

**MINUTES OF THE MEETING OF
THE PLANNING BOARD
Tuesday, June 14, 2022, at 5:30 PM**

A meeting of the Planning Board of the Incorporated Village of Head-of-the-Harbor was held on Tuesday, June 14, 2022, at 5:30 PM at the Village Hall located at 500 North Country Rd., St. James, NY 11780. Those present were the following members Chairman Harlan J. Fischer, Michael Utevsy, James Scully, John Honkanen and Sally Lynch, 1st Alternate. Also in attendance, Village Counsel, Philip Butler; and Village Administrator/Clerk, Margaret O'Keefe. Not in attendance this evening; Environmental Planner, Patrick Cleary Building Inspector, Robert O'Shea; Village Engineer, Daniel Falasco and Traffic Engineer, Patrick Lenihan.

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

Applicant: Ashley Homes

Location: Oak Ridge Rd., Stony Brook, NY

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

Representatives: Mr. Ash Agarwal, Builder

Project: site plan

Discussion ensued. It was, upon motion by James Scully, second by John Honkanen, and unanimously adopted:

**VILLAGE OF HEAD OF THE HARBOR PLANNING BOARD
RESOLUTION REGARDING THE APPLICATION OF ASHLEY HOMES OF L.I.,
INC. SEEKING SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A
SINGLE-FAMILY RESIDENCE AT OAK RIDGE ROAD IN THE A1-RESIDENCE
ZONING DISTRICT**

WHEREAS, Ashley Homes of L.I., Inc. (the "Applicant") has applied to the Village of Head of the Harbor Planning Board seeking site plan approval to construct a single-family residence on a vacant parcel on Oak Ridge Road known as SCTM: 0801-001.00-02.00-030.000; and

WHEREAS, the Planning Board opened a duly noticed public hearing on the site plan application on May 10, 2022, at which time all persons wishing to be heard on the application were given due opportunity to speak; and

WHEREAS, the Applicant was represented by Ash Agrawal; and

WHEREAS, there being no public comment, the Board closed the public hearing, and the record is now closed; and

WHEREAS, the Board has heard and considered the testimony given at the public hearing and considered the materials submitted, including:

- Site Plan Application, with Owner's Endorsement, dated August 4, 2021;
- Short Environmental Assessment Form, with Visual EAF Addendum, dated June 16, 2021;
- Coastal Assessment Form, undated;
- Plan, prepared by Wallace T. Bryan, dated August 18, 2021;
- Plans and drawing prepared by Robert James Higgins, Architect, consisting of:
 - S1: Site & Landscape Plan, last revised April 28, 2022;
 - S2: Typical Section @ Leaching Pool, last revised September 7, 2021;
 - S3: Tree Survey Plan, last revised September 7, 2021;
- Restoration Plan, prepared by Thomas W. Cramer, Landscape Architect, dated June 9, 2022;
- Suffolk County Health Department approved plans, stamped February 18, 2021;
- Photographs; and
- Planning Memorandum, prepared by Cleary Consulting, dated October 12, 2021;

WHEREAS, the proposed action is a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA) and its implementing regulations, and accordingly, no further environmental review is required and no environmental impact statement shall be prepared.

NOW THEREFORE, upon the foregoing proceedings and materials, the Planning Board makes the following findings of fact:

- 1) The Planning Board confirms that the proper SEQRA classification for the project is a Type II Action exempt from SEQRA review.
- 2) The project consists of the construction of a new single-family residence, and other accessory residential improvements, in a residential neighborhood. There are numerous properties in the neighborhood and throughout the Village featuring similar improvements. The project is, therefore, consistent with the general character of the neighborhood.
- 3) The lot meets the minimum standards required for a developable lot in the A1-Residence District.
- 4) The project will not have a significant impact on outdoor lighting.
- 5) The Applicant has presented an acceptable landscape plan detailing trees and ground cover to remain and new plantings proposed as part of the proposed site plan.
- 6) The application proposes the installation of adequate drainage structures for the hardscape improvements.

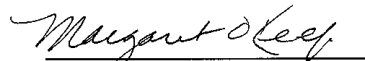
WHEREFORE, the Planning Board hereby **GRANTS** the application, with the following conditions, which the Planning Board deems reasonable and necessary for the protection of the district and surrounding property owners:

- 1) No building permit shall be issued until the Chairman, Village Building Inspector, and Village Engineer have signed the final plan(s) for the project and copies thereof have been returned to the Applicant.
- 2) The within approval is specific to the approved plans referenced above. Deviation from the approved plans could trigger the requirement for further site plan review, if so determined by the Village Building Inspector.

WHEREUPON, the foregoing resolution was duly adopted by a vote of 5 to 0 at a duly noticed meeting of the Planning Board held June 14, 2022, with the members present voting as follows:

Harlan Fischer, Chair:	Aye
Stephanie Gress:	Aye
Sally Lynch:	Aye
James Scully:	Aye
Michael Utevsky:	Aye

Filed in the Office of the Village Clerk on the 16th day of June, 2022.


Margaret O'Keefe
Village Clerk

The May 10, 2022 Planning Board minutes were presented. It was, upon motion by Michael Utevsky, second by John Honkanen, and unanimously adopted to approve the minutes of May 10, 2022, as presented.

Avalon Park and Preserve deposited funds in a Trust & Agency for the review of a Boardwalk renovation at 200 Harbor Rd., Stony Brook, NY. Said project has been completed and has been issued C/C #1245. Therefore, the Planning Board recommends that the Board of Trustees release the balance of funds.

There being no other matters to be brought before the Board, it was, upon motion by Michael Utevsky, second by Sally Lynch, and unanimously adopted, the meeting was adjourned at 5:50 PM.

Respectfully submitted,

Margaret O'Keefe, Village Clerk