sample landscaping materials are permitted, provided the landscaping service shall be an integral component of and not independent of the nursery business, shall be owned and operated by the same person or persons as operating the nursery and shall employ no more than five persons on the site, exclusive of no more than three part-time employees on the site and exclusive of seasonal workers who are primarily located off site, and provided further that the display of landscaping materials (not plants) shall be limited in area to 5,000 square feet; and
- (f) Any such use shall maintain a vegetated buffer of no less than 50 feet on all boundaries; however, if adjacent to the historical district of Route 25A, such use shall maintain a natural buffer of 200 feet and an historic buffer of 500 feet.
- (g) Any regular use of chemical pesticides, fungicides, fertilizers, or other agricultural chemicals shall be subject to review and approval by the Environmental Review Board or its designee and the Joint Coastal Commission.
- (5) Wireless communications towers and antennas, subject to the following:
[Added 7-18-2007 by L.L. No. 5-2007]

- (a) Definitions. As used in this subsection, the following terms shall have the meanings set forth below:

ALTERNATIVE TOWER STRUCTURE

Any man-made trees, clock towers, bell steeples, light poles and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers.

ANTENNA

Any exterior transmitting or receiving device, including dish antenna, mounted on a tower, building or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communications signals.

Village of Head-of-the-Harbor, NY
Sunday, September 5, 2021

Chapter 165. Zoning and Land Development

Part 1. Zoning

Article IX. Special Permit Uses

§ 165-35. Permitted special use requirements.

The special uses for which conformance with additional standards is required by this Part 1 shall be deemed to be permitted uses in their respective districts subject to the satisfaction of the requirements and standards set forth herein, in addition to all other requirements of this Part 1. All such uses are declared to possess characteristics of such unique and special forms that each specific use shall be considered as an individual case.

§ 165-36. Application for special permit.

Application for required special permits shall be made to the Village Board. Each such application shall be referred to the Planning Board for a report, after receipt of which the Village Board may authorize the Building Inspector to issue a permit, provided that the Village Board shall find that all of the following conditions and standards have been met:

- A. The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
- B. The location, nature and height of buildings, walls and fences and the nature and extent of the landscaping on the site are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.
- C. Operations in connection with any special use will not be more objectionable to nearby properties than would be the operations of any permitted use not requiring a special permit.
- D. Parking space will be of adequate size for the particular use, properly located and suitable screened from adjoining residential uses, and the entrance and exit drives will be laid out so as to achieve maximum safety.
- E. Adequate arrangements for maintenance of the premises, for refuse removal and for sewage disposal will be provided.
- F. Each applicant for a special permit shall pay the Village a fee in an amount to be fixed from time to time by the Village Board.

§ 165-37. Required plan.

A plan for the proposed development of a lot for a permitted special use shall be submitted with an application for a special permit. The plan shall show the location of all existing and proposed structures, trees, parking space, traffic access and circulation drives, open spaces, landscaping, topography, special features and any other pertinent information about neighboring properties that may be necessary to determine and provide for the enforcement of this Part 1.

§ 165-38. Conditions and safeguards.

The Village Board shall attach such conditions and safeguards to the special permit as are necessary to assure continual conformance with all applicable standards and requirements.

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Number of pages 8

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Certificate # _____

Prior Cif. # _____

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SUFFOLK
COUNTY

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EDWARD P. BLUMBERG
CLERK OF
SUFFOLK COUNTY

Deed / Mortgage Instrument Deed / Mortgage Tax Stamp Recording / Filing Stamps

4 FEES

Page / Filing Fee <u>21.</u>	Mortgage Amt. _____
Handling <u>5.</u>	1. Basic Tax _____
TP-584 <u>5.</u>	2. Additional Tax _____
Notation _____	Sub Total _____
EA-5217 (County) _____ Sub Total <u>34.</u>	Spec./Assit. _____
EA-5217 (State) _____	or _____
R.P.T.S.A. <u>1300</u>	Spec./Add. _____
Comm. of Ed. <u>5.00</u>	TOT. MTG. TAX _____
Affidavit _____	Dual Town _____ Dual County _____
Certified Copy _____	Held for Apportionment _____
Reg. Copy _____	Transfer Tax _____
Other _____	Mansion Tax _____
Sub Total <u>25</u>	The property covered by this mortgage is or will be improved by a one or two family dwelling only.
GRAND TOTAL <u>62.</u>	YES _____ or NO _____
	If NO, see appropriate tax clause on page # _____ of this instrument.



5 Real Property Tax Service Agency Verification

Stamp	Dist.	Section	Block	Lot
0801	007.00	03.00	009.001	
0801	007.00	03.00	037.00	

6 Title Company Information

First American Title Insurance Company

Company Name _____

Title Number 03103790

7 RECORD & RETURN TO (ADDRESS)

Shen & Nardes
Suite 1008
1393 Veterans Memorial Hwy
Hauppauge, NY 11788

8 FEE PAID BY:

Cash _____ Check Charge _____

Payer same as R & R _____

NAME: **First American Title Insurance Company**
of New York

ADDRESS: **889 Harrison Avenue**
3rd Floor
Riverhead NY 11901

9 Suffolk County Recording & Endorsement Page

This page forms part of the attached Historic Place Open Space Easement made by:

Barbara Van Liew

(SPECIFY TYPE OF INSTRUMENT)

The premises herein is situated in SUFFOLK COUNTY, NEW YORK.

TO

The Village of Head of the Harbor

In the Township of Smithtown

In the VILLAGE or HAMLET of St. James

BOXES 5 THRU 9 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

EXHIBIT "C" 11

HISTORIC PLACE AND OPEN SPACE EASEMENT DEED

This Indenture, made the 5th day of November, 1997, between BARBARA FERRIS VAN LIEW, residing at 481 North Country Road, St. James, Town of Smithtown, County of Suffolk, State of New York, hereinafter referred to as the Grantor, and the INCORPORATED VILLAGE OF HEAD-OF-THE-HARBOR, a municipality of the State of New York, having its principal address of 500 North Country Road, St. James, Town of Smithtown, County of Suffolk, State of New York, hereinafter referred to as the Grantee.

WITNESSETH:

WHEREAS It is the public policy of the State of New York and the local government of the County of Suffolk to preserve properties and historic and open space value; and

NOTE 1

WHEREAS the Grantor is the owner of certain property hereinafter described on which is located a structure of historic and architectural importance^A and which is characterized by natural scenic beauty; and

NOTE 2

AS IN THE
LAW 4 & STATE
REGISTER OF
HISTORIC PLACES

WHEREAS the property is located on the historic North Country Road, Town of Smithtown, County of Suffolk and State of New York, the character of which it is desirable to preserve as a historic resource; and

NOTE 3

WHEREAS the existing structure and present state of use of said property, and would enhance the present or potential value of abutting or surrounding properties and of historic North Country Road, and would maintain and enhance the conservation of natural, scenic and historic resources; and

NOTE 4

WHEREAS the Grantor and the Grantee wish to preserve the environment in which the historic structure on the property now exists so as to realize its great educational and cultural value, and wish to prevent any unsightly developments that will tend to mar or to detract from such environment which would materially affect the historic value of said structure or of historic North Country Road, by altering its surroundings; and

NOTE 5

WHEREAS the Grantor and the Grantee wish to protect the architectural features

of the historic structure and to that end, to exercise such reasonable controls over the property as is hereinafter described as may be necessary and expedient to accomplish such objectives.

NOW, THEREFORE, in recognition of the foregoing and in consideration of the sum of One (\$1.00) Dollar and other valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey to the Grantee an easement in the structure referred to in the preambles hereto (hereinafter called the "House") and in the parcel of land, consisting of 4.809 acres, on which the House is located (hereinafter, collectively with the House, called the "Property"), situate, lying and being in the Incorporated Village of Head-of-the-Harbor, in the Town of Smithtown, County of Suffolk, and State of New York, all as more particularly described in a survey made in April, 1971, by Theodore S. Prime, a copy of which is annexed hereto as Schedule A and is hereby made a part hereof, subject to the following restrictions which are hereby imposed on the use of the Property for the purpose of accomplishing the intent of the parties hereto and to preserve, protect and maintain the historic and open space value of the Property:

1A. The House shall be maintained and preserved in its present state as nearly as practicable, though structural changes, alterations, additions, or improvements as would not, in the opinion of the Grantee or its agents, fundamentally alter the historic character of the House and the open space character of the Property, may be made thereto by the owner, provided that the prior written approval of Grantee or its agents to such alteration, addition or improvement shall have been obtained.

1B. Fundamental Features of Exterior and Interior Dated Circa 1800 That Should Be Given Special Consideration.

(1) Exterior.

- (a) Gothic detail on cornice of front facade.
- (b) Front entrance stoop, roof and octagonal (Gothic) posts.
- (c) Sweeping Dutch roof overhang on wing.
- (d) Large iron kettle on porch of wing was removed from the slave kitchen (now laundry) where it was built into the brick chimney and used to heat water.

NOTE: 6

NOTE: 7

NOTE: 8

- (2) Interior.
- (a) Original pine floors throughout.
- (3) First Floor - Front Hall.
- (a) Transoms over front and rear hall doors.
(b) Strap hinges on front and rear hall doors.
(c) Stair railing and turned balusters.
(d) Closet under stairs, untouched back door, Snuff Box with snuff above the door.
(e) Paneled arch in front hall.
(f) Original hardware on door to dining room.
(g) Original hardware on door to closet under stairs.
(h) Original paint sample on red dado, and on door.
- (4) First Floor - Living Room.
- (a) Original "Adamesque" mantel in living room, probably moved from dining room when living room and two bedrooms above were added circa 1909.
- (5) First Floor - Dining Room.
- (a) Original rubbed green paint on trim around doors and windows.
- (6) First Floor - Library.
- (a) Paint test sample on cupboard door.
(b) "Adamesque" mantel.
(c) Rising butt hinge on door to dining room.
- (7) First Floor - Breakfast Room.
- (a) Wide horizontal boards on side walls.
(b) Double-leaf board doors to porch with strap hinges and original hardware and transom over doors.
(c) Narrow door on east wall was formerly at entrance to steep stairs to wing attic (stairs now reversed as stairs to cellar).
(d) Batten door to the kitchen made of two very wide boards.
(e) Remains of original whitewash on ceiling joists.
(f) Brick lined walls on south and north sides of the room.
- (8) First Floor - Kitchen.
- (a) Small door by iron range was originally in slave kitchen (now laundry) at foot of steep stairs to trap door in floor of slave quarters (over the breakfast room).
- (9) Second Floor - NE Bedroom.
- (a) "Adamesque" mantel.
(b) Original brass hardware on cupboard.

(10) Second Floor - SE Bedroom.

- (a) Original dark blue paint on woodwork.
- (b) Original brass hardware on cupboard.

(11) Second Floor - Main Bathroom.

- (a) Chair rail and trim around window.

(12) Second Floor - Slave Quarters - SE Room in Wing.

- (a) Trap door on leather hinges in corner led down to slave kitchen (now laundry).
- (b) Batten door to hall of unplanned rough-sawn boards.

2. The open space and natural character of the Property shall be maintained as a landscaped environment so as to enhance the setting of the House as a historic landmark, but nothing herein contained shall prohibit the parking, in a designated part of the premises approved by the Grantee or its agents, of registered operating motor vehicles in use by the owner or occupants of or visitors to the Property.

3. No activities shall be carried on on the Property which would destroy or impair the historic and open space value of the Property.

4. The Property shall not be subdivided.

5. No sign, billboard or outdoor advertising structure shall be displayed on the Property other than one sign not exceeding four (4) square feet for each of the following purposes:

- A. to state the name of the Property and the name and address of the occupant;
- B. to advertise the activity permitted on the Property;
- C. to advertise the Property for sale or rental;

provided, however, that this Paragraph 5 shall not limit the Grantee's right hereinafter to display on the Property at its discretion, a marker or sign four (4) square feet evidencing its ownership of the easement thereby granted.

The Grantee and its representatives may enter the Property by appointment:

- A. from time to time for the purpose only of inspection; and
- B. in its discretion to erect the aforementioned marker or sign.

NOTE 9

SEE
EXHIBITS
A - I
ATTACHED
HERE TO

SCHEDULE A

Legal Description

DISTRICT: 0801; SECTION: 007.00; BLOCK: 03.00; LOT: 029.000

ALL that certain plot, piece, or tract of land, with the buildings and improvements thereon, situate, lying, and being in Incorporated Village of Head of the Harbor, Town of Smithtown, County of Suffolk and State of New York, being more particularly bounded and described as follows:

COMMENCING at a concrete monument placed for a bound in the northwesterly side of the North Country Road, which said monument is distance northeasterly as measured along the northwesterly side of North Country Road 726.45 feet from the point formed by the intersection of the easterly side of Private Road, sometimes known as Timothy Woods Road, and the northwest side of the North Country Road, and running from said point of beginning thence (1st) North 44 degrees 07 minutes 20 seconds West by and with land of Weiss the distance of 200.00 feet to a concrete monument placed for a bound;

RUNNING THENCE North 52 degrees 25 minutes 00 seconds West 253.36 feet to a point;

THENCE North 23 degrees 09 minutes 30 seconds West 116.19 feet to a point;

THENCE North 48 degrees 33 minutes 40 seconds East 248.17 to a point;

THENCE North 82 degrees 07 minutes 50 seconds East 79.46 feet to a point;

THENCE South 44 degrees 57 minutes 30 seconds East 158.84 feet to a point;

THENCE South 43 degrees 18 minutes 40 seconds East 56.16 feet to a point

THENCE North 8 degrees 20 minutes 40 seconds West 85.47 feet to a point;

THENCE South 43 degrees 18 minutes 40 seconds East 399.94 feet to northwest side of North Country Road; and

THENCE along the northwest side of North Country Road the following four (4) courses and distances:

- 1) South 58 degrees 17 minutes 30 seconds West 122.75 feet;
- 2) South 54 degrees 22 minutes 10 seconds West 89.92 feet;
- 3) South 49 degrees 33 minutes 40 seconds West 88.24 feet; and
- 4) South 45 degrees 52 minutes 40 seconds West 63.98 feet to the POINT OR PLACE OF BEGINNING.

Surveyed April, 1871

BY THEORED S. PRIME
SURVEYOR IN V.

Surveyed April, 1871

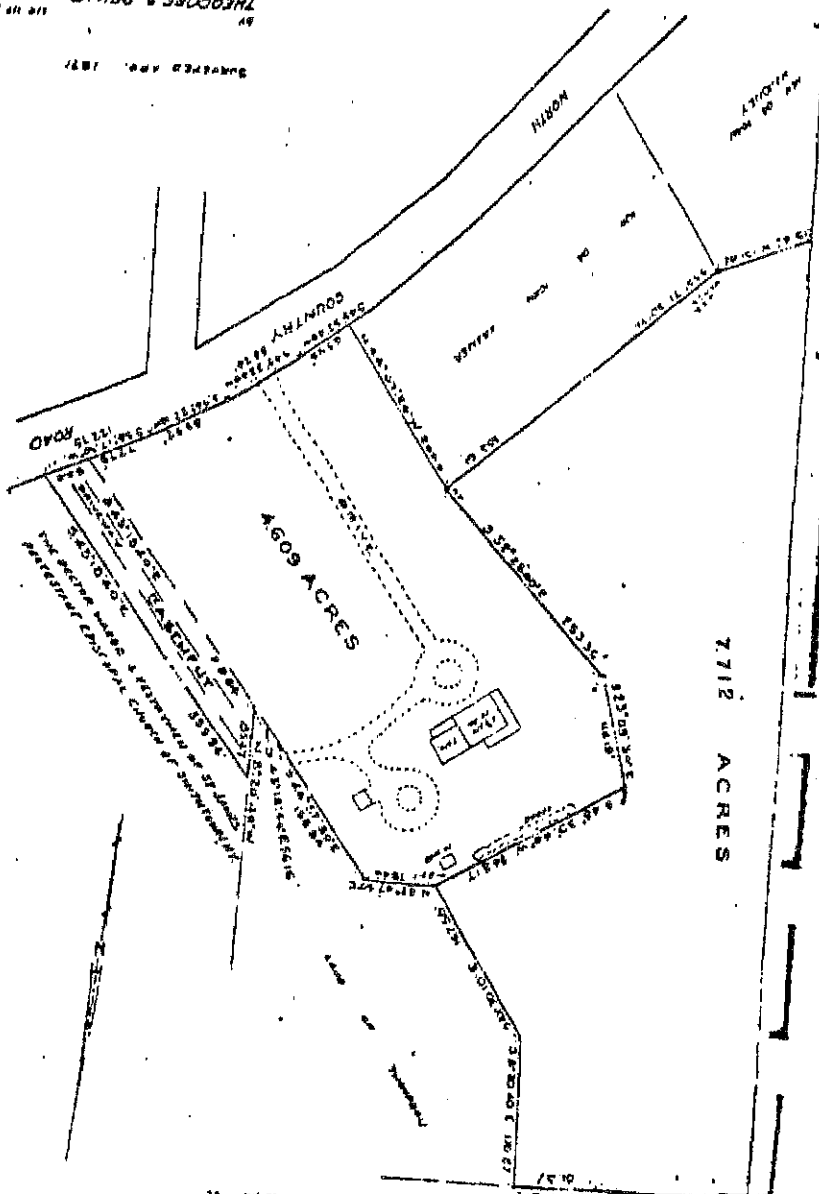


EXHIBIT "A"
TOWN OF SMITHTOWN - SURVEYED APRIL, 1871

LEGIBILITY POOR
FOR MICROFILM

EXHIBIT "A"



EXHIBIT "B"

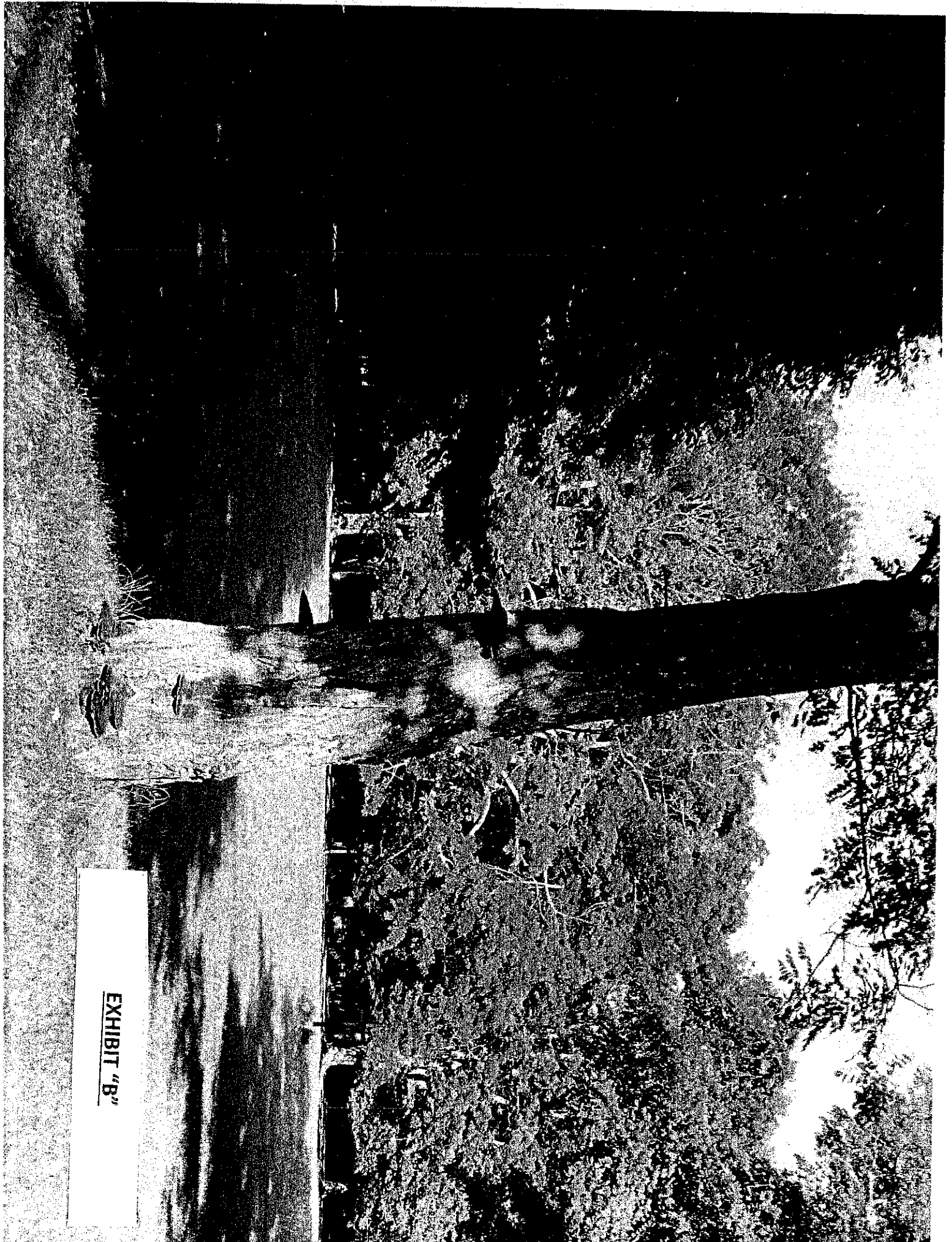


EXHIBIT "C"



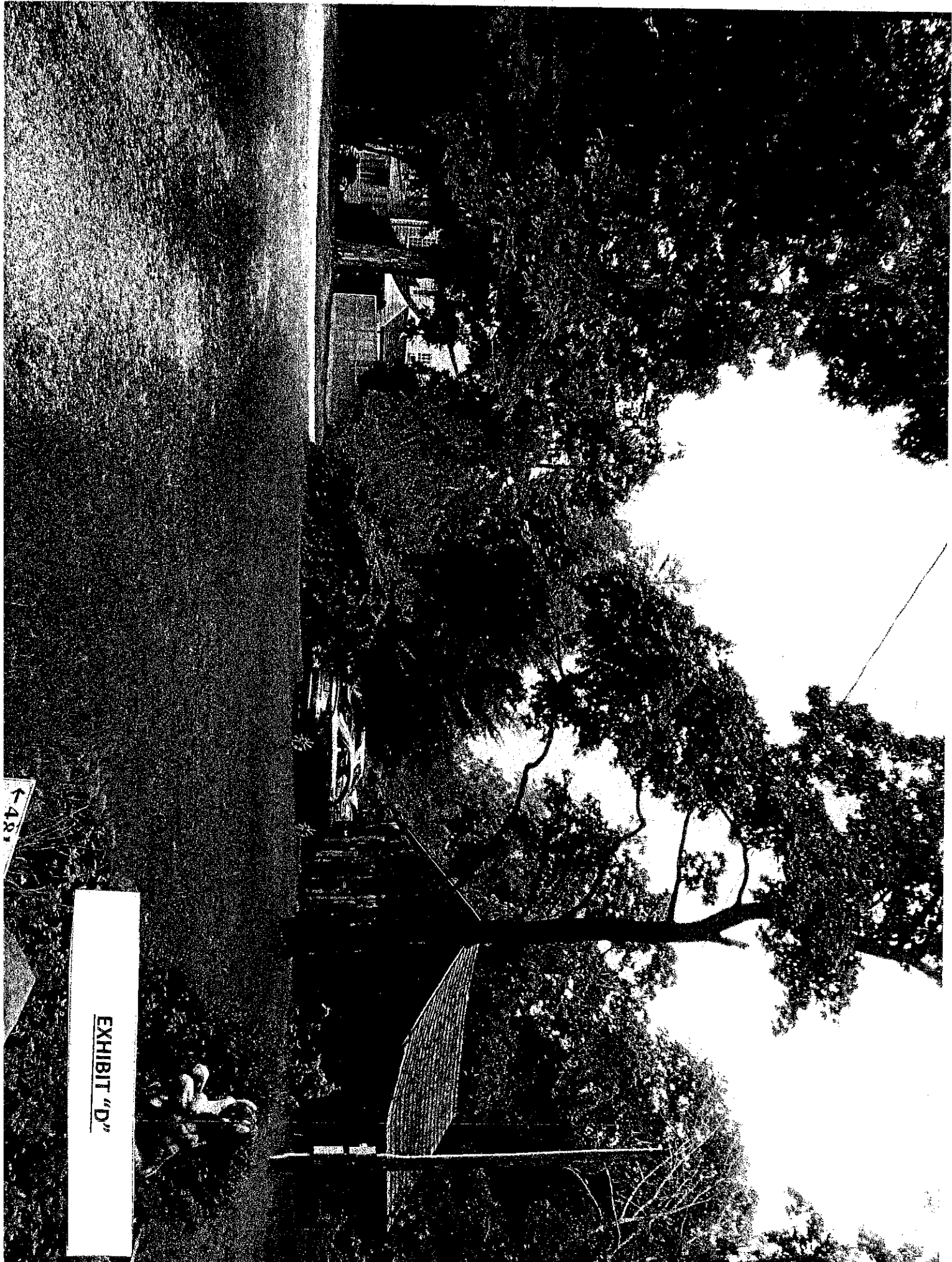


EXHIBIT "D"

← 48

EXHIBIT "E"



EXHIBIT "F"

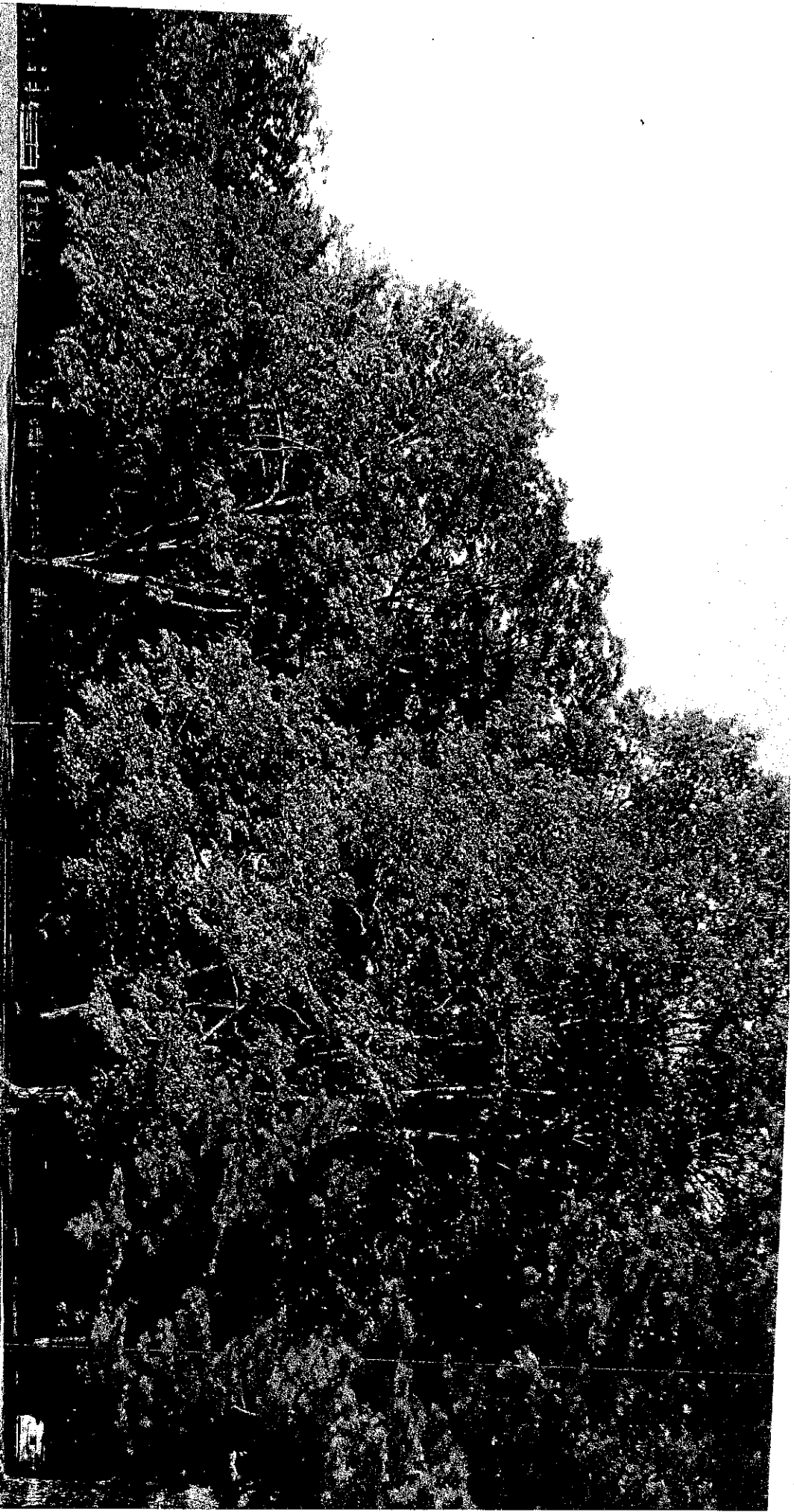


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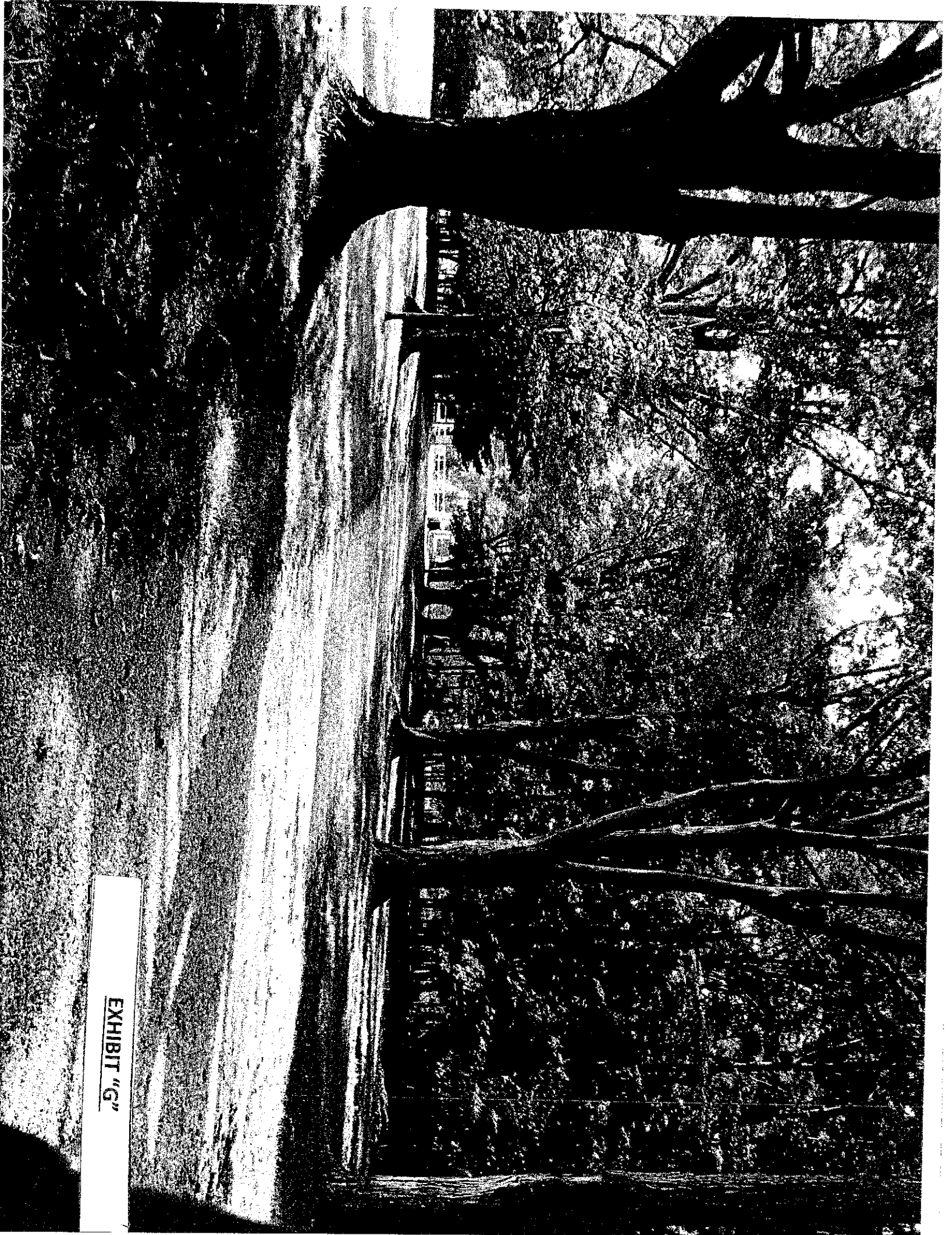


EXHIBIT "H"



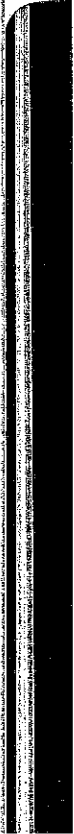
EXHIBIT "1"



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Leighton H. Coleman III
Appointed Historian for both
The Village of Head of The Harbor
and The Village of Nissequogue

P.O. Box 103

Saint James, NY 11780

LHCiii@verizon.net

631-584-3011

August 31st, 2021

Dear Mayor Dahlgard & members of the Head of The Harbor Planning Board & ARB

I write to you as the Appointed Historian for both The Village of Head of The Harbor and The Village of Nissequogue about the proposed unsympathetic building complex to be erected on the land in front the historic Timothy House located 481 North Country Rd. (Route 25 A), St. James, NY 11780 and by which this new structure(s) will damage the integrity of the historic house and the HISTORIC district of Head of The Harbor. This ill-advised project conflicts with the 1969 historic corridor designation for OUR original stretch of 25a which preserves the actual road-bed that George Washington used in 1790 while traversing through OUR environs from Roes's Tavern on 25a in Setauket to the Smithtown boarding house of Widow Blydenburgh, now the site of the Smithtown Library, in addition, the 1969 historic corridor designation preserves open vistas and natural buffers. Thus all proposals for this historic & scenic neighbourhood need to be SEQRA compliant too.

The historic 16 room Timothy House was named after its main resident Timothy Carll Smith (1811-1877) who was the son of Ebenezer Smith and a descendant of Richard "Bull" Smith the Patentee and founder of Smithtown. The main home was originally built around 1790/1800 by his father's cousin and is primarily known for its Dutch gambrel roof and more importantly, on a cultural level, the house has a rare surviving 1750s shed roofed "slave kitchen" as reported in the 1992 AIA Architectural Guide to Nassau and Suffolk Counties, Long Island. The Timothy house is one of the few architectural significant surviving Smith homesteads still visible from the road. The oldest surviving section of this house would have been viewed by President George Washington on his documented 1790 Presidential tour of Long Island.

In 1903 Lawrence Grant Butler, a Smith descendant, acquired the property and moved the structure 400 feet back from the road, added the west section of the house and installed the dormers. He also lined the new stately drive way with sugar maples. The Timothy House during this period became a fine example of an aggrandised colonial revival country estate, complete with out buildings and cultivated fields and grounds. Sadly the vast acreage is greatly reduced, but the ambience of its former status as a gentleman's farm still lingers on the site.

"Colonel Rockwell's Scrap-Book" states that one wing of the federal-style house dates back to 1750 originally belonging to Joseph Smith, who was the grandson of Richard Smith the Patentee, and through the decades, this land and house was owned by various members of Smithtown's founder's descendants. According to the scrap-book, a former U.S. Assessor for

EXHIBIT "D"

the district, Edwin A. Smith, once owned Timothy House. When he moved, Ebenezer Smith took over ownership and in 1839 he gave it to his son, the aforementioned Timothy Carl Smith. Timothy was married to Ruth Blydenburgh, who hailed from the distinguished family of which Smithtown's most important county park is named after.

In the 2007 Preservation Notes of the Society for the Preservation of Long Island Antiquities, (now called Preservation Long Island), reports that the Timothy House, (with its stable complex and 18 acres) was bought by Herbert Henry Ferris for his daughter Barbara Van Liew in 1943. Barbara Van Liew was the extremely influential Appointed Historian for the Village of Head of The Harbor and was recognised nationally as a historic preservationist and archivist, for her indefatigable efforts in documenting colonial era structures in anticipation of the bi-centennial observations of 1976, many of which are now lost. Van Liew maintained the historical integrity of her family home and it is widely understood that Mrs. Van Liew had preservation covenants attached to its deed. The home is understood to be protected from insensitive alteration, demolition and/or subdivision, according to the Preservation Notes and is listed on both the national and state historical registers.

Meanwhile we have Joe & Natasha Smith, the civic minded neighbours of the Timothy House who now own 10 acres of the original 18 acres of the land that used to belong to The Timothy House and they also own and restored the original historic stable complex that had been turned into a Summer rental by the Van Liew family decades earlier. MORE SIGNIFICANTLY, Joe & Natasha Smith recently purchased land once sold to the St. James Episcopal Church by the Van Liew family. This church land (4 acres) was on the market in 2018 and of which the residents of 481 North Country Rd. (Route 25 A), St. James, NY 11780 were informed by agents of St. James Episcopal Church from across the street and which they (the residents of 481 North Country Rd) had ample time to consider buying but they declined!

Therefore, is the whole community to be made to suffer by indecision of the current occupants of the Timothy House as they could have had, as of three years ago, ample of land for their current proposal, had they bought that extra 4 acres in 2018?

I deeply expect the board and village to be compliant with SEQRA and protect the integrity of this historic house and of OUR historic corridor & vistas for future generations!

Sincerely yours

Leighton

Leighton

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- 4. EXHIBIT "C" – HISTORIC PLACE AND OPEN SPACE
EASEMENT**
- 5. EXHIBIT "D" – LEIGHTON COLEMAN LETTER**
- 6. EXHIBIT "E" – MONASTERY KEY PLOT PLAN**

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www.vanliewrealestate.com

VAN LIEW REAL ESTATE ADVISORS, INC.

P.O. BOX 570

ST. JAMES, NEW YORK 11780

Website: www.vanliewrealestateadvisors.com

Email: vanliewrealestateadvisors@gmail.com

Cell Phone: (516) 983-7864

September 9, 2021

The Village of Head of The Harbor
500 North Country Road
St. James, New York 11780

ATTENTION: THE HONORABLE DOUGLAS DAHLGARD, MAYOR,
AND MEMBERS OF THE PLANNING AND
ARCHITECTURAL REVIEW BOARDS

SUBJECT: SAINT DIONYSIOS MONASTERY, LOCATED AT 481
NORTH COUNTRY ROAD, ST. JAMES, NEW YORK 11780,
APPLICATION FOR CONSRCTION OF A "WORSHIP
BLDG." ON A PORTION OF THE PRESERVED HISTORIC
SITE

Dear Ladies and Gentlemen:

Subject religious organization (a "church/monastery") purchased subject property in 2017/2018, which property had/has the following characteristics and or recorded covenants, conditions and restrictions, at the time of purchase through escrow:

1. Subject property is located in a single family residential zone, Note, "churches and other places of religious worship" are a permitted use in said zone if an application for "special permit" is made to, and approved by, the "village board" (see Exhibit "A"). Has such a special permit been approved by the village? Please note, since the purchase of the property, religious services have been held in the living room of Timothy House, the primary historic structure on the 4.647 acres (see Exhibit "B" – survey – 4.237 acres historic structure property + .41 acres back driveway).

2. Subject property is located in a "Historic District" running 500 ft. north of the Northern boundary of historic Route 25 A, thereby encompassing all of the historic "Timothy House" property, as well as a portion of the historic back driveway (see Exhibit "B"). Also, please refer to the letter sent to the village by Leighton H. Coleman III dated 08/31/2021 (see Exhibit "D").
3. Subject property (the entire 4.647 acres) is encumbered by (a lien running with the property) a "Historic Place and Open Space Easement Deed", by and between Barbara Ferris Van Liew, Grantor, and The Incorporated Village Of Head Of The Harbor, Grantee, recorded November 20, 1996 in the Suffolk County Recorder's office in Riverhead New York (see Exhibit "C"). Said document, among other things, states the following:
 - A. Note 1, Page 1: By public policy NY State and local governments in the County of Suffolk preserve properties and historic and open space values.
 - B. Note 2, Page 1: On the property is located a structure of historic and architectural importance (on the national and state registries of historic places), and is characterized by natural scenic beauty.
 - C. Note 3, Page 1: The property is on historic Route 25 A, the character of which needs to be preserved as a historic resource.
 - D. Note 4, Page 1: The historic house and its surrounding grounds enhance the present or potential value of abutting or surrounding properties and historic North Country Road (Route 25 A),
 - E. Note 5, Page 1: Both Grantee and Grantor wish to prevent any unsightly developments that would tend to mar or materially affect the historic integrity of the historic house or its setting contiguous to historic Route 25 A, by altering its surrounds.
 - F. Note 6, Page 2: Grantor has an easement on the historic structure (Timothy House) and the parcel of land (sited as 4,609 acres when by survey is actually 4.647 acres).
 - G. Note 7, Page 2: The intent of both parties is to preserve, protect and maintain the historic and open space value of the property (4.647 acres).
 - H. Note 8, Page 2: The Grantee's charge is not to approve any changes to the historic house (Timothy House) or the open space character of the property (4.647 acres).

I. Note 9, Page 4: The open space and natural character of the historic property (4.647 acres) shall be maintained as a landscaped environment. No activities shall be carried "on on" the property (4.674 acres) which would destroy or impair the historic and open space value of the property (4.647 acres).

In regard to the open space value of the property (4.647 acres), please review the following exhibits to Exhibit "C":

Exhibit "A": Looking North from the entrance of the tree lined back driveway.

Exhibit "B": Looking West from the back driveway at the field situated between the front and back driveways, being just North of Route 25 A.

Exhibit "C": Looking West from the back driveway, over the field just North of Route 25 A, at the maple tree lined front driveway (the cross in the front center of the field marking the proposed "worship building" shown on the proposed "Key Plot Plan").

Exhibit "D": Looking North West from the turnoff of the back driveway, at the historic three bay carriage shed on the right, the lattice fence in the center, and Timothy House in the background.

Exhibit "E": Looking North West from the turnoff of the back driveway at the lattice fence, with the illegal forty foot shipping container behind the lattice fence.

Exhibit "F": Looking South West from the North end of the front field at the maple tree lined front driveway.

Exhibit "G": Looking South from the North end of the maple tree lined front driveway towards the historic front entrance posts and gates, contiguous to historic Route 25 A.

Exhibit "H": Looking South East from the maple tree lined front drive, across the front field, towards the back drive entrance off of historic Route 25 A.

Exhibit "I": Looking at a portion of the historic front post and gate, located at the entrance to historic Timothy House, on Historic Route 25 A, at the end of the maple tree lined front driveway. Please note the damage to the gate lower connection point to the historic post.

Saint Dionysios Monastery has submitted to the Village of The Head of The Harbor a preliminary site plan depicting the construction of a "worship building" on a portion of the front field between the front and back driveways, just North of historic Route 25 A (see Exhibit "E"). The following are my observations of Exhibit "E":

1. The "worship building" is proposed to be a one story, with basement, 3027 sq. ft. structure, with a height of 47.5 ft. to the top of the cross which is on top of the cupola.
2. The building is situated 114 ft. north of the Northern Boundary of historic Route 25 A.
3. Directly north of the proposed building is a proposed 32 space parking lot accessed from the historic back driveway. There are proposed to be 6, 16 ft. high light stanchions.
4. Mid-point of the front driveway, to the West, is proposed a second parking lot accessed from a to-be widened front driveway (with relocation of the historic front posts and gates), with 8 parking spaces and 2, 16 ft. high light stanchions.
5. Timothy House is stated to be two stories when in fact it is three stories.
6. The "Key Plot Plan" shows (outlines) only the Timothy House parcel, not the back driveway from which they propose to access the 32 space parking lot.
7. The "Key Plot Plan" further does not show the following:
 - A. Neither the lattice fence nor the 40 ft. shipping container behind it.
 - B. The historic ice house that has been converted to a candle manufacturing facility (supposedly with the approval of the Grantee - VOTHOTH).
 - C. They refer to the historic three stall carriage shed as "Existing Garage".

In summation, when the Saint Dionysios Monastery purchased the property, they, or their attorneys, had to approve the recorded "Historic Place and Open Space Easement Deed". Shortly following the closing of that escrow, they commenced religious services in the living room of Timothy House (go to: saintdionysiosmonastery.org). It is not clear whether they received a special use permit to do so.

When they closed the purchase escrow their attorneys had to advise them that not only the property was encumbered with the "Historic Place and Open Space Easement Deed", but the property was also on both the State and Federal Register of Historic Places. The implications of those realities had to be explained to the Monastery elders by their attorney.

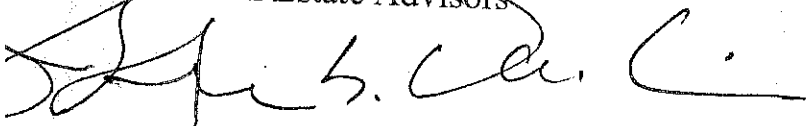
Since closing the purchase of the property the Monastery has practiced their religion in Timothy House, and on that historic site, while housing members of their faith in Timothy House, without complaint from the village or their neighbors, Joe and Natasha Smith being the largest.

The Smith's own the 10 acres surrounding the historic Timothy House 4.647 acres, including the historic Timothy House stables restored and made into a residence by my grandfather in 1943. The Smiths have an easement and right of way over the portion of the back driveway owned by the monastery. They too have a copy of the "Historic Place and Open Space Easement Deed". The impact of the Monastery's proposed development on the Smith's is huge! Their concerns as tax payers (which the Monastery is not) should be seriously considered!

As shown throughout this report, the Monastery has shown a total disregard for the historic wellbeing of the Timothy House property and the historic district for the duration of their ownership. This insensitivity is further shown in their proposed development to-be discussed at the planning board meeting on September 14, 2021.

Very truly yours,

Van Liew Real Estate Advisors



Jeffere F. Van Liew
Chairman

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Village of Head-of-the-Harbor, NY
Wednesday, September 1, 2021

Chapter 165. Zoning and Land Development

Part 1. Zoning

Article VII. Permitted Uses and Bulk Regulations

§ 165-23. Permitted uses for Districts A, A-1, B and B-1.

[Amended 2-9-1991 by L.L. No. 4-1991]

In these districts, no structure or premises shall be used and no structure or group of structures or part of a structure shall be erected, constructed, enlarged, altered, restored, converted or relocated or shall be designed to be used, in whole or in part, except for one of the principal or special uses and one or more of the accessory uses set forth below, except that agricultural pursuits and guesthouses may be included on the same premises as a one-family dwelling.

A. Permitted principal uses.

- (1) A one-family dwelling.
- (2) Village Hall, Village Court, Village Police Station and other Village uses.
- (3) Village park, wildlife preserve and natural park reservation.

B. Permitted special uses. The following uses are permitted subject to compliance with the requirements set forth in this § 165-23B and in §§ 165-35, 165-36, 165-37 and 165-38:

- (1) Churches and other places of religious worship located on adequate sites and with adequate provision for parking at times of maximum attendance or use of the premises, with landscaping and controls over lighting and signs as may be required so as to protect and not adversely affect adjoining properties, and with means of ingress and egress which are properly related to the street system.
- (2) Nonprofit academic day or preparatory schools organized pursuant to the Education Law of the State of New York and chartered by the Board of Regents of the University of the State of New York, located on adequate sites and complying with the provisions of § 165-23B(1).
- (3) Agricultural pursuits, provided that:
[Amended 5-12-1990 by L.L. No. 3-1990]
 - (a) No manure or odor- or dust-producing substance or use thereof shall be stored or permitted within 100 feet of any side or rear lot line or within 150 feet of any front lot line;
 - (b) A fence is installed to prevent livestock or poultry from straying, of a design and appearance appropriate to the surrounding neighborhood, which is thereafter maintained in sound condition; and
 - (c) The operations are confined to the farm under cultivation and are conducted in such manner as not to cause harm or annoyance to residents or adjacent properties.^[1]

[1] *Editor's Note: Original Section 410.24, which dealt with guesthouses and which immediately following this section, was repealed 5-12-1990 by L.L. No. 3-1990.*

- (d) Except as otherwise allowed under New York Agriculture and Markets Law § 305-a(1) on premises within a county-adopted state-certified agriculture district, agricultural pursuits shall not include any use which causes or allows public assembly for purposes of attending a social event or an entertainment event, and, instead, agricultural pursuits shall be limited to the growing of crops, raising of livestock and sale of livestock products as defined in § 301 of the New York Agriculture and Markets Law.
[Added 5-21-2008 by L.L. No. 2-2008; amended 1-15-2014 by L.L. No. 2-2014]
- (4) Wholesale plant nursery, provided that:
[Added 10-18-2006 by L.L. No. 2-2006]
- (a) The minimum lot area is five acres;
- (b) Any such use shall be located within the B Residential District and within 500 feet of New York State Highway 25A, which shall be the principal means of ingress and egress to and from the property;
- (c) Retail sales are prohibited;
- (d) Greenhouses, excepting temporary (with plastic removed annually no later than April 1, excepting unusual, adverse weather conditions, in which event any such plastic shall be removed by May 1) plastic over-wintering structures, are prohibited;
- (e) Accessory uses such as landscaping services and the display of sample landscaping materials are permitted, provided the landscaping service shall be an integral component of and not independent of the nursery business, shall be owned and operated by the same person or persons as operating the nursery and shall employ no more than five persons on the site, exclusive of no more than three part-time employees on the site and exclusive of seasonal workers who are primarily located off site, and provided further that the display of landscaping materials (not plants) shall be limited in area to 5,000 square feet; and
- (f) Any such use shall maintain a vegetated buffer of no less than 50 feet on all boundaries; however, if adjacent to the historical district of Route 25A, such use shall maintain a natural buffer of 200 feet and an historic buffer of 500 feet.
- (g) Any regular use of chemical pesticides, fungicides, fertilizers, or other agricultural chemicals shall be subject to review and approval by the Environmental Review Board or its designee and the Joint Coastal Commission.
- (5) Wireless communications towers and antennas, subject to the following:
[Added 7-18-2007 by L.L. No. 5-2007]

- (a) Definitions. As used in this subsection, the following terms shall have the meanings set forth below:

ALTERNATIVE TOWER STRUCTURE

Any man-made trees, clock towers, bell steeples, light poles and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers.

ANTENNA

Any exterior transmitting or receiving device, including dish antenna, mounted on a tower, building or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communications signals.

Village of Head-of-the-Harbor, NY
Sunday, September 5, 2021

Chapter 165. Zoning and Land Development

Part 1. Zoning

Article IX. Special Permit Uses

§ 165-35. Permitted special use requirements.

The special uses for which conformance with additional standards is required by this Part 1 shall be deemed to be permitted uses in their respective districts subject to the satisfaction of the requirements and standards set forth herein, in addition to all other requirements of this Part 1. All such uses are declared to possess characteristics of such unique and special forms that each specific use shall be considered as an individual case.

§ 165-36. Application for special permit.

Application for required special permits shall be made to the Village Board. Each such application shall be referred to the Planning Board for a report, after receipt of which the Village Board may authorize the Building Inspector to issue a permit, provided that the Village Board shall find that all of the following conditions and standards have been met:

- A. The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
- B. The location, nature and height of buildings, walls and fences and the nature and extent of the landscaping on the site are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.
- C. Operations in connection with any special use will not be more objectionable to nearby properties than would be the operations of any permitted use not requiring a special permit.
- D. Parking space will be of adequate size for the particular use, properly located and suitable screened from adjoining residential uses, and the entrance and exit drives will be laid out so as to achieve maximum safety.
- E. Adequate arrangements for maintenance of the premises, for refuse removal and for sewage disposal will be provided.
- F. Each applicant for a special permit shall pay the Village a fee in an amount to be fixed from time to time by the Village Board.

§ 165-37. Required plan.

A plan for the proposed development of a lot for a permitted special use shall be submitted with an application for a special permit. The plan shall show the location of all existing and proposed structures, trees, parking space, traffic access and circulation drives, open spaces, landscaping, topography, special features and any other pertinent information about neighboring properties that may be necessary to determine and provide for the enforcement of this Part 1.

§ 165-38. Conditions and safeguards.

The Village Board shall attach such conditions and safeguards to the special permit as are necessary to assure continual conformance with all applicable standards and requirements.

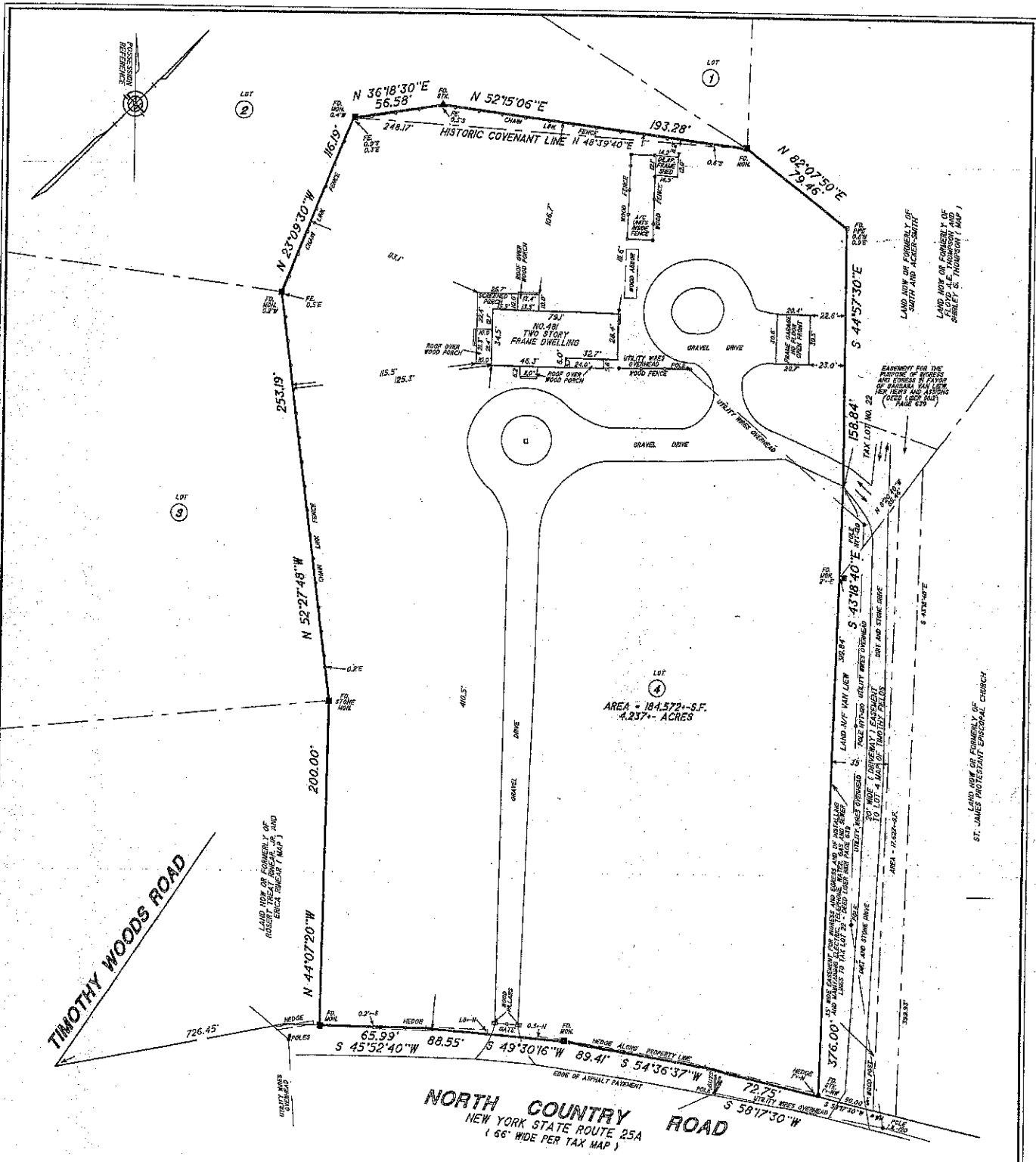
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AREA = 184,572 - S.F.
4.237 - ACRES

TIMOTHY WOODS ROAD

NORTH COUNTRY ROAD
NEW YORK STATE ROUTE 25A
(66' WIDE PER TAX MAP)

NOTE: FOR COVENANTS, RESTRICTIONS AND CONDITIONS SEE MAP OF TIMOTHY FIELDS.

MAP OF LOT 4, MAP OF TIMOTHY FIELDS
FILED JUNE 30, 1993 FILE NO. 3384
SITUATED AT THE INCORPORATED VILLAGE OF HEAD OF THE HARBOR, TOWN OF SMITHTOWN, SUFFOLK COUNTY, NEW YORK

EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT AT THE TIME OF SURVEY. THE OBJECTS OR DIMENSIONS SHOWN HEREON FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND ARE, THEREFORE, NOT TO BE CONSIDERED TO LOCATE THE PROPERTY LINES OR TO OBTAIN THE LOCATION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENT. UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S IMPRINT SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS MADE, AND ON THEIR BEHALF TO THE TITLE COMPANY, SURETYMAN, AGENT, AND RECORDING JURISDICTION. HEREON CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

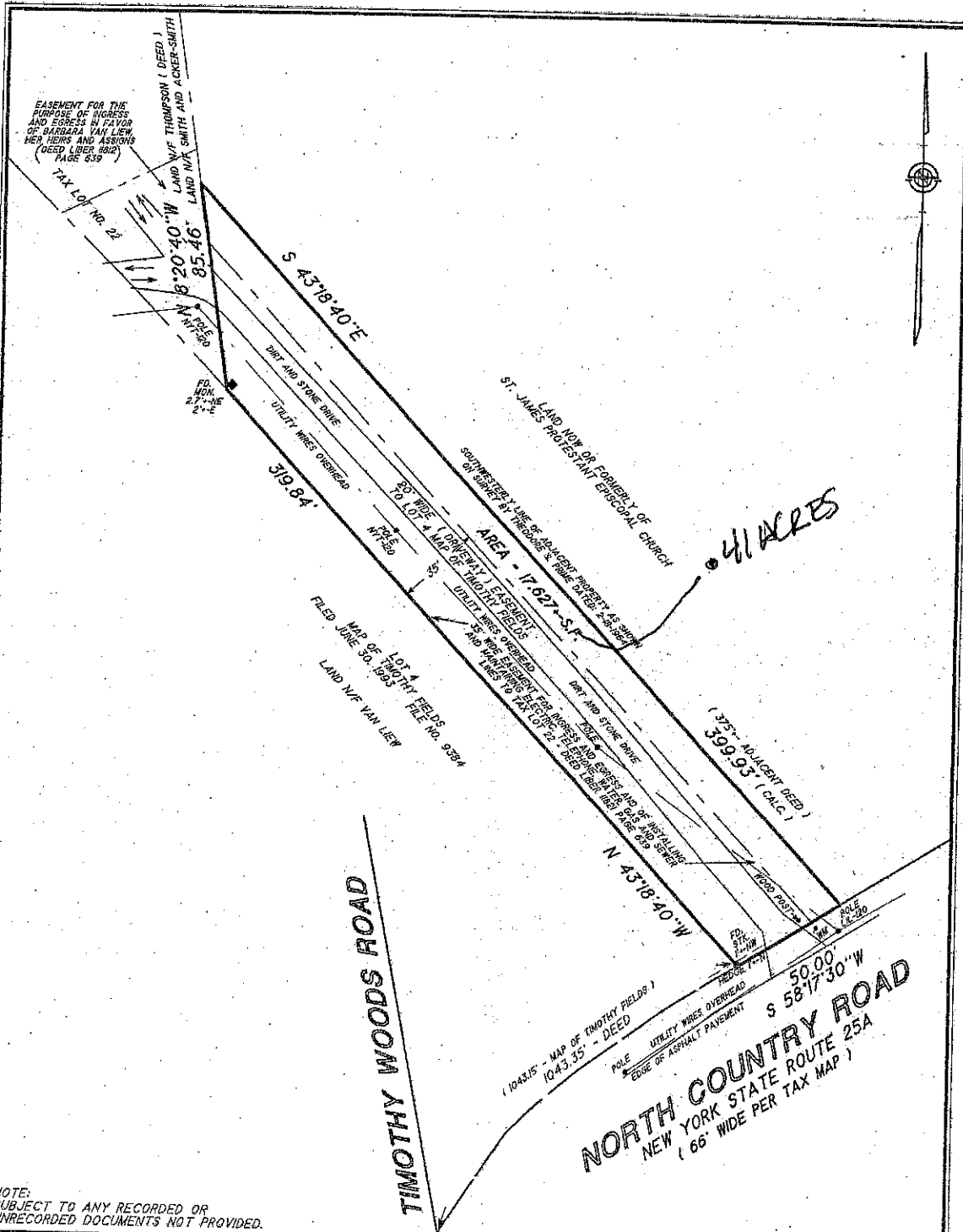


SCALE = 1" = 40'
SURVEYED: JULY 14, 2009
NOT FOR TITLE OR CONVEYANCE PURPOSES

SUFFOLK COUNTY TAX MAP
DISTRICT SECTION BLOCK LOT
801 7 3 25.1

HILLEBRAND LAND SURVEYING, P.C.
11 CHURCHILL LANE, SMITHTOWN, NEW YORK
TEL. (631) 543-5139

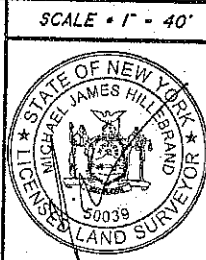
EXHIBIT "B"



NOTE:
 SUBJECT TO ANY RECORDED OR
 UNRECORDED DOCUMENTS NOT PROVIDED.

MAP OF DESCRIBED PROPERTY AT THE INC. VILLAGE OF HEAD OF THE HARBOR
 TOWN OF SMITHTOWN, SUFFOLK COUNTY, NEW YORK

EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT AT THE TIME OF SURVEY.
 THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE, THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENT.
 UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
 COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.
 CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED, HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



SURVEYED: JUNE 26, 2009
 REVISED: JULY 14, 2009
 NOT FOR TITLE OR CONVEYANCE PURPOSES

SUFFOLK COUNTY TAX MAP
 DISTRICT SECTION BLOCK LOT
 801 7 3 37

HILLEBRAND LAND SURVEYING, P.C.
 11 CHURCHILL LANE, SMITHTOWN, NEW YORK
 TEL. (631) 543-5139

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2

3

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6

RECORDED

1 2

3

Number of pages 8

TORRENS

Serial # _____
Certificate # _____
Prior Cif. # _____

RECEIVED
REAL ESTATE
NOV 20 1998
TRANSFER TAX
SUFFOLK
COUNTY
16346

98 NOV 20 AM 11:39
EDWARD P. BLUMBERG
CLERK OF
SUFFOLK COUNTY

Deed / Mortgage Instrument

Deed / Mortgage Tax Stamp

Recording / Filing Stamps

4

FEES

Page / Filing Fee 21.
Handling 5.
TP-584 5.
Notation _____
EA-5217 (County) _____ Sub Total 34.
EA-5217 (State) _____
R.P.T.S.A. 1300
Comm. of Ed. 5.00
Affidavit _____
Certified Copy _____
Reg. Copy _____
Other _____ Sub Total 25.
GRAND TOTAL 62.



Mortgage Amt. _____
1. Basic Tax _____
2. Additional Tax _____
Sub Total _____
Spec./Assit. _____
or
Spec./Add. _____
TOT. MTG. TAX _____
Dual Town _____ Dual County _____
Held for Apportionment _____
Transfer Tax _____
Mansion Tax _____
The property covered by this mortgage is or
will be improved by a one or two family
dwelling only.
YES _____ or NO _____
If NO, see appropriate tax clause on page #
_____ of this instrument.

5

Real Property Tax Service Agency Verification

6

Title Company Information

Stamp	Dist.	Section	Block	Lot
0801	007.00	03.00	009.001	
0801	007.00	03.00	037.00	

First American Title Insurance Company
Company Name _____
03103790
Title Number _____

Shen & Nardes
Suite 1008
1393 Veterans Memorial
Highway
Hauppauge, NY 11788

FEE PAID BY:
Cash _____ Check Charge _____
Payer same as R & R _____
NAME: First American Title Insurance Company
of New York
ADDRESS: 889 Harrison Avenue
3rd Floor
Riverhead NY 11901

RECORD & RETURN TO
(ADDRESS)

Suffolk County Recording & Endorsement Page

This page forms part of the attached Historic Place Open Space Easement made by:
Barbara Van Liew
(SPECIFY TYPE OF INSTRUMENT)
The premises herein is situated in
SUFFOLK COUNTY, NEW YORK.
TO
The Village of Head
of the Hamlet
In the Township of Smithtown
In the VILLAGE
or HAMLET of St. James

BOXES 5 THRU 9 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

EXHIBIT 'C'

HISTORIC PLACE AND OPEN SPACE EASEMENT DEED

This Indenture, made the 5th day of November, 1997, between BARBARA FERRIS VAN LIEW, residing at 481 North Country Road, St. James, Town of Smithtown, County of Suffolk, State of New York, hereinafter referred to as the Grantor, and the INCORPORATED VILLAGE OF HEAD-OF-THE-HARBOR, a municipality of the State of New York, having its principal address of 500 North Country Road, St. James, Town of Smithtown, County of Suffolk, State of New York, hereinafter referred to as the Grantee.

WITNESSETH:

WHEREAS It is the public policy of the State of New York and the local government of the County of Suffolk to preserve properties and historic and open space value; and

NOTE 1

WHEREAS the Grantor is the owner of certain property hereinafter described on which is located a structure of historic and architectural importance and which is characterized by natural scenic beauty; and

NOTE 2

AS IN THE NEW YORK STATE REGISTER OF HISTORIC PLACES

WHEREAS the property is located on the historic North Country Road, Town of Smithtown, County of Suffolk and State of New York, the character of which it is desirable to preserve as a historic resource; and

NOTE 3

WHEREAS the existing structure and present state of use of said property, and would enhance the present or potential value of abutting or surrounding properties and of historic North Country Road, and would maintain and enhance the conservation of natural, scenic and historic resources; and

NOTE 4

WHEREAS the Grantor and the Grantee wish to preserve the environment in which the historic structure on the property now exists so as to realize its great educational and cultural value, and wish to prevent any unsightly developments that will tend to mar or to detract from such environment which would materially affect the historic value of said structure or of historic North Country Road, by altering its surroundings; and

NOTE 5

WHEREAS the Grantor and the Grantee wish to protect the architectural features

of the historic structure and to that end, to exercise such reasonable controls over the property as is hereinafter described as may be necessary and expedient to accomplish such objectives.

NOW, THEREFORE, in recognition of the foregoing and in consideration of the sum of One (\$1.00) Dollar and other valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey to the Grantee an easement in the structure referred to in the preambles hereto (hereinafter called the "House") and in the parcel of land, consisting of 4.809 acres, on which the House is located (hereinafter, collectively with the House, called the "Property"), situate, lying and being in the Incorporated Village of Head-of-the-Harbor, in the Town of Smithtown, County of Suffolk, and State of New York, all as more particularly described in a survey made in April, 1971, by Theodore S. Prime, a copy of which is annexed hereto as Schedule A and is hereby made a part hereof, subject to the following restrictions which are hereby imposed on the use of the Property for the purpose of accomplishing the intent of the parties hereto and to preserve, protect and maintain the historic and open space value of the Property:

1A. The House shall be maintained and preserved in its present state as nearly as practicable, though structural changes, alterations, additions, or improvements as would not, in the opinion of the Grantee or its agents, fundamentally alter the historic character of the House and the open space character of the Property, may be made thereto by the owner, provided that the prior written approval of Grantee or its agents to such alteration, addition or improvement shall have been obtained.

1B. Fundamental Features of Exterior and Interior Dated Circa 1800 That Should Be Given Special Consideration.

(1) Exterior.

- (a) Gothic detail on cornice of front facade.
- (b) Front entrance stoop, roof and octagonal (Gothic) posts.
- (c) Sweeping Dutch roof overhang on wing.
- (d) Large iron kettle on porch of wing was removed from the slave kitchen (now laundry) where it was built into the brick chimney and used to heat water.

NOTE: 6

NOTE: 7

NOTE: 8

- (2) Interior.
- (a) Original pine floors throughout.
- (3) First Floor - Front Hall.
- (a) Transoms over front and rear hall doors.
(b) Strap hinges on front and rear hall doors.
(c) Stair railing and turned balusters.
(d) Closet under stairs, untouched back door, Snuff Box with snuff above the door.
(e) Paneled arch in front hall.
(f) Original hardware on door to dining room.
(g) Original hardware on door to closet under stairs.
(h) Original paint sample on red dado, and on door.
- (4) First Floor - Living Room.
- (a) Original "Adamesque" mantel in living room, probably moved from dining room when living room and two bedrooms above were added circa 1909.
- (5) First Floor - Dining Room.
- (a) Original rubbed green paint on trim around doors and windows.
- (6) First Floor - Library.
- (a) Paint test sample on cupboard door.
(b) "Adamesque" mantel.
(c) Rising butt hinge on door to dining room.
- (7) First Floor - Breakfast Room.
- (a) Wide horizontal boards on side walls.
(b) Double-leaf board doors to porch with strap hinges and original hardware and transom over doors.
(c) Narrow door on east wall was formerly at entrance to steep stairs to wing attic (stairs now reversed as stairs to cellar).
(d) Batten door to the kitchen made of two very wide boards.
(e) Remains of original whitewash on ceiling joists.
(f) Brick lined walls on south and north sides of the room.
- (8) First Floor - Kitchen.
- (a) Small door by iron range was originally in slave kitchen (now laundry) at foot of steep stairs to trap door in floor of slave quarters (over the breakfast room).
- (9) Second Floor - NE Bedroom.
- (a) "Adamesque" mantel.
(b) Original brass hardware on cupboard.

(10) Second Floor - SE Bedroom.

- (a) Original dark blue paint on woodwork.
- (b) Original brass hardware on cupboard.

(11) Second Floor - Main Bathroom.

- (a) Chair rail and trim around window.

(12) Second Floor - Slave Quarters - SE Room in Wing.

- (a) Trap door on leather hinges in corner led down to slave kitchen (now laundry).
- (b) Batten door to hall of unplanned rough-sawn boards.

2. The open space and natural character of the Property shall be maintained as a landscaped environment so as to enhance the setting of the House as a historic landmark, but nothing herein contained shall prohibit the parking, in a designated part of the premises approved by the Grantee or its agents, of registered operating motor vehicles in use by the owner or occupants of or visitors to the Property.

3. No activities shall be carried on on the Property which would destroy or impair the historic and open space value of the Property.

4. The Property shall not be subdivided.

5. No sign, billboard or outdoor advertising structure shall be displayed on the Property other than one sign not exceeding four (4) square feet for each of the following purposes:

- A. to state the name of the Property and the name and address of the occupant;
- B. to advertise the activity permitted on the Property;
- C. to advertise the Property for sale or rental;

provided, however, that this Paragraph 5 shall not limit the Grantee's right hereinafter to display on the Property at its discretion, a marker or sign four (4) square feet evidencing its ownership of the easement thereby granted.

The Grantee and its representatives may enter the Property by appointment:

- A. from time to time for the purpose only of inspection; and
- B. in its discretion to erect the aforementioned marker or sign.

NOTE 9

SEE
EXHIBITS
A - I
ATTACHED
HERE TO

Nothing herein shall be construed to convey a right to the public of access or use of the Property, and the Grantor, her heirs, executors, administrators, successor and assigns shall retain exclusive right to such access and use for all purposes, present and future, subject only to the provisions herein recited.

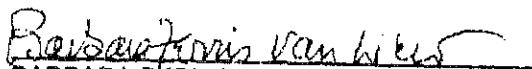
6. It is understood by the parties hereto that this easement deed is not intended to nor shall it be interpreted to impose upon the Village, its Architectural Review Board, or other agencies of the Village, a legal obligation to enforce the provisions of this easement against present or future owners of the property, their successors and/or assigns.

If, at any time, the Grantee shall cease to exist, then on the happening of such event, this easement and the rights and privileges by this instrument granted and given to Grantee shall cease and determine to the same effect as though this instrument had never been executed by the Grantor.

TO HAVE AND TO HOLD the aforegranted easement with all its rights and privileges to the Grantee, its successors and assigns, forever.

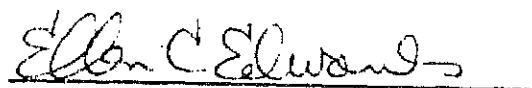
This easement shall constitute a covenant running with the land and binding upon the owners of the property, their respective heirs, successors, administrators and assigns, subject to the limitations herein contained.

IN WITNESS WHEREOF, the Grantor has caused this instrument of easement to be executed the day and year first written above.


BARBARA FERRIS VAN LIEW

STATE OF NEW YORK)
 SS.:
COUNTY OF SUFFOLK)

On this ^{5th} day of November, 1997, before me personally came BARBARA FERRIS VAN LIEW, to me personally known and known to me to be the person described in and who executed the foregoing instrument, and she duly acknowledged to me that she executed the same.


NOTARY PUBLIC

VANLASE:JAD

ELLEN C. EDWARDS
NOTARY PUBLIC, State of New York
No. 4987966
Qualified in Suffolk County
Commission Expires October 28, 1995

SCHEDULE A

Legal Description

DISTRICT: 0801; SECTION: 007.00; BLOCK: 03.00; LOT: 029.000

ALL that certain plot, piece, or tract of land, with the buildings and improvements thereon, situate, lying, and being in Incorporated Village of Head of the Harbor, Town of Smithtown, County of Suffolk and State of New York, being more particularly bounded and described as follows:

COMMENCING at a concrete monument placed for a bound in the northwesterly side of the North Country Road, which said monument is distance northeasterly as measured along the northwesterly side of North Country Road 726.45 feet from the point formed by the intersection of the easterly side of Private Road, sometimes known as Timothy Woods Road, and the northwest side of the North Country Road, and running from said point of beginning thence (1st) North 44 degrees 07 minutes 20 seconds West by and with land of Weiss the distance of 200.00 feet to a concrete monument placed for a bound;

RUNNING THENCE North 52 degrees 25 minutes 00 seconds West 253.36 feet to a point;

THENCE North 23 degrees 09 minutes 30 seconds West 116.19 feet to a point;

THENCE North 48 degrees 33 minutes 40 seconds East 248.17 to a point;

THENCE North 82 degrees 07 minutes 50 seconds East 79.46 feet to a point;

THENCE South 44 degrees 57 minutes 30 seconds East 158.84 feet to a point;

THENCE South 43 degrees 18 minutes 40 seconds East 56.16 feet to a point

THENCE North 8 degrees 20 minutes 40 seconds West 85.47 feet to a point;

THENCE South 43 degrees 18 minutes 40 seconds East 399.94 feet to northwest side of North Country Road; and

THENCE along the northwest side of North Country Road the following four (4) courses and distances:

- 1) South 58 degrees 17 minutes 30 seconds West 122.75 feet;
- 2) South 54 degrees 22 minutes 10 seconds West 89.92 feet;
- 3) South 49 degrees 33 minutes 40 seconds West 88.24 feet; and
- 4) South 45 degrees 52 minutes 40 seconds West 63.98 feet to the POINT OR PLACE OF BEGINNING.

Surveyed April, 1871

BY THEORED S. PRIME
SURVEYOR IN V.

Surveyed April, 1871

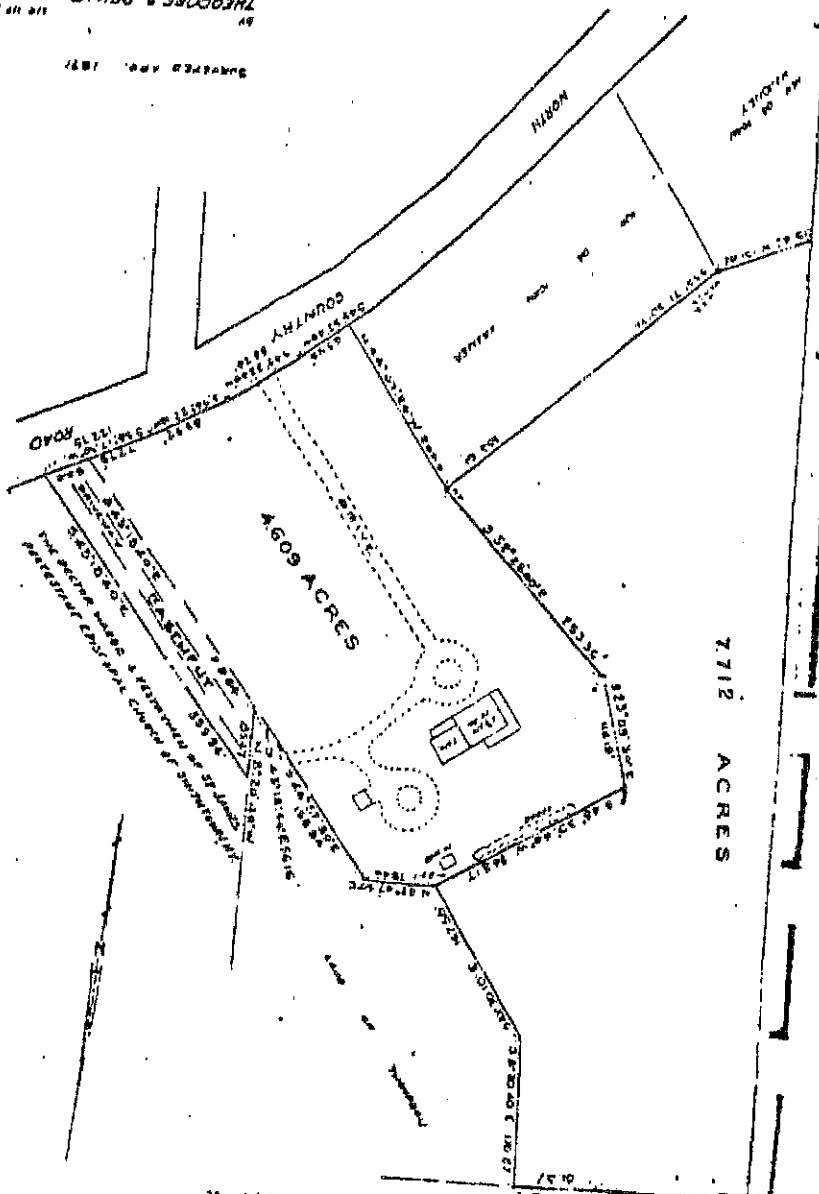


EXHIBIT "A"
TOWN OF SMITHTOWN - SURVEYED APRIL, 1871

LEGIBILITY POOR
FOR MICROFILM

EXHIBIT "A"

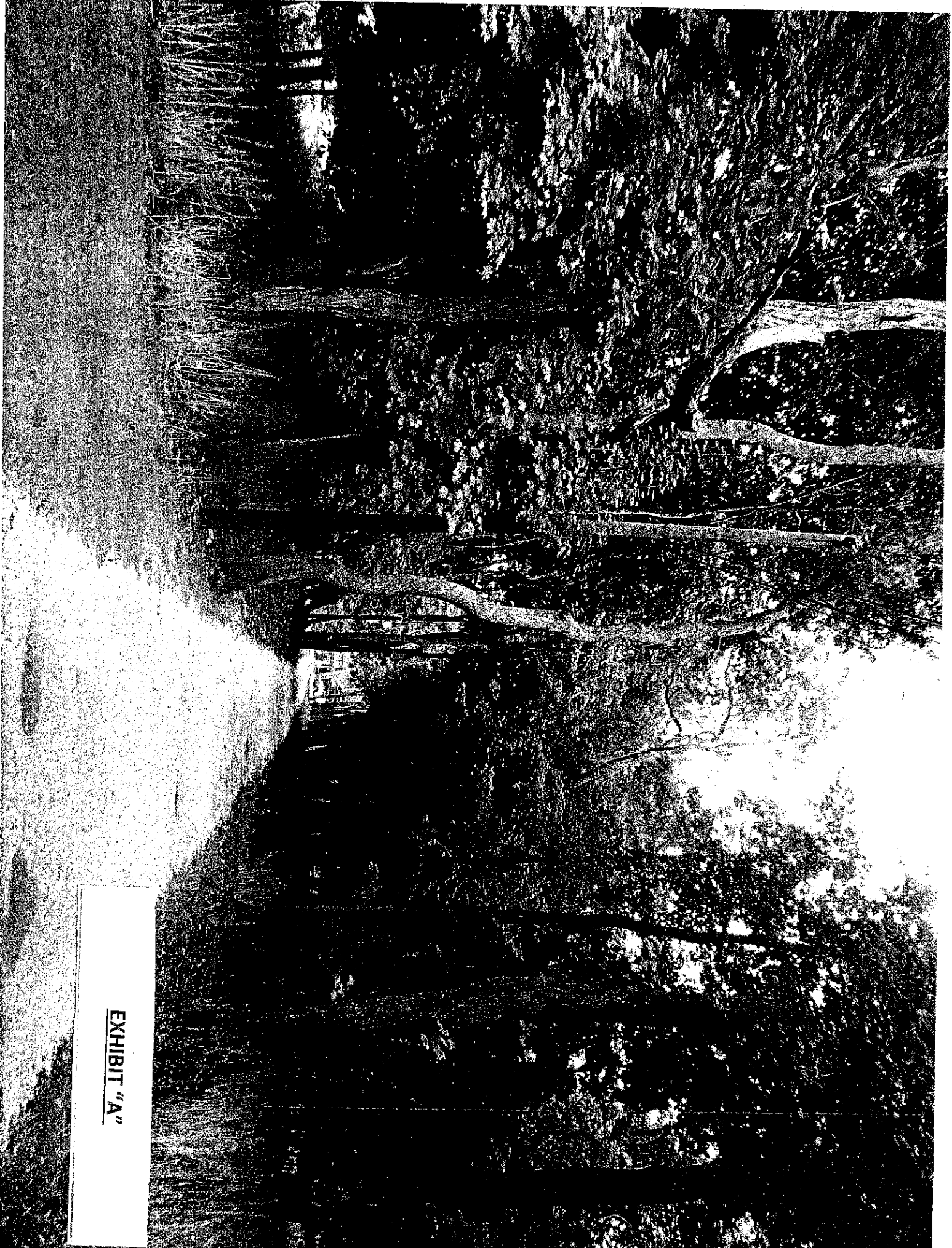


EXHIBIT "B"

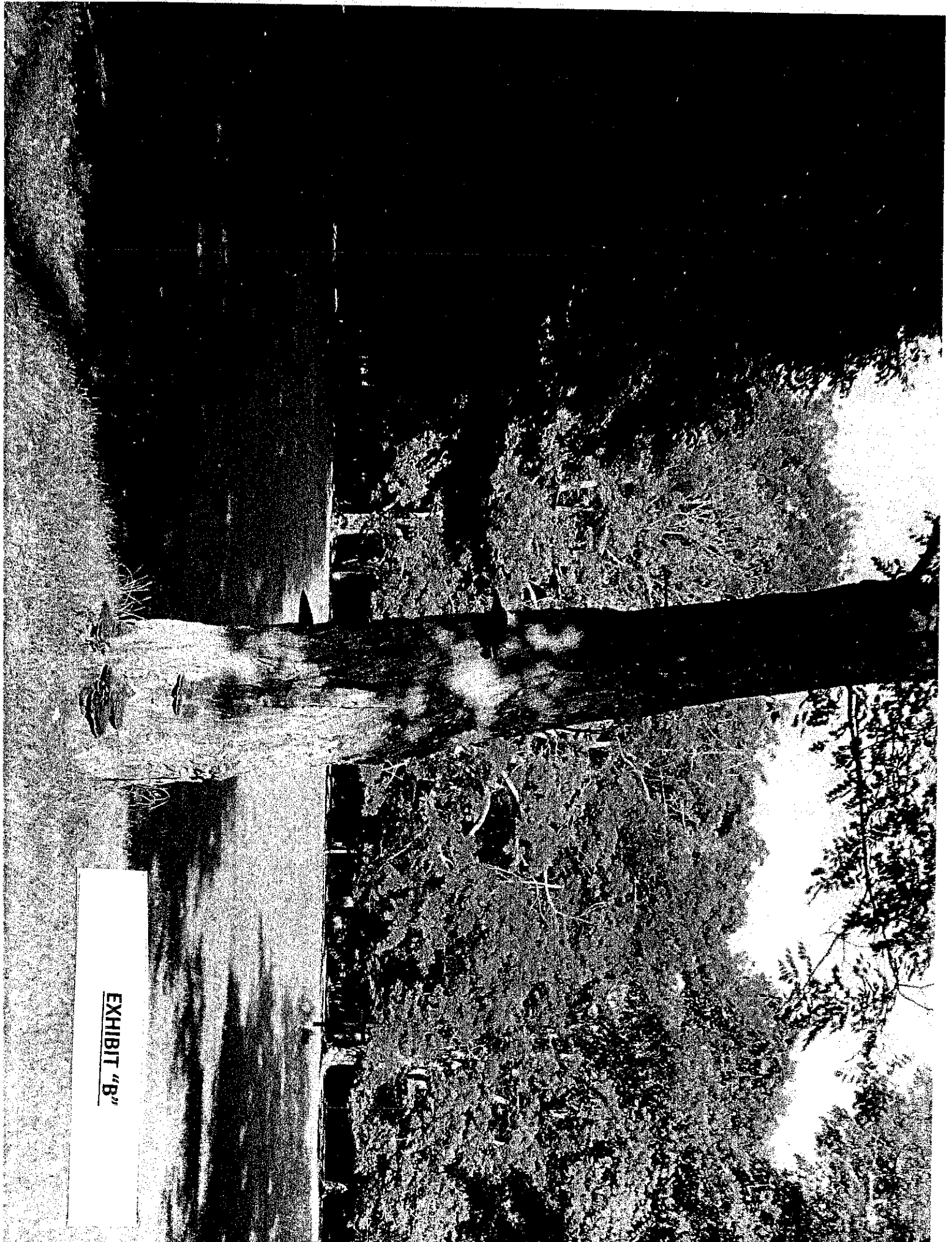


EXHIBIT "C"



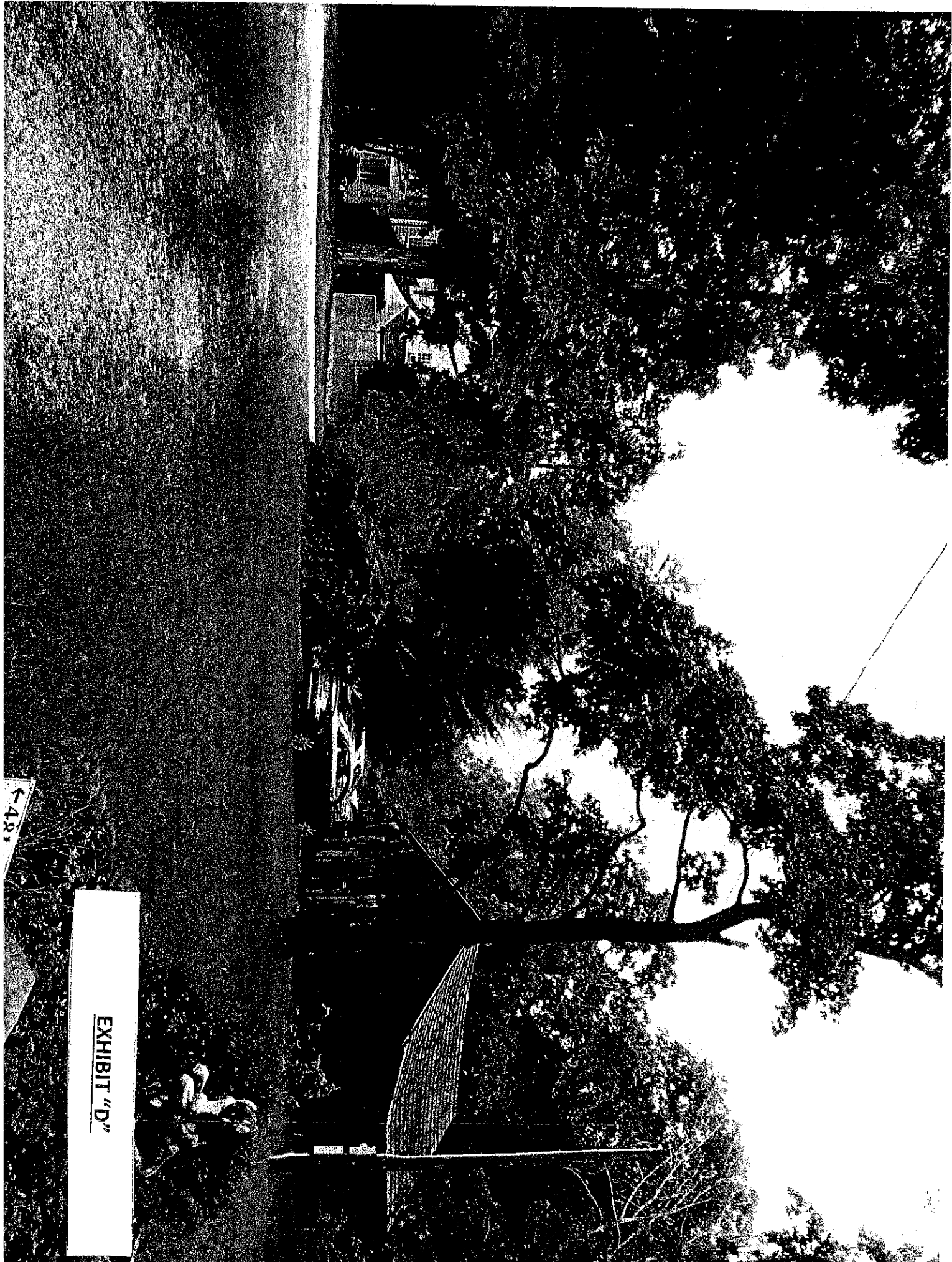


EXHIBIT "D"

← 48

EXHIBIT "E"



EXHIBIT "F"

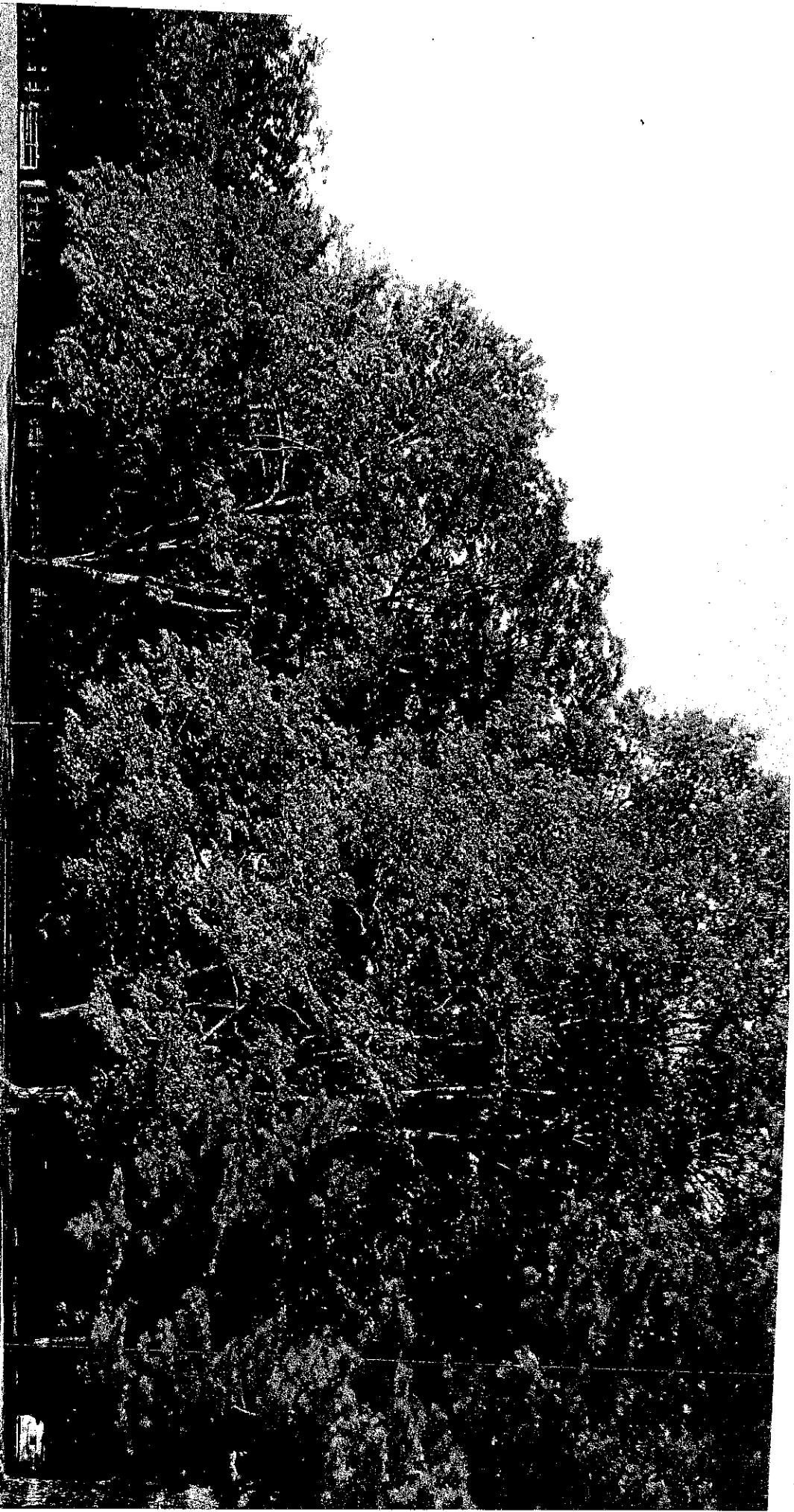


EXHIBIT "G"

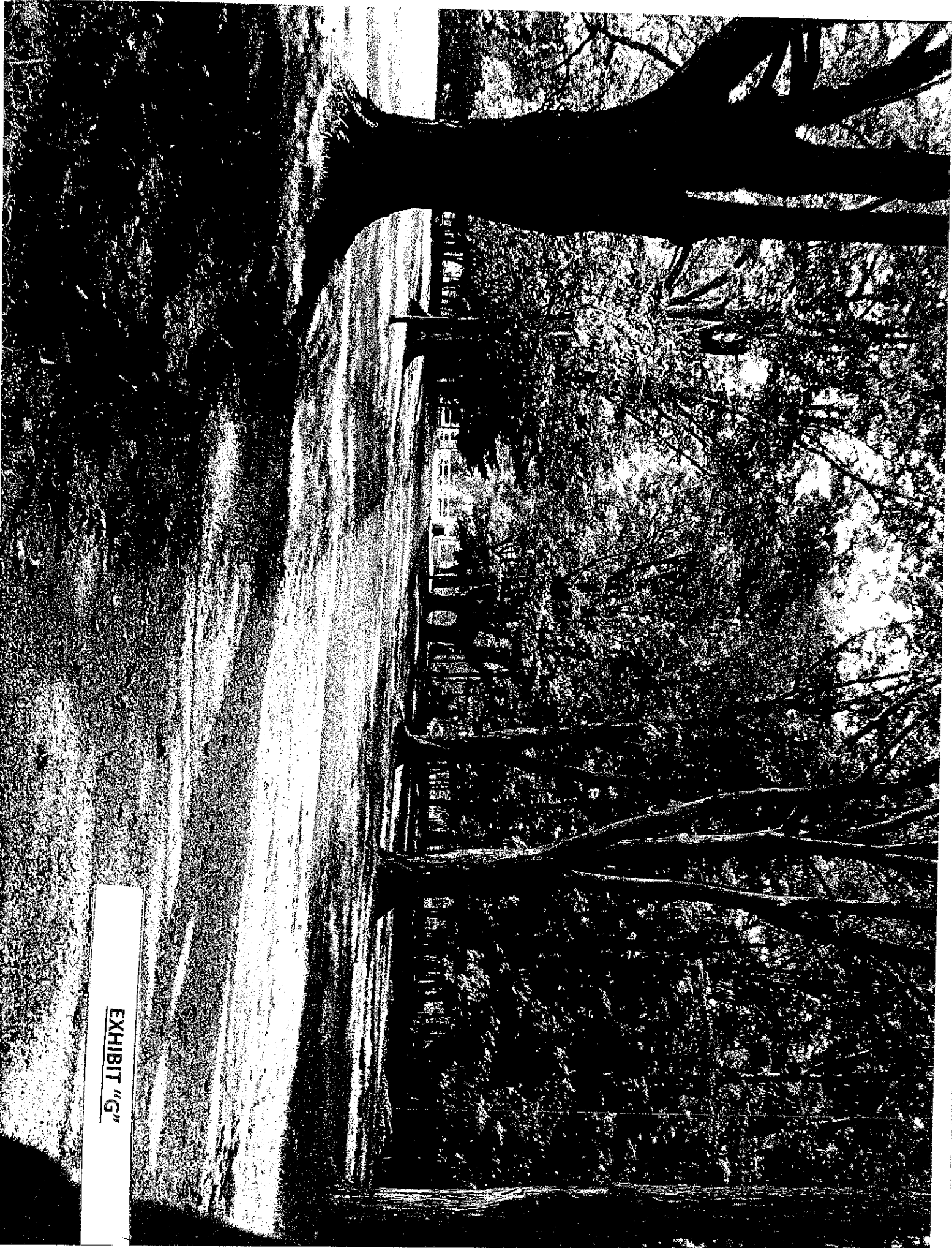


EXHIBIT "H"

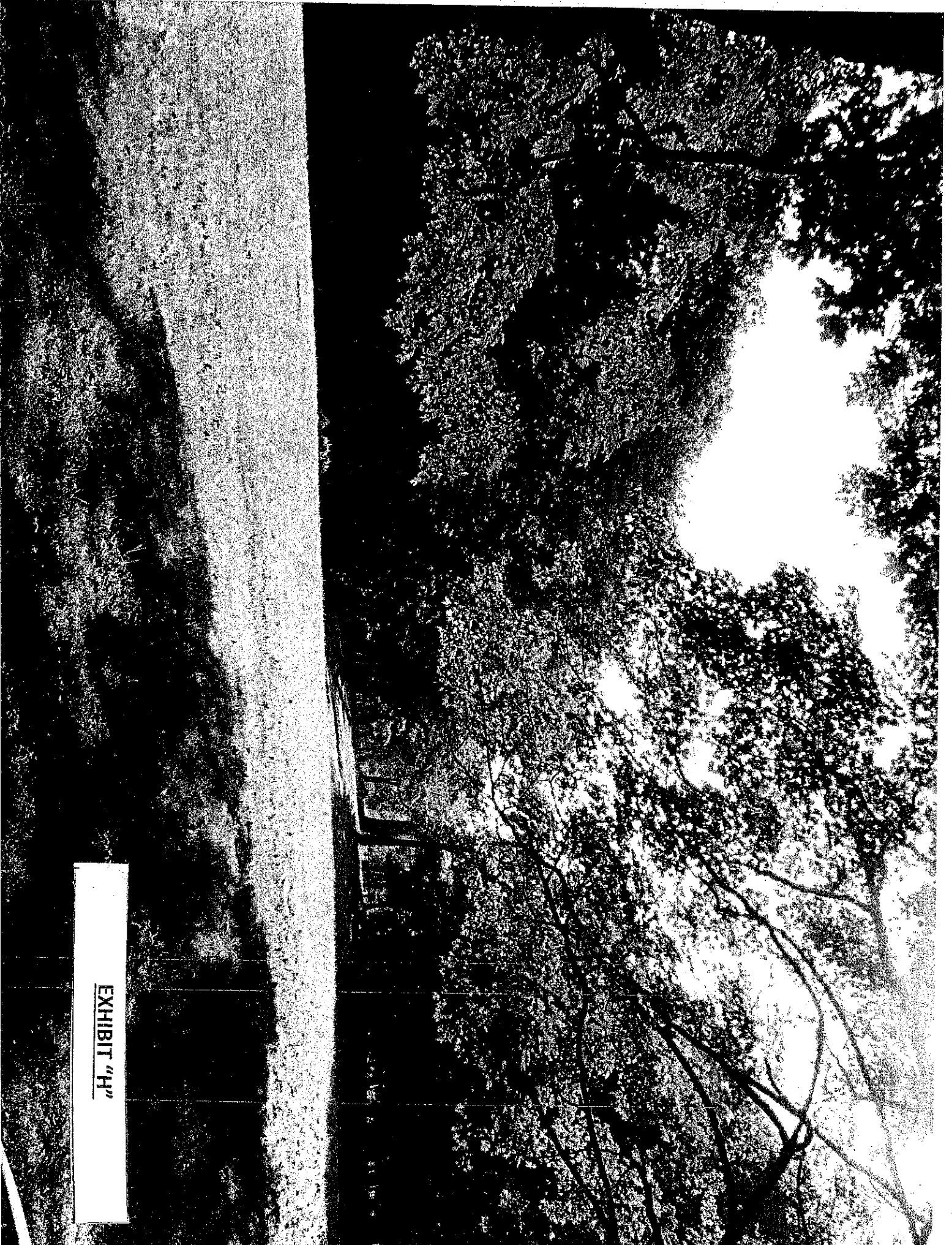


EXHIBIT "1"



5



6



Leighton H. Coleman III
Appointed Historian for both
The Village of Head of The Harbor
and The Village of Nissequogue

P.O. Box 103

Saint James, NY 11780

LHCiii@verizon.net

631-584-3011

August 31st, 2021

Dear Mayor Dahlgard & members of the Head of The Harbor Planning Board & ARB

I write to you as the Appointed Historian for both The Village of Head of The Harbor and The Village of Nissequogue about the proposed unsympathetic building complex to be erected on the land in front the historic Timothy House located 481 North Country Rd. (Route 25 A), St. James, NY 11780 and by which this new structure(s) will damage the integrity of the historic house and the HISTORIC district of Head of The Harbor. This ill-advised project conflicts with the 1969 historic corridor designation for OUR original stretch of 25a which preserves the actual road-bed that George Washington used in 1790 while traversing through OUR environs from Roes's Tavern on 25a in Setauket to the Smithtown boarding house of Widow Blydenburgh, now the site of the Smithtown Library, in addition, the 1969 historic corridor designation preserves open vistas and natural buffers. Thus all proposals for this historic & scenic neighbourhood need to be SEQRA compliant too.

The historic 16 room Timothy House was named after its main resident Timothy Carll Smith (1811-1877) who was the son of Ebenezer Smith and a descendant of Richard "Bull" Smith the Patentee and founder of Smithtown. The main home was originally built around 1790/1800 by his father's cousin and is primarily known for its Dutch gambrel roof and more importantly, on a cultural level, the house has a rare surviving 1750s shed roofed "slave kitchen" as reported in the 1992 AIA Architectural Guide to Nassau and Suffolk Counties, Long Island. The Timothy house is one of the few architectural significant surviving Smith homesteads still visible from the road. The oldest surviving section of this house would have been viewed by President George Washington on his documented 1790 Presidential tour of Long Island.

In 1903 Lawrence Grant Butler, a Smith descendant, acquired the property and moved the structure 400 feet back from the road, added the west section of the house and installed the dormers. He also lined the new stately drive way with sugar maples. The Timothy House during this period became a fine example of an aggrandised colonial revival country estate, complete with out buildings and cultivated fields and grounds. Sadly the vast acreage is greatly reduced, but the ambience of its former status as a gentleman's farm still lingers on the site.

"Colonel Rockwell's Scrap-Book" states that one wing of the federal-style house dates back to 1750 originally belonging to Joseph Smith, who was the grandson of Richard Smith the Patentee, and through the decades, this land and house was owned by various members of Smithtown's founder's descendants. According to the scrap-book, a former U.S. Assessor for

EXHIBIT "D"

the district, Edwin A. Smith, once owned Timothy House. When he moved, Ebenezer Smith took over ownership and in 1839 he gave it to his son, the aforementioned Timothy Carl Smith. Timothy was married to Ruth Blydenburgh, who hailed from the distinguished family of which Smithtown's most important county park is named after.

In the 2007 Preservation Notes of the Society for the Preservation of Long Island Antiquities, (now called Preservation Long Island), reports that the Timothy House, (with its stable complex and 18 acres) was bought by Herbert Henry Ferris for his daughter Barbara Van Liew in 1943. Barbara Van Liew was the extremely influential Appointed Historian for the Village of Head of The Harbor and was recognised nationally as a historic preservationist and archivist, for her indefatigable efforts in documenting colonial era structures in anticipation of the bi-centennial observations of 1976, many of which are now lost. Van Liew maintained the historical integrity of her family home and it is widely understood that Mrs. Van Liew had preservation covenants attached to its deed. The home is understood to be protected from insensitive alteration, demolition and/or subdivision, according to the Preservation Notes and is listed on both the national and state historical registers.

Meanwhile we have Joe & Natasha Smith, the civic minded neighbours of the Timothy House who now own 10 acres of the original 18 acres of the land that used to belong to The Timothy House and they also own and restored the original historic stable complex that had been turned into a Summer rental by the Van Liew family decades earlier. MORE SIGNIFICANTLY, Joe & Natasha Smith recently purchased land once sold to the St. James Episcopal Church by the Van Liew family. This church land (4 acres) was on the market in 2018 and of which the residents of 481 North Country Rd. (Route 25 A), St. James, NY 11780 were informed by agents of St. James Episcopal Church from across the street and which they (the residents of 481 North Country Rd) had ample time to consider buying but they declined!

Therefore, is the whole community to be made to suffer by indecision of the current occupants of the Timothy House as they could have had, as of three years ago, ample of land for their current proposal, had they bought that extra 4 acres in 2018?

I deeply expect the board and village to be compliant with SEQRA and protect the integrity of this historic house and of OUR historic corridor & vistas for future generations!

Sincerely yours

Leighton

Leighton

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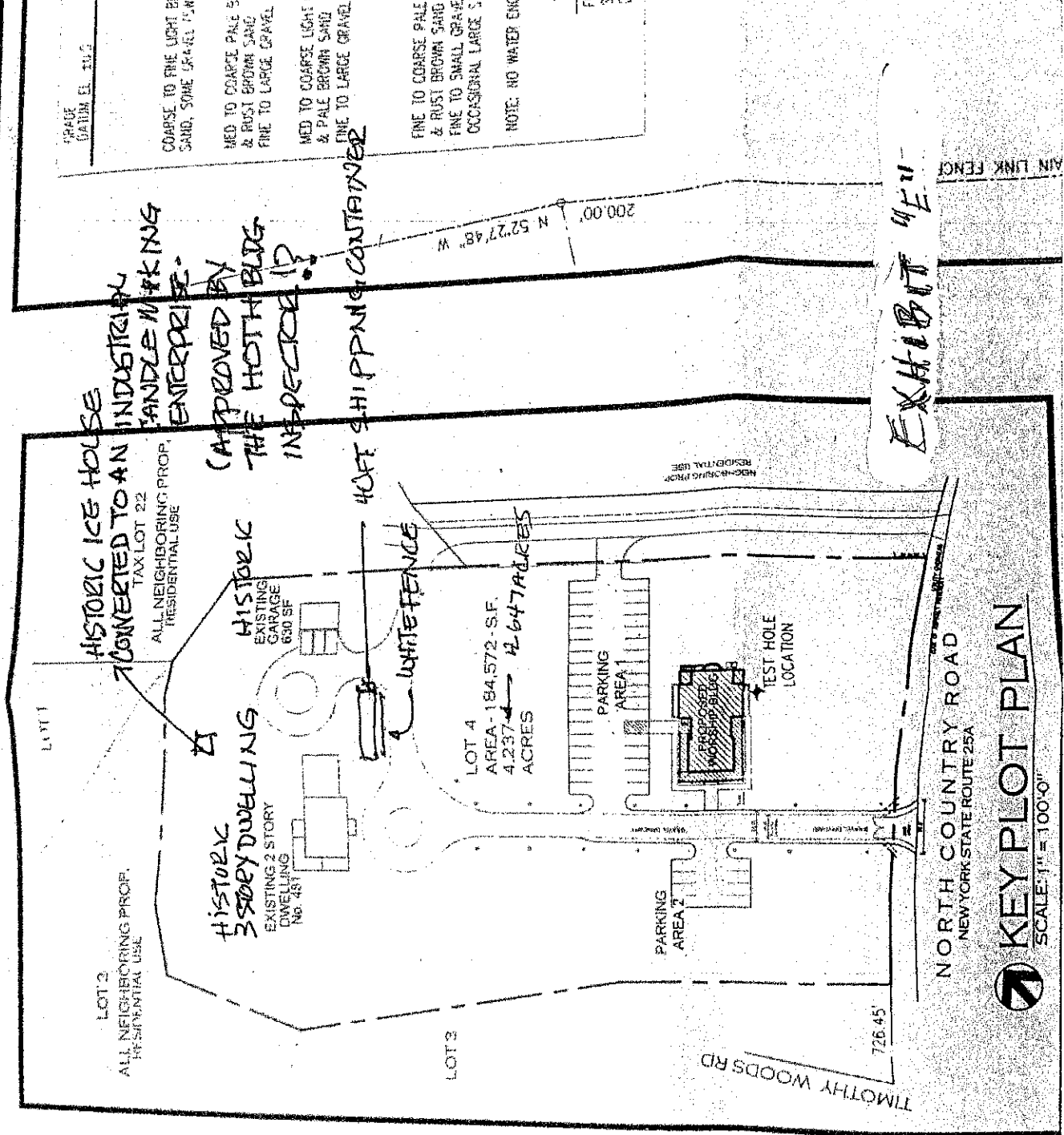
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FROM TABLE VII-1
 THIS LOW ACTIVITY INDUSTRIAL EMPLOYE PARKING AREA REQUIRES 0.8 FOOT CANDLES AND 5:1 UNIFORMITY
 RATIOS. PROVIDE PHOTOVOLTAIC SITE PLAN TO DEMONSTRATE COMPLIANCE



GRADE
 DATUM EL. 210.2

COARSE TO FINE LIGHT BR SAND, SOME GRAVEL (1.5%)

MED TO COARSE PALE BR & RUST BROWN SAND FINE TO LARGE GRAVEL

MED TO COARSE LIGHT BR & PALE BROWN SAND FINE TO LARGE GRAVEL

FINE TO COARSE PALE & RUST BROWN SAND FINE TO SMALL GRAVEL OCCASIONAL LARGE ST

NOTE: NO WATER ENCL

HISTORIC ICE HOUSE
 CONVERTED TO AN INDUSTRIAL
 HANDLE WORKING
 ENTERPRISE -
 APPROVED BY
 THE HOHBLIG
 INSPECTOR!

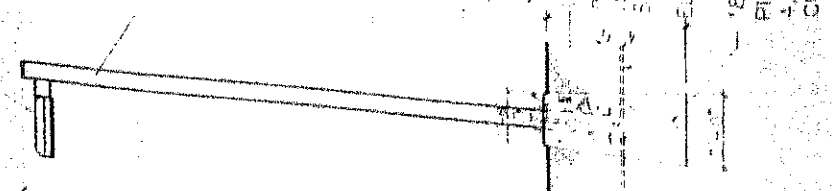
40 FT SHIPPING CONTAINER

EXHIBIT "E"

MIN LINK FENCE

KEY PLOT PLAN
 SCALE: 1" = 100'-0"

NEW LED LIGHT FIXTURES IN
 EXISTING LIGHT FIXTURES IN
 SHEET 50-1



HT STATION DETAIL
 3/16/11-B

3/16/11-B

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF HEALTH SERVICES

JAMES L. TOMARKEN, MD, MPH, MBA, MSW
Commissioner

August 23, 2022

Village of Head-of-the-Harbor
Attn: Margaret O'Keefe, Village Clerk
500 N. Country Road
St. James, NY 11780
Via e-mail: okeeffem@optonline.net & Via standard mail

Re: Monastery of the Glorious Ascension
481 North Country Road, St. James
SCTM # 0801-00700-0300-029001

To Ms. O'Keefe,

The Suffolk County Department of Health Services (SCDHS; "Department") has received a letter dated July 26, 2022 concerning the above referenced application.

Based on a review of the subject coordination, the Department offers the following comments. However, the Department wishes to reserve its right to provide more detailed information within the comment period(s) established for this action. These comments should not be construed as an implicit SCDHS approval or rejection of the project. All applications are reviewed thoroughly with respect to Suffolk County Sanitary Code concerns by appropriate departmental personnel when SCDHS applications are completed.

1. SANITARY CODE

A. Article VI Application Status:

The Department's Office of Wastewater Management has received a commercial wastewater application for the above referenced parcel on 12/29/2020, filed under reference # C-20-0374, as required by Article VI of the Suffolk County Sanitary Code. The commercial application is incomplete as of 3/24/2022 pending submission of the following:

- Submit a copy of SEQRA Determination and Planning Board/Zoning approval from the Town upon receipt.



DIVISION OF ENVIRONMENTAL QUALITY – Office of Ecology
360 Yaphank Avenue, Suite 2B, Yaphank NY 11980 (631) 852-5750 Fax (631) 852-5812

- A letter of approval or acceptance from the NYSDEC AND EPA is required since the property is located on the superfund site “Smithtown Groundwater Contamination.”
- Prior to SCDHS approval, sign-off from the Office of Pollution Control is required for the proposed abandonment of existing sanitary structure(s); contact Jeff Green at 631-854-2520 for requirements.
- Invert elevations provided on site plans are incorrect and do not reflect a 1% pitch from the grease trap to the septic tank, revise inverts accordingly. Note a 2% pitch is required from the building to septic tank.
- Future expansion LPs must be the same size as the LPs proposed, revise note under details accordingly (i.e. (2) 10' Ø x 11 ED for HOW and (1) 8' Ø x 12' ED for dwelling).
- A completed SPDES-D application and reduced site plan are required since there is an outfall which exceeds 1,000 gpd on the subject parcel.
- Submit 4 revised site plans with original RA signature/seal. Additional comments may be necessary upon further review. Please reach out to 631 -852-5700 to discuss the above comments.

B. SCDHS Jurisdiction

The SCDHS maintains jurisdiction over the final use, lot area, design and location of the sewage disposal and water supply systems. The applicant, therefore, should not undertake the project without Health Department approval. Density, design and flow specifications, location, subsurface soil conditions, and complete site plan details are essential to the review of this project. These considerations are reviewed completely at the time of SCDHS application.

Thank you for the opportunity to review this application. If you have any questions, please feel free to contact the Office of Ecology at 631-852-5750.

Sincerely,



Joy Sauer
Environmental Analyst
Office of Ecology
SEQRA@SuffolkCountyNY.gov



BUZZELL, BLANDA & VISCONTI, LLP
ATTORNEYS AT LAW

May 2, 2022

Via Overnight Delivery

Mayor Douglas A. Dahlgard,
& Members of the Board of Trustees
Village of Head of the Harbor
500 North Country Rd.
Saint James, N.Y. 11780

Re: Application of Monastery of the Glorious Ascension, Inc.
481 North Country Rd.

Dear Mayor Dahlgard and Members of the Board,

We represent the Applicant in the above matter. Enclosed herewith please find the following:

1. Four (4) Revised Site Plans
2. Four (4) copies of the Revised LEAF
3. Letter from Applicant

Pursuant to the Revised Site Plan the Church is now 206 feet from 25A at its nearest point, (it is further in other places along the roadway.) The prior plan had a setback of 147.9 feet from 25A. Accordingly, the front yard set-back has been increased by 58.1 feet and there is now 206 ft of grass and existing vegetation between the Church and 25A.

The Church was also shifted a little to the north. This increases the landscaped area between the Church and the central driveway. There is now approximately 65 feet of grass and landscaping between the Church and the central driveway, which is a significant increase from the prior plan. There is 202.1 feet of setback to the southerly property line, and as such, other than the central driveway, there is over 202 feet of grass and landscaping from the Church to the southerly property line.

All parking is behind the Church. There are now 50 parking spaces provided. Further, while providing more parking, the Revised Site Plan does so with less black-top and more landscaped area by using the existing drive connection between the central driveway and the northerly driveway.

The enclosed Revised LEAF reflects the Revised Site Plan.



I note, while the Church has been relocated, it was not changed. Accordingly, the Building Plans on file with the Village remain accurate.

Finally, given the recent tragic events occurring in Ukraine our client wanted to make it clear that the Monastery opposes the war, opposes to the statements made by the Patriarch of Moscow and is not subject to the jurisdiction of the Patriarch of Moscow. Please see the attached letter from our client. As indicated therein, the Monastery is horrified by the statements made by the Patriarch of Moscow and completely supports the sovereignty and territorial integrity of Ukraine. The Patriarch of Moscow's political statements are his own personal opinions, and the Monastery could not more strongly disagree with them. The Monastery also does not have any connection to or relationship with the Russian government or Vladimir Putin.

Thank you for your time and attention. We look forward to working with the Village on the matter. If you have any questions, please feel free to contact me.

Yours Truly,



Joseph F. Buzzell



Monastery of Saint Dionysios the Areopagite

481 North Country Rd, Saint James, NY 11780

631-721-8150 • saintdionysiosmonastery.org • frmaximos@gmail.com

April 12, 2022

VIA PERSONAL DELIVERY

Mayor Douglas A. Dahlgard,
& Members of the Board of Trustees
Village of Head of the Harbor
500 North Country Rd.
Saint James, N.Y. 11780

Re: Application of Monastery of the Glorious Ascension, Inc.
481 North Country Rd.

Dear Mayor Dahlgard and Members of the Board:

Given the recent events in Ukraine, the Monastery wanted to make clear our position on the Russian invasion and that we have no connection to the Patriarch of Moscow.

The Monastery is affiliated with the Russian Orthodox Church Outside Russia, ("ROCOR"), which is based in New York City and has existed since 1920. It is vital to understand, the Monastery does not report, is not under and is not accountable to the Patriarch of Moscow. Unlike the Catholic Pope, the Patriarch of Moscow does not oversee all Russian Orthodox Churches. ROCOR is an autonomous, self-governing part of the Russian Orthodox Church.

Further, the Monastery does not have any connection to or relationship with the Russian government or Vladimir Putin.

Like millions of Orthodox Christians inside and outside of Russia, and millions of other faithful people around the world, we are horrified by the actions taken by Russia in Ukraine. It is an unprovoked and horrific invasion which has killed and injured thousands and displaced millions.

Further, we are horrified by the statements made by the Patriarch of Moscow. The Patriarch of Moscow's political statements are his own personal opinions, and we strongly disagree with these statements. We completely condemn Russia's war against Ukraine and pray for its speedy end and the safety and wellbeing of its people.



SUPERIOR: Archimandrite Maximos Weimar

MSDA • Estd 2010

We live in a free and democratic country, not Russia. We live in a different society with its own spiritual and moral climate. The Russian Orthodox in the United States makes up a small but integral part of our society. Our parishioners are honest and modest people who have conscientiously worked for many years for the benefit of their families and our country, freely professing their traditional faith within the context of a larger diverse society.

For our part, we reject the political statements made by the Patriarch of Moscow, we completely support the sovereignty of Ukraine and its territorial integrity and we continue to pray for the suffering Ukrainian people. We will keep the spirit of peace and love in our hearts and in our prayers.

We hope the above has clarified the position of the Monastery. Thank you for your time and attention. We look forward to continuing the discussions concerning the pending application to construct the church. If you have any questions, please feel free to contact me.

Yours truly,

A handwritten signature in cursive script, reading "Hmk. Vasileios Willard". The signature is written in dark ink and is centered on the page.

Hieromonk Vasileios Willard

Secretary of the Monastery of St. Dionysios the Areopagite

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF HEALTH SERVICES

JAMES L. TOMARKEN, MD, MPH, MBA, MSW
Commissioner

April 3, 2023

Village of Head of the Harbor
Attn: Margaret O'Keefe, Village Clerk
500 N. Country Road
St. James, NY 11780
Via e-mail: (no e-mail - Faxed to 631-862-1417 & mailed)

Re: Monastery of the Glorious Ascension
481 North Country Road, St. James
SCTM # 0801-00700-0300-029001

To Ms. O'Keefe,

The Suffolk County Department of Health Services (SCDHS; "Department") has received a letter dated February 28, 2023 concerning the above referenced application.

Based on a review of the subject coordination, the Department offers the following comments. However, the Department wishes to reserve its right to provide more detailed information within the comment period(s) established for this action. These comments should not be construed as an implicit SCDHS approval or rejection of the project. All applications are reviewed thoroughly with respect to Suffolk County Sanitary Code concerns by appropriate departmental personnel when SCDHS applications are completed.

1. SANITARY CODE

A. Article VI Application Status:

The Department's Office of Wastewater Management has received a commercial wastewater application for the above referenced parcel on 12/29/2020, filed under reference # C-20-0374, as required by Article VI of the Suffolk County Sanitary Code. The commercial application is incomplete as of 2/16/2023 pending submission of the following:

- Submit a copy of SEQRA Determination and Planning Board/Zoning approval from the Town upon receipt.



DIVISION OF ENVIRONMENTAL QUALITY - Office of Ecology
360 Yaphank Avenue, Suite 2B, Yaphank NY 11980 (631) 852-5750 Fax (631) 852-5812

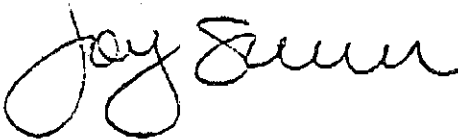
- A letter of approval or acceptance from the NYSDEC AND EPA is required since the property is located on the superfund site "Smithtown Groundwater Contamination."
- Prior to SCDHS approval, sign-off from the Office of Pollution Control is required for the proposed abandonment of existing sanitary structure(s); contact Jeff Green at 631-854-2520 for requirements.
- A completed SPDES-D application and reduced site plan are required since there is an outfall which exceeds 1,000 gpd on the subject parcel.
- Submit proof of ownership for tax lot 37. Our records (subdivision "Timothy Fields"), indicates that lot as an easement area for tax lot 22. Submit copies of all existing easements for Department review (i.e. 35' wide easement).

B. SCDHS Jurisdiction

The SCDHS maintains jurisdiction over the final use, lot area, design and location of the sewage disposal and water supply systems. The applicant, therefore, should not undertake the project without Health Department approval. Density, design and flow specifications, location, subsurface soil conditions, and complete site plan details are essential to the review of this project. These considerations are reviewed completely at the time of SCDHS application.

Thank you for the opportunity to review this application. If you have any questions, please feel free to contact the Office of Ecology at 631-852-5750.

Sincerely,



Joy Sauer
Environmental Analyst
Office of Ecology
SEORA@SuffolkCountyNY.gov

COUNTY OF SUFFOLK



Steven Bellone
SUFFOLK COUNTY EXECUTIVE

Natalie Wright
Commissioner

Department of
Economic Development and Planning

March 1, 2022

Village of Head-of-the-Harbor
500 N. Country Road
St. James, New York 11780
Attn: Margaret O’Keefe, Village Clerk

Dear Ms. O’Keefe:

Pursuant to Section 239 l & m of the General Municipal Law, the following special permit which has been submitted to the Suffolk County Planning Commission is considered to be a matter for local determination as there appears to be no significant county-wide or inter-community impact(s). A decision of local determination should not be construed as either an approval or disapproval.

<u>Special Permit</u>	<u>Address</u>	<u>File No.</u>
Monastery of the Glorious Ascension	0801 00700 0300 029001 0801 00700 0300 037000	N/A

NOTE: Does not constitute acceptance of any zoning action(s) associated therewith before any other local regulatory board.

Very truly yours,

Sarah Lansdale
Director of Planning

Andrew P. Freleng

By Christine Desalvo

Andrew P. Freleng, Chief Planner
Division of Planning & Environment

APF/cd