

JAN 14 2025

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## Site Plan Application

Subdivision/Single Family Residential Construction &amp; Additions

Application is hereby made to the Incorporated Village of Head of the Harbor for the project described herein. By this application, the applicant does hereby authorize employees or agents of the Incorporated Village of Head of the Harbor to inspect the project site as necessary.

## APPLICATION DATA:

NAME OF SITE PLAN Monastery of St. Dionysus The Areopagite ChurchSCOPE OF WORK: Develop Small Church and Small Parking lotSUFFOLK COUNTY TAX NUMBER: 0801

LOT AREA

Zoning

Located at # 461, on the N/E/S/W Side of: North Country Rd. (NY 525N)Distance: 726.45 FT from the N/E/S/W of: Timothy Woods Rd.

Has the property affected by this application been the subject of a previous land use approval within a period of three years? Yes ☒ No ☐  
 If yes, what approval: Board of Trustees (See Attached)

## OWNERS CONSENT:

Be advised that I am the owner of record of the property referenced herein and hereby consent to this application:

OWNER: Monastery of The Abbas Ascension, Inc. Phone #: 631-721-8150Address: 481 North Country Rd, St. James State: N.Y. Zip: 11780APPLICANT: (Same) Phone #: \_\_\_\_\_Address: (Same) State: \_\_\_\_\_ Zip: \_\_\_\_\_

If applicant is a corporation, provide name & title of the responsible officer. RESPONSIBLE OFFICER: Father Vasileios Wilford

PLAN PREPARER: FIRM NAME: Mark Wittenbeed R.A. P.C.NAME: Mark Wittenbeed, RAADDRESS: 239 Laurel Ave, Northport State: N.Y. Zip: 11768ATTORNEY/AGENT: FIRM NAME: Buzzell, Blunk & Vico A., P.C.NAME: Joseph F. Buzzell, Esq.ADDRESS: 535 Bayshore Rd. Ste. D-7 State: NY Zip: 11747in shilla,

Site Plan Application

VERIFICATION:

I ACKNOWLEDGE I HAVE MADE APPLICATION TO THE INCORPORATED VILLAGE OF  
HEAD OF THE HARBOR FOR THE PROJECT DESCRIBED HEREIN. I FURTHER CERTIFY  
I AM THE OWNER OF THE SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereto set my hand this 11<sup>th</sup> day of  
December 2024.

Hark Vasileios Avellal (aka John Avellal)  
Owner's Signature

Monastery of The Glorious Ascension, Inc.  
By: Fr. Vasileios Wilson, Abbot

\*\*\*\*\*  
State of New York)

) SS.:

County of Suffolk

(INDIVIDUAL)

On the 10<sup>th</sup> day of January 2025 before me personally came  
to me known to be the individual described in and who executed the  
foregoing instrument, and (s)he thereupon duly acknowledged to me that  
(s)he executed same.

[Signature]  
(Notary Public)

JOSEPH F. BUZZELL  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02BU639022  
SUFFOLK COUNTY  
Commission Expires OCTOBER 15 2028

\*\*\*\*\*  
State of New York)

) SS.:

County of Suffolk

(CORPORATE)

On the 10<sup>th</sup> day of January 2025 before me personally came  
to me known, who being duly sworn, did dispose and say that (s)he  
resides in 481 N. Ledy Rd, St James (street & city), that (s)he is  
the Abbot (state office) of the Monastery of The Glorious  
Ascension, Inc (name of corporation); the corporation  
described in and which executed the foregoing instrument; and that (s)he  
signed his/her name thereto by authority of the Board of Directors of  
said corporation.

[Signature]  
(Notary Public)

JOSEPH F. BUZZELL  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02BU639022  
SUFFOLK COUNTY  
Commission Expires OCTOBER 15 2028

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

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**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:<br>Monastery Of St .Dionysus the Aeropagite Church  |                                      |                 |
| Project Location (describe, and attach a general location map):<br>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):<br>Develop small Church and small parking lot on +/- 4.6 ac. property presently used as a monastery. |                                      |                 |
| Name of Applicant/Sponsor:<br>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):<br>Joseph F. Buzzell, Esq., Attorney   | Telephone: 631-492-1334              |                 |
|  | E-Mail: Jbuzzell@bbvlaw.com          |                 |
| Address:<br>Buzzell, 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):<br>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<br>or Village Board of Trustees | Special Permit                                   | Approved March 13, 2024   |
| b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Planning Board or Commission     | Site Plan Approval                               |   |
| c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Village Zoning Board of Appeals          |  |   |
| d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                      | Architectural Review                             |   |
| 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  | NYS DOT, modify curb cut at southerly entrance   |   |
| 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? ☐ Yes ☒ No

- 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? ☐ Yes ☒ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ 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?) ☒ Yes ☐ No

If Yes, identify the plan(s):

Remediaton 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? ☐ Yes ☒ 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>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)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span><br>If Yes, |  |
| i. Total number of structures <u>-1-</u>   |  |
| ii. Dimensions (in feet) of largest proposed structure: <u>27.9</u> height; <u>49.6</u> width; and <u>87.7</u> length  |  |
| iii. Approximate extent of building space to be heated or cooled: <u>+/- 6,500</u> square feet   |  |

|  |  |
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| 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If Yes, |  |
| i. Purpose of the impoundment: _____   |  |
| ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)<br>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?  |  |
| <ul style="list-style-type: none"> <li>• Volume (specify tons or cubic yards): _____</li> <li>• Over what duration of time? _____</li> </ul>   |  |
| 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span><br>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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>  |  |
| 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>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

|   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site?</li> <li>• Will a line extension within an existing district be necessary to serve the project?</li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul> | <input type="checkbox"/> Yes <input type="checkbox"/> No<br><input type="checkbox"/> Yes <input type="checkbox"/> No |
| <p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?</p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |
| <p>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):</p> <p><u>On-site Sanitary System</u></p>  |  |
| <p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p><u>none</u></p>  |  |

|  |  |
|--|--|
| <p>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?</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="margin-left: 40px;"> <input type="text"/> Square feet or <input type="text"/> .18 acres (impervious surface)<br/> <input type="text"/> Square feet or <input type="text"/> 4.6 acres (parcel size)         </p> <p>ii. Describe types of new point sources. <u>Church, paver walks and semi-pervious gravel Parking area</u></p> <p>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)?</p> <p><u>On-site Stormwater Management Facilities</u></p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____</li> <li>• Will stormwater runoff flow to adjacent properties? _____</li> </ul> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?</p>   |  |
| <p>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?</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p>  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |

|  |   |
|--|---|
| <p>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?</p> <p>If Yes:</p> <p>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)</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• <input type="text"/> Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• <input type="text"/> Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• <input type="text"/> Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• <input type="text"/> Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• <input type="text"/> Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• <input type="text"/> Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><input type="checkbox"/> Yes <input type="checkbox"/> No |
|--|---|

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): \_\_\_\_\_

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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 ½ 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

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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

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

|  |   |
|--|---|
| <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>Monday - Friday: <u>8 am - 5 pm</u></li> <li>Saturday: <u>No Construction</u></li> <li>Sunday: <u>No Construction</u></li> <li>Holidays: <u>No Construction</u></li> </ul> | <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>Monday - Friday: <u>Possibly limited Tue-Fri: 8am-8 pm</u></li> <li>Saturday: <u>Possibly limited use 8am-8pm</u></li> <li>Sunday: <u>9 am - 2 pm</u></li> <li>Holidays: <u>8 am or 9 am - 8 pm</u></li> </ul> |
|--|---|

|   |  |
|---|--|
| <p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>  |  |
| <p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p>  |  |
| <p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p><u>Dark-Skies compliant lighting</u></p>   |  |
| <p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p>   |  |
| <p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p>_____</p>  |  |
| <p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>   |  |
| <p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p><u>N/A; not commercial or industrial</u></p>   |  |
| <p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>   |  |
| <p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: <u>N/A; not commercial or ind</u> tons per _____ (unit of time)</li> <li>• Operation : <u>N/A; not commercial or ind</u> tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> |  |

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) | 4.515 Acres      | 4.085 Acres                      | .43 Acres          |
| • 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 -              |

|   |  |
|---|--|
| <p>c. Is the project site presently used by members of the community for public recreation?<br/> <i>i. If Yes: explain:</i> _____</p>   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |
| <p>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?<br/>         If Yes,<br/> <i>i. Identify Facilities:</i><br/> <u>St. James Elementary School, +/- 1,000 ft northeast on different road</u></p>   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  |
| <p>e. Does the project site contain an existing dam?<br/>         If Yes:<br/> <i>i. Dimensions of the dam and impoundment:</i> <ul style="list-style-type: none"> <li>• Dam height: _____ feet</li> <li>• Dam length: _____ feet</li> <li>• Surface area: _____ acres</li> <li>• Volume impounded: _____ gallons OR acre-feet</li> </ul> <i>ii. Dam's existing hazard classification:</i> _____<br/> <i>iii. Provide date and summarize results of last inspection:</i> _____</p>  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |
| <p>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?<br/>         If Yes:<br/> <i>i. Has the facility been formally closed?</i><br/>             • If yes, cite sources/documentation:<br/> <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i><br/>             _____<br/> <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____</p>  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><br><br><br><br><input type="checkbox"/> Yes <input type="checkbox"/> No                                |
| <p>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?<br/>         If Yes:<br/> <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i><br/>             _____</p>  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |
| <p>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?<br/>         If Yes:<br/> <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i> <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 5px;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database<br/> <input checked="" type="checkbox"/> Yes – Environmental Site Remediation database<br/> <input type="checkbox"/> Neither database             </div> <div style="width: 50%;">                 Provide DEC ID number(s): _____<br/>                 Provide DEC ID number(s): <u>152175</u> </div> </div> <i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____<br/>             _____<br/> <i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i><br/>         If yes, provide DEC ID number(s): <u>152175</u><br/> <i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i><br/>             <u>existing building used as monastery</u></p> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br><br><br><br><br><br><br><br><br><br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

|  |                 |   |                 |   |                   |  |                      |             |            |                        |                                     |       |  |
|--|-----------------|---|-----------------|---|-------------------|--|----------------------|-------------|------------|------------------------|-------------------------------------|-------|--|
| v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  |                 |   |                 |   |                   |  |                      |             |            |                        |                                     |       |  |
| <ul style="list-style-type: none"> <li>• If yes, DEC site ID number: _____</li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Explain: _____</li> </ul>  |                 |   |                 |   |                   |  |                      |             |            |                        |                                     |       |  |
| <b>E.2. Natural Resources On or Near Project Site</b>  |                 |   |                 |   |                   |  |                      |             |            |                        |                                     |       |  |
| a. What is the average depth to bedrock on the project site? <span style="float: right;">25 + feet</span>  |                 |   |                 |   |                   |  |                      |             |            |                        |                                     |       |  |
| b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %   |                 |   |                 |   |                   |  |                      |             |            |                        |                                     |       |  |
| c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Medium to Coarse Sand</td> <td style="width: 20%; text-align: right;">100 %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> </tr> </table>  |                 | Medium to Coarse Sand                             | 100 %           | _____   | _____ %           | _____                                    | _____ %              |             |            |                        |                                     |       |  |
| Medium to Coarse Sand  | 100 %           |   |                 |   |                   |  |                      |             |            |                        |                                     |       |  |
| _____  | _____ %         |   |                 |   |                   |  |                      |             |            |                        |                                     |       |  |
| _____  | _____ %         |   |                 |   |                   |  |                      |             |            |                        |                                     |       |  |
| d. What is the average depth to the water table on the project site? Average: <span style="float: right;">25 + feet</span>   |                 |   |                 |   |                   |  |                      |             |            |                        |                                     |       |  |
| e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><input checked="" type="checkbox"/> Well Drained:</td> <td style="width: 50%; text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>   |                 | <input checked="" type="checkbox"/> Well Drained: | 100 % of site   | <input type="checkbox"/> Moderately Well Drained: | _____ % of site   | <input type="checkbox"/> Poorly Drained  | _____ % of site      |             |            |                        |                                     |       |  |
| <input checked="" type="checkbox"/> Well Drained:  | 100 % of site   |   |                 |   |                   |  |                      |             |            |                        |                                     |       |  |
| <input type="checkbox"/> Moderately Well Drained:  | _____ % of site |   |                 |   |                   |  |                      |             |            |                        |                                     |       |  |
| <input type="checkbox"/> Poorly Drained  | _____ % of site |   |                 |   |                   |  |                      |             |            |                        |                                     |       |  |
| f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="width: 50%; text-align: right;">_____ % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>  |                 | <input checked="" type="checkbox"/> 0-10%:        | _____ % of site | <input checked="" type="checkbox"/> 10-15%:       | _____ % of site   | <input type="checkbox"/> 15% or greater: | _____ % of site      |             |            |                        |                                     |       |  |
| <input checked="" type="checkbox"/> 0-10%:   | _____ % of site |   |                 |   |                   |  |                      |             |            |                        |                                     |       |  |
| <input checked="" type="checkbox"/> 10-15%:  | _____ % of site |   |                 |   |                   |  |                      |             |            |                        |                                     |       |  |
| <input type="checkbox"/> 15% or greater:   | _____ % of site |   |                 |   |                   |  |                      |             |            |                        |                                     |       |  |
| g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If Yes, describe: _____   |                 |   |                 |   |                   |  |                      |             |            |                        |                                     |       |  |
| h. Surface water features. <ul style="list-style-type: none"> <li>i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></li> <li>ii. Do any wetlands or other waterbodies adjoin the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></li> </ul> If Yes to either i or ii, continue. If No, skip to E.2.i. <ul style="list-style-type: none"> <li>iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></li> <li>iv. For each identified regulated wetland and waterbody on the project site, provide the following information:             <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">• Streams:</td> <td style="width: 30%;">Name _____</td> <td style="width: 40%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table> </li> </ul> |                 | • Streams:  | Name _____      | Classification _____                              | • Lakes or Ponds: | Name _____                               | Classification _____ | • Wetlands: | Name _____ | Approximate Size _____ | • Wetland No. (if regulated by DEC) | _____ |  |
| • 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If yes, name of impaired water body/bodies and basis for listing as impaired: _____  |                 |   |                 |   |                   |  |                      |             |            |                        |                                     |       |  |
| i. Is the project site in a designated Floodway? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  |                 |   |                 |   |                   |  |                      |             |            |                        |                                     |       |  |
| j. Is the project site in the 100-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  |                 |   |                 |   |                   |  |                      |             |            |                        |                                     |       |  |
| k. Is the project site in the 500-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  |                 |   |                 |   |                   |  |                      |             |            |                        |                                     |       |  |
| l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span><br>If Yes: <ul style="list-style-type: none"> <li>i. Name of aquifer: Sole Source Aquifer Names: Nassau-Suffolk SSA</li> </ul>  |                 |   |                 |   |                   |  |                      |             |            |                        |                                     |       |  |

|  |  |
|--|--|
| <p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <p>some squirrels and birds which are not<br/>endangered, threatened or vulnerable</p> </div> <div style="width: 30%;"> <p>There is no wildlife in the disturbed area</p> </div> <div style="width: 30%;"></div> </div>  |  |
| <p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul> |  |
| <p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>  |  |
| <p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Species and listing: _____</p> <p>_____</p> <p>_____</p>   |  |
| <p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p> <p>_____</p>   |  |
| <p><b>E.3. Designated Public Resources On or Near Project Site</b></p>   |  |
| <p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>  |  |
| <p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p> <p>_____</p>  |  |
| <p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>   |  |
| <p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>  |  |

|   |  |
|---|--|
| 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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> |  |
| If Yes: <ul style="list-style-type: none"> <li>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District</li> <li>ii. Name: <u>Saint James District</u></li> <li>iii. Brief description of attributes on which listing is based:<br/><u>Timothy Smith House</u></li> </ul>  |  |
| 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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>  |  |
| g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>  |  |
| If Yes: <ul style="list-style-type: none"> <li>i. Describe possible resource(s): <u>Timothy Smith House</u></li> <li>ii. Basis for identification: <u>OPRHP No Adverse Impact Letter</u></li> </ul>   |  |
| h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>   |  |
| If Yes: <ul style="list-style-type: none"> <li>i. Identify resource: <u>David Weld Sanctuary, Long Beach Town Park, Caleb Smith State Park, Byldenburgh County Park, Sweet Briar Park and Nature</u></li> <li>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</li> <li>iii. Distance between project and resource: <u>2.3 - 3.5 miles.</u></li> </ul>                             |  |
| i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  |  |
| If Yes: <ul style="list-style-type: none"> <li>i. Identify the name of the river and its designation: _____</li> <li>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>  |  |

#### 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.

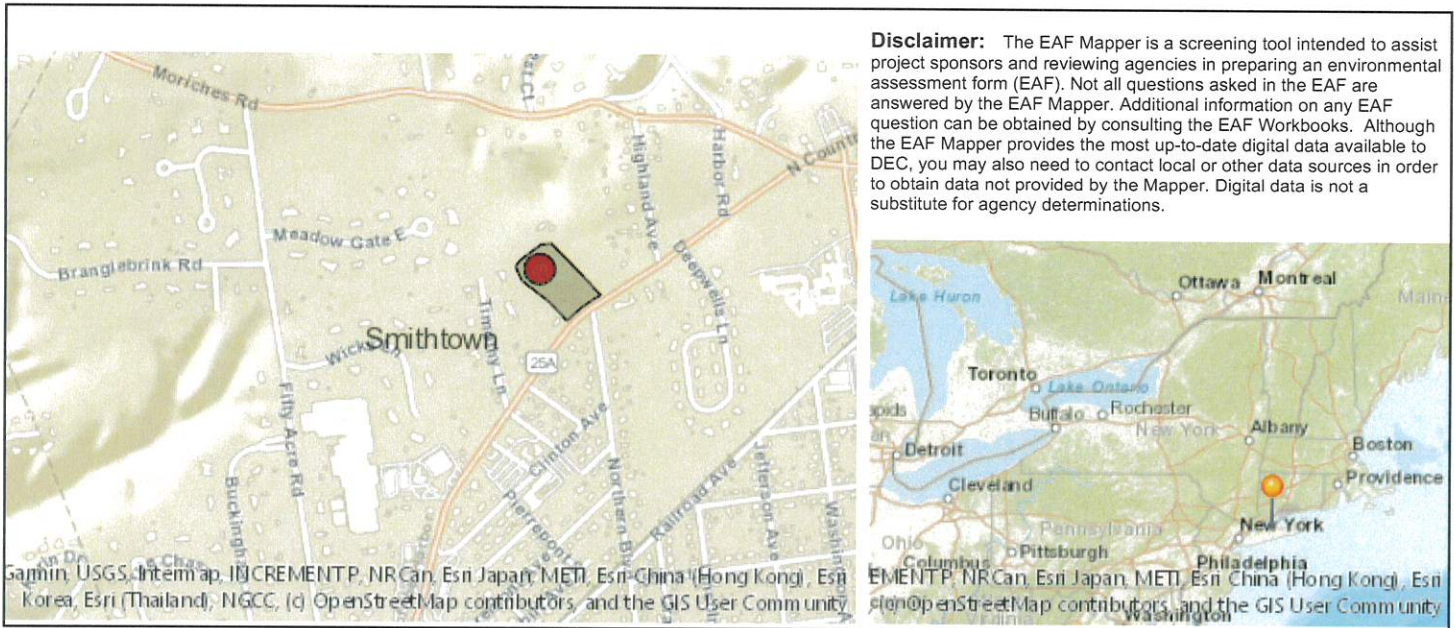
#### G. Verification

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 9, 2024

Signature \_\_\_\_\_ Title Abbot

**PRINT FORM**



|  |   |
|--|---|
| B.i.i [Coastal or Waterfront Area]   | Yes   |
| B.i.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. 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:  
Timothy Smith House

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 9, 2024

Signature Kiermonte Vasileios Avelled Title Abbot

JAN 14 2025

RECEIVED NA

INCORPORATED VILLAGE OF HEAD OF THE HARBOR  
LONG ENVIRONMENTAL ASSESSMENT FORM  
PART I - PROJECT INFORMATION

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring additional work is unavailable, so indicate and specify each instance. \*Please complete each question, indicate N/A if not applicable.

## A. General Information

Name of Action MONASTERY OF ST. DIONYSIUS THE ACOGNOST, INC.Location 481 W. Country Rd., ST James, NY 11780  
(give address of site if available)

(include distances to nearest intersections)

Suffolk County Tax Map Parcel Numbers Dist. 801 Sec 7 Blk 3 Lot 291 + 37

Type of Project: ☐ subdivision application  
☒ site plan application  
☐ change of zone petition  
☐ special exception petition  
☐ other

Name of Applicant MONASTERY OF ST. DIONYSIUS THE ACOGNOST, INC.  
(Owner's agent, architect, contractor, engineer, etc)Address 481 W. Country Rd., ST James NY 11780Business phone (637) 721-8150

Business fax ( )

Name of property owner (if different) SameAddress Same

Daytime phone ( )

Evening phone ( )

Daytime Fax ( )

Email address

## B. Description of Proposed Project:

1. For subdivision: indicate number and size of proposed lots with approximate square footage of each building envelope:

Construct small Monastic Church + Accessory Parking

a. Present building or facility total square footage:

2. For site plan application: indicate nature of planned structure(s) (e.g.: dwelling, accessory structure)

Churcha. Present building or facility total square footage: 3,844 sq ftb. Planned additional square footage: 3341 sq. ft. (i.e. gross floor area)c. Number of stories: 1 Area of each: 3341 sq. ft.d. Height of tallest proposed structure: 28 ft.

3. Nature of any other type of project:

N/A

4. Vehicular trips expected to be generated per day upon completion of project: See Traffic Report (See Institute of Transportation Engineers: Trip Generation Manual.)

C. Site Description (physical setting of overall project, both developed & undeveloped areas)

1. Present land use: ☒ residential ☐ agricultural ☐ institutional ☒ other Religious (specify)

2. Total acreage of subject parcel(s) 4.6 acres

Approximate acreage by cover type:

|  | At Present | On Completion |
|--|------------|---------------|
| wooded   | _____ acre | _____ acre    |
| meadow or grassland                                      | _____ acre | _____ acre    |
| agricultural (cropland, pasture)                         | _____ acre | _____ acre    |
| wetland (freshwater or tidal,<br>per Article 24, 25 BCL) | _____ acre | _____ acre    |
| unvegetated (rock, earth, fill)                          | _____ acre | _____ acre    |
| buildings  | _____ acre | _____ acre    |
| roads & other paved surfaces                             | _____ acre | _____ acre    |
| landscaped   | _____ acre | _____ acre    |
| other (indicated type) _____                             | _____ acre | _____ acre    |
| TOTAL ACREAGE  | _____ acre | _____ acre    |

SEE ATTACHED

3. Zoning (For assistance, consult the village clerk)

a. List all zoning classifications of the site: Res "A"

b. If change of zone petition, indicate desired zoning classification: N/A

4. Has the site ever been used for the disposal of solid or hazard wastes? ☐ Yes ☒ No. If yes, provide details

5. Are there any tanks, barrels, drums, or other types of containers, or any dangerous or hazardous materials currently stored at the site? N (y/n) Are there buried fuel tanks? N (y/n) Are there old landfills or foundations of previous structures on the site? yes (y/n). If yes to any of the above, please list (attach separate documentation of needed) and indicate location on site plan:

6. What is the predominate soil type on the project site according to the USDA-SCS Soil Survey of Suffolk County, New York 1975: Medium to coarse sand

- a. Soil drainage: \_\_\_\_\_ well drained \_\_\_\_\_ % of the site  
\_\_\_\_\_ moderately well drained \_\_\_\_\_ % of the site  
\_\_\_\_\_ poorly drained \_\_\_\_\_ % of the site

If there are slopes greater than 15%, please include soil map of project site.

7. Are there any unique or unusual landforms on the project site? (e.g. bluffs, kettle holes, kames, or other geological formations?) N (y/n) If yes, please explain:

8. Have test holes been dug? Y (y/n). If yes, locate on plan.

a. What is the minimum depth to the water table within the project area? more than 25' Feet

b. What is the depth to clay in that area? N/A Feet

c. Have any perched water bodies been detected on the site? (Seasonally high ground water visible, boggy areas, etc.) N (y/n) If yes, describe:

9. Are there any springs, streams, ponds, or wetlands within or adjacent to the project site? ☐ Y ☐ N. If yes,

10. How far is the project site from the nearest body of surface water? + 3,000 ft.  
a. Name of body of water (if known) and location: Stony Brook Harbor
11. If project is adjacent to bluffs, give minimum distance of structures to bluff: N/A ft.
12. Is project site within the 100-year flood plain? Y ☒ N. If yes indicate boundary on site plan.
13. Does project site encompass or border on any trails, open space, parkland, or recreational area used by the community? Y ☒ N. If yes, explain \_\_\_\_\_
14. Does project site offer scenic views or vistas to the community? Y ☒ N. If yes, explain \_\_\_\_\_
15. If there an archaeological site in or adjacent to the project area? ☒ Y ☐ N. (Consult New York State Historic Preservation Field Services Bureau at 518-237-8643.) (NB. Artifacts found in Stage 1 survey belong to property owner. If further work is required, artifacts must be secured in a recognized institution.)
16. Is project site within or contiguous to a building/area listed on the National Register of Historic Places, the State Register of Historic Places, the Village of Head-of-the-harbor Historic Sites Inventory, or within any historic district? Y ☐ N. If yes, give name of historic building, site, or district: \_\_\_\_\_  
(For Inventory, consult files in Long Island Room in the Smithtown Library or the Society for the Preservation of Long Island Antiquities.)
17. Does project alter any former estate layout, driveway, bridle path, road pattern, or established landscaping? Y ☐ N. If yes, please explain \_\_\_\_\_
18. Does project site contain any species of plant or animal identified as endangered, threatened, rare, or of special concern at the State or Federal level? Y ☐ N. Authority or documentation? \_\_\_\_\_  
If yes, identify each species: \_\_\_\_\_

#### D. Site Alteration

1. Will demolition of existing structure occur? Y ☒ N. If yes explain \_\_\_\_\_
2. How much natural material will be removed from the site in cubic yards? Sand 0 Gravel 0 Rock 0  
Topsoil 0 Other 0  
How much material (rock, topsoil, etc.) will be deposited on this site as fill? 0 cu. yd. Identify type and source of material: \_\_\_\_\_
3. Do any mature trees (over four inches in diameter) or other locally important vegetation, such as dogwood, mountain laurel, cedar, holly need to be removed for this project? Y ☒ N. If yes identify such trees on site plan.  
Does proposed action remove?  
More than 10% of such trees or other locally important vegetation? Y ☒ N  
More than 25% of such trees & plants? Y ☒ N  
Any trees within 40 feet of a road? Y ☒ N  
Any trees within 75' of Stony Brook Harbor? Y ☒ N
4. Describe physical and biological measures to be undertaken to control erosion (e.g. perimeter hay bales, revegetation, etc.) a. before construction starts: Existing Conditions  
b. during construction: SWPP to be Proposed  
c. over the long term (e.g. landscaping plans, timetable): See Drawings on Site Plan

Attach a separate sheet of necessary. Indicate all hard structures and proposed plantings on site plan as required by Architectural review Board.)

5. Will final project use herbicides or pesticides, fungicides or fertilizers? Y ☒ N. If yes, specify kind and amount and frequency of application: \_\_\_\_\_
6. Will surface area of existing ponds, streams, bays, or other surface waterways and wetlands be increased or decreases by this project? Y ☒ N. If yes, explain: \_\_\_\_\_
7. Will there be a discharge into a body of surface water? Y ☒ N.  
How will stormwater runoff be handled? (e.g. drywells, leaching pools, retention ponds, recharge basin) \_\_\_\_\_
8. Is water supply: ☒ public (required for subdivisions) \_\_\_\_\_ private. If from private well, indicate plumbing capacity \_\_\_\_\_ gal/min. Locate well on site plan.
9. For site plan applications only, locate septic tank(s) and pool(s) on site plan.
- a. If there is an existing sanitary system, has it been certified as functioning by a sanitary engineer?  
☒ Y \_\_\_\_\_ N. explain \_\_\_\_\_
- b. To prolong life of septic system, will there be a separate septic tank for gray water (waste from washing machine/dishwasher)? Y ☒ N. Please locate on site plan.
10. For site plan applications only, will project require an underground oil or propane tank, or replacement of such a tank?  
Y ☒ N. If yes, specify which fuel and capacity of tank: \_\_\_\_\_  
Locate tank(s) on site plan and any existing tanks.

E. Informational Details

Attach any additional information needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures you propose to mitigate or to avoid them.

F. Verification

I, Hieromonte Vanilios Wollard, the preparer of this Environmental Assessment Form for the project known as reconstruction of Saint Dionysios the Areopagite, do hereby swear that I reside at 481 North Country Road Saint James NY 11780 and further that the information set forth in this document is correct and complete to the best of my knowledge.

Hieromonte Vanilios Wollard  
signature

JOSEPH F. BUZZELL  
Notary Public, State Of New York  
No. 02BU5041390  
Qualified in Suffolk County  
Commission Expires April 3, 2027

Subscribed and sworn to before me  
this 27 day of July, 2025

(sign)  
(Notary)

JAN 14 2025

State Environmental Quality Review  
VISUAL EAF ADDENDUM

RECEIVED

## Visibility

Distance Between  
Project and Resource (in Miles)

1. Would the project be visible from:

0-1/4 1/4-1/2 1/2-3 3-5 5+

• A parcel of land which is dedicated to and available to the public for the use, enjoyment and appreciation of natural or man-made scenic qualities?

☐ ☐ ☒ ☐ ☐

• An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities?

☐ ☐ ☒ ☐ ☐

• A site or structure listed on the National or State Registers of Historic Places?

☒ ☐ ☐ ☐ ☐

• State Parks?

☐ ☐ ☐ ☒ ☐

• The State Forest Preserve?

☐ ☐ ☐ ☐ ☒

• National Wildlife Refuges and State Game Refuges?

☐ ☐ ☐ ☐ ☒

• National Natural Landmarks and other outstanding natural features?

☐ ☐ ☐ ☐ ☒

• National Park Service lands?

☐ ☐ ☐ ☐ ☒

• Rivers designated as National or State Wild, Scenic or Recreational?

☐ ☐ ☒ ☐ ☐

• Any transportation corridor of high exposure, such as part of the Interstate System, or Amtrak?

☐ ☐ ☐ ☐ ☒

• A governmentally established or designated interstate or inter-county foot trail, or one formally proposed for establishment or designation?

☐ ☐ ☐ ☐ ☒

• A site, area, lake, reservoir or highway designated as scenic?

☐ ☐ ☐ ☐ ☒

• Municipal park, or designated open space?

☐ ☐ ☒ ☐ ☐

• County road?

☐ ☐ ☐ ☐ ☒

• State road?

☒ ☐ ☐ ☐ ☐

• Local road?

☒ ☐ ☐ ☐ ☐

2. Is the visibility of the project seasonal? (i.e., screened by summer foliage, but visible during other seasons)

☐ Yes

☒ No

3. Are any of the resources checked in question 1 used by the public during the time of year during which the project will be visible?

☐ Yes

☒ No

# DESCRIPTION OF EXISTING VISUAL ENVIRONMENT

4. From each item checked in question 1, check those which generally describe the surrounding environment.

|                         | Within                              |                                     |
|-------------------------|-------------------------------------|-------------------------------------|
|                         | * 1/4 mile                          | * 1 mile                            |
| Essentially undeveloped | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Forested                | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Agricultural            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Suburban Residential    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Industrial              | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Commercial              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Urban                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| River, Lake, Pond       | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Cliffs, Overlooks       | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Designated Open Space   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Flat                    | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Hilly                   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Mountainous             | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Other <u>churches</u>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

NOTE: add attachments as needed

5. Are there visually similar projects within:

|            |   |                             |
|------------|---|-----------------------------|
| * 1/4 mile | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| * 1 mile   | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |
| * 2 miles  | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |
| * 3 miles  | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |

\*Distance from project site is provided for assistance. Substitute other distances as appropriate.

## EXPOSURE

6. The annual number of viewers likely to observe the proposed project is 1,200 times 100

NOTE: When user data is unavailable or unknown, use best estimate.

## CONTEXT

7. The situation or activity in which the viewers are engaged while viewing the proposed action is:

### FREQUENCY

| Activity                            | Daily                               | Weekly                   | Holidays/<br>Weekends               | Seasonally               |
|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Travel to and from work             | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Involved in recreational activities | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Routine travel by residents         | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| At a residence                      | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| At worksite                         | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Other <u>Remnants of mountain</u>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <u>Attraction at church</u>         |                                     |                          |                                     |                          |

JAN 14 2025

RECEIVED COASTAL ASSESSMENT FORM FOR NISSEQUOGUE AND HEAD-OF-THE-HARBOR  
(LWRP)

This form should accompany an application for a building permit or subdivision approval.

A. Applicant

1. Name: Monastery of St Dionysius The Areopagite Inc
2. Address: 481 North Country Rd., St. James NY 11780
3. Telephone: Area Code (538): 721-8150

B. PROPOSED ACTIVITY

1. Location of activity: Village Head of the Harbor  
Address 500 N. Country Rd, St. James NY 11780
2. Brief description of activity: Construct Small monastic Church +  
Necessary Parking
3. Village agency being applied to: Planning Board
4. If applications have been file with other agencies (town, county, state, etc.) provide type of permit applied for, agency application number, date of application, and copy of the application. See Attached

C. COASTAL ASSESSMENT

- |   | YES | NO |
|---|-----|----|
| 1. Will the proposed activity involve or result in any of the following:  |     |    |
| a. Physical alteration of the site requiring preparation of an environmental impact statement?.....   | —   | ✓  |
| b. Physical alteration of land along the shoreline, land under water, or tidal or freshwater wetland?.....  | —   | ✓  |
| c. Mining, excavation or dredging activities, or placement of dredged or filled materials, on land along the shoreline, land under water, or tidal or freshwater wetlands?..... | —   | ✓  |
| d. Draining of storm water runoff or sewer overflows into coastal waters or wetlands?.....  | —   | ✓  |
| e. Discharge of any pollutants into coastal waters?.....  | —   | ✓  |
| 2. Will the activity proposed have a significant effect on:   |     |    |
| a. Scenic quality of the coastal environment?.....  | —   | ✓  |
| b. Other scenic resources?.....   | —   | ✓  |
| c. Structures, sites or districts of historic, archaeological or cultural significance?.....  | —   | ✓  |
| d. Fish or wildlife habitats?.....  | —   | ✓  |
| e. Land currently farmed or farmed within the last 5 years?.....  | —   | ✓  |

YES NO

6. Will the proposed activity require construction on or alteration of: (if so describe)

a. A beach, bluff, or dune?..... ☒ YES ☐ NO

b. A tidal or freshwater wetland?..... ☒ YES ☐ NO

7. Will there be any: (if so describe)

a. Removal of topsoil, sand or gravel from the site?..... ☒ YES ☐ NO

b. Disturbance of groundcover of a beach, bluff, or dune?..... ☒ YES ☐ NO

c. Alteration of grade (cutting or Filling)?..... ☒ YES ☐ NO

*minor grade alterations - See Site Plan*

d. Increase in erosion or flooding due to the proposed action?..... ☒ YES ☐ NO

e. Interference with natural tidal flows?..... ☒ YES ☐ NO

f. Dredging (max depth      ft, length      ft, amount of spoil      cu. yds.  
Disposal area                                 )?..... ☒ YES ☐ NO

8. Wastes and pollutants generated during project construction and after completion:

|                               | During | After | Components                 | Quantity           | How disposed?              |
|-------------------------------|--------|-------|----------------------------|--------------------|----------------------------|
| Sanitary sewage               | NONE   | YES   | Sewage                     | 750 600<br>or less | On-site Sanitary           |
| Clearing or demolition debris | YES    | NONE  | Building<br>material waste |                    | Taken to Approved Facility |
| Spoil or sedimentation        | NONE   | NONE  |                            |                    |                            |
| Surface water runoff          | RAIN   | RAIN  | RAIN                       |                    | Day with for City          |
| Other (specify)               | NONE   | NONE  |                            |                    |                            |

9. Property description:

a. Total contiguous acres of property 4.6 AC.

b. Present developed acreage 3,264

c. Final developed acreage 8,217

d. Roads/driveways on site now Yes length ± 700 ft

e. New roads/driveways to be built Yes length ± 150 ft, width 24/27 ft

MAR 14 2025

RECEIVED

VILLAGE OF HEAD OF THE HARBOR  
BOARD OF TRUSTEES

**RESOLUTION ADOPTING A NEGATIVE DECLARATION OF ENVIRONMENTAL  
SIGNIFICANCE AND REASONED ELABORATION FOR THE MONASTERY OF THE  
GLORIOUS ASCENSION, INC. (a/k/a MONASTERY OF ST. DIONYSUS) FOR THE  
CONSTRUCTION AND OPERATION OF A HOUSE OF WORSHIP AT 481 NORTH  
COUNTRY ROAD, ST. JAMES, NY 11780  
(SCTM: 0801-007.00-03.00-029.001, 037.000)**

**WHEREAS**, the Monastery of the Glorious Ascension, Inc. ("Applicant"), owner of the premises known as 481 North Country Road, Saint James, New York (SCTM: 0801-007.000-03.00-029.001, 037.000) (the "Property"), has applied to the Village of Head of the Harbor Board of Trustees ("Board of Trustees"), pursuant to Section 165-23(B)(1) of the Village Code, seeking a special permit to construct and operate of a house of religious worship ("Church") on said premises; and

**WHEREAS**, the State Environmental Quality Review Act and its implementing regulations (SEQRA) requires that the significant adverse environmental impacts associated with the Church project be identified, studied, and mitigated to the extent practicable before any final action on the special permit is taken; and

**WHEREAS**, Sections 81-24(D), (F), (H), and (I) of the Village Code require that the proposed Church be classified as a Type I Action for purposes of environmental review pursuant to the SEQRA; and

**WHEREAS**, on December 7, 2021, the Board of Trustees ("Board") issued written notice, with the Applicant's plans and Environmental Assessment Form, to all Involved Agencies notifying them of the Board's intent to serve as Lead Agency for purposes of a coordinated SEQRA review for the Church project; and

**WHEREAS**, the 30-day period for response has expired and no other Involved Agency has opposed the Board's notice of intent; and

**WHEREAS**, on March 13, 2024, the Board adopted a resolution declaring itself Lead Agency on the Church project; and

**WHEREAS**, the Board has received the Applicant's Full Environmental Assessment Form (FEAF), Part 1, dated November 10, 2023; and

**WHEREAS**, the Village has prepared a FEAF, Part 2, dated February 21, 2024; and

**WHEREAS**, the Board has reviewed the Church project, all plans and materials submitted in support and opposition, including the FEAFs Parts 1 and 2, and all written and oral comment received on the project;

**NOW THEREFORE, BE IT RESOLVED**, that the Board, as Lead Agency, hereby makes the following findings pursuant to 6 NYCRR 617.7(c) of the SEQRA regulations:

- 1) The Church will not create a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels.**

The proposal is for the construction and operation of a Church building. Accordingly, it is not reasonably expected to be a significant generator of gas or dust that might adversely affect air quality. Likewise, the Church is not expected to generate significant noise levels above what presently exists on the site. The Applicant is not proposing outside religious services or sound systems. In fact, there are two existing churches across the street from the Property that exist in harmony with the surrounding area and do not generate noise issues. Church bells, if the Applicant installs them, will be no different than bells used at similar religious institutions in the immediate area.

There are no significant surface-water resources on or near the Property.

Regarding groundwater, the project includes the installation of a new onsite sanitary system to treat and dispose of sewage generated by the proposed Church. In accordance with the Suffolk County Department of Health Services' current standards, that system will be a nitrogen-reducing Innovative/Alternative Onsite Wastewater System (I/AOWTS). There is nothing before the Board to suggest that the proposed Church will generate quantities of sewage greater than similarly sized religious institutions. The Applicant has represented that it will not operate a school at the Property. Therefore, the Board finds that there will not be substantial impacts to groundwater.

With respect to traffic, the Applicant submitted a Traffic Statement prepared by Atlantic Traffic + Design, originally dated July 29, 2021, and last revised September 6, 2023. Using standard engineering models and statistics from the Institute of Transportation Engineers (ITE) and information provided by the Applicant, Atlantic concludes that the proposed Church will add a negligible amount of traffic to the existing road network, even by conservative estimates. Specifically, Atlantic estimates that the number of trips generated during the peak Sunday midday period will be only 17 trips per hours, whereas the peak traffic periods on all other days of the week will be much lower in the 4-5 trips per hour range. The Traffic Statement was vetted by the Village's consulting engineers, VHB, which provided comments that were addressed in the final version of the Traffic Statement, dated September 6, 2023.

- 2) The Church will not require the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources.**

The central portion of the Property where the Church will be located is already fully cleared and is a grass lawn cultivated and maintained by the Applicant. The portions of the Property that are wooded and vegetated will remain in their existing condition.

- 3) **The Church will not impair the environmental characteristics of a Critical Environmental Area as designated pursuant to section 617.14(g) of this Part.**

There are no Critical Environmental Areas on or near the Property.

- 4) **The Church will not create a material conflict with a community's current plans or goals as officially approved or adopted.**

The Property is situated in the Village's Residence "A" District. Churches and other places of religious worship are permitted in the Residence "A" District by special permit from the Board of Trustees, subject to the Applicant's satisfaction of certain criteria enumerated in the Village Code. See Village Code § 165-23(B)(1). Therefore, the proposed use is consistent with the Village's planning goals, as expressed in the Village Zoning Code, Village Code, Chapter 165.

- 5) **The Church will not impair the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character.**

**[RESPONDING TO FEAF, PART 2, 9.a, c, d, f; 10.a, e]**

The Property is the location of Timothy House, a historical and architectural resource listed on the State and National Registers of Historic Places. Timothy House is also a contributing asset to the St. James Historical District. The Church project will not physically affect Timothy House, which will continue to be used as the Monastery dwelling for the Monks of the Applicant's Order. However, the project will affect the Property's open space, which provides the physical context for Timothy House and other features, including the allée of Sugar Maples along the main driveway. The open space on the Property also protects the rural aesthetic of the historic corridor along North Country Road (NY-25A).

In 1973, Historian and former owner of the Property, Barbara Ferris Van Liew, recorded a "Historic Place and Open Space Easement Deed" against the Property in which she included various provisions for the preservation of Timothy House and the surrounding grounds as a historical and aesthetic resource. For reasons that are unclear, Mrs. Van Liew later recorded a second "Historic Place and Open Space Easement" against the Property in 1997 that largely reiterates the 1973 covenants. However, the 1997 covenants add significant detail concerning the "fundamental features" of Timothy House that are to be given special consideration. The 1997 covenants also expressly state that the easement imposes no legal obligation upon the Village or its boards to enforce the covenants and restrictions recited therein. The 1973 and 1997 covenants and restrictions put in place by Barbara Van Liew are hereinafter sometimes referred to together as the "Van Liew Covenants".

The primary focus of the Van Liew Covenants was two-fold: to preserve Timothy House and protect the Property's "open space character" that provides the context for the house. At the same time, Chapter 107 of the Village Code, entitled "Preservation of Historic Areas" mandates certain considerations for projects on properties within 500 feet of North Country Road, most notably, the requirement that all new structures be set back a minimum of 200 feet from North Country Road. These considerations, and others, were brought to the Applicant's attention following the Planning Board's negative report and recommendation issued on October 12, 2021. Thereafter, the Applicant retained new legal counsel and redesigned the proposed site layout to account for the

Van Liew Covenants, Chapter 107, and other relevant provisions of the Village Code, and neighbor concerns.

On January 25, 2024, the Trustees conducted staggered site visits of the Property. The location of the proposed Church and wrap-around porch were staked out in the field to show the full building footprint and its distance of 271.5 feet from North Country Road. The Trustees and the Applicant again discussed the possibility of relocating the proposed Church for a second time to address concerns expressed by the Applicant's immediate neighbor to the east, Ms. Natasha Acker. Ms. Acker was also in attendance and participated in discussions.

On February 12, 2024, the Applicant delivered a revised set of plans to the Village entitled "Key Plot Plan, Occupant Load Calcs, Site Plan, Site Section, Zoning Analysis, Parking Calculations", dated July 7, 2019, and last revised February 10, 2024, prepared by Mark Wittenberg, R.A., P.C. Architect, and the "Floor Plans", dated July 7, 2019, and last revised November 17, 2021, also prepared by Mark Wittenberg, R.A., P.C. Architect. Under the revised plans, the proposed Church will be 201.1 feet from North Country Road at its nearest point, and will be 55.2 feet from Ms. Acker's property line at its nearest point. Ms. Acker's residence will be more than 350 feet away. Finally, on March 11, 2024, the applicant delivered to Village Hall a further revised site plan, having a revision date of March 7, 2024, relocating all proposed parking stalls behind (north of) the proposed Church so as to not be visible from North Country Road. As represented by the Applicant's attorney, all site lighting will be dark-sky compliant and kept to the minimum required for public safety and security standards. Timothy House is not part of the application and will remain in its present location and condition in accordance with the Van Liew Covenants.

The Trustees discussed with the Applicant the possibility of reducing the size of the Church to allow greater preservation of open space. On March 11, 2024, the Applicant's attorney submitted a detailed letter in which he explained why the Applicant cannot reduce the size of the Church for practical and religious reasons. In sum, the Church cannot be reduced in size without detracting from its functionality, and any token reduction in size will not accomplish a meaningful reduction in scale. The wrap-around porch (which will be on three sides of the building) also serves as part of religious processions in addition to serving as shelter from the elements. The most recent site plan, dated March 7, 2024, indicates that the total footprint of all existing and proposed structures on the Property is 8,217 square feet, or 4.06% of the Property's total area. Moreover, as explained above, the proposed site layout provides acceptable distancing between the proposed Church and Timothy House, North Country Road, and adjoining properties to maintain the open space character of the Property. Therefore, although the Board finds that there will be an impact on open space on the Property, the impact does not rise to the level of a significant adverse environmental impact.

The Board reaches the same conclusion with respect to the impact on aesthetic resources. The Application submitted a redesigned concept for the project that moved the entire Church outside the 200-foot buffer required by Chapter 107 of the Village Code. Moreover, the Applicant's proposal will conserve all existing wooded areas and vegetation, including the allée of Sugar Maples and vegetation along North Country Road. Onsite parking will be adequately screened from North Country Road and from adjoining properties based on the configuration shown on the March 7<sup>th</sup> site plan referenced above.

Based upon the foregoing, the Board finds that the Applicant has struck an acceptable balance between its right to further its religious purpose and the legitimate goals expressed in the Van Liew Covenants for the preservation of Timothy House and open space character of the Property.

Specifically, the Board finds that the open space character on the Property is being preserved to the maximum extent feasible by maintaining appropriate distance from Timothy House while complying with the 200-foot buffer from North Country Road and accounting for the unique consideration given to the Church's immediate neighbor, Ms. Acker. Likewise, the aesthetic resource and viewshed along the historic North Country Road corridor is being preserved, as explained above.

There are no archeological resources on or in close proximity to the project site.

**6) The Church will not create a hazard to human health.**

There is nothing before the Board to reasonably suggest that the construction or operation of the Church will create a hazard to human health. The Church will not involve the production, storage, or disposal of hazardous waste or chemicals, explosives, nor will the Church produce sources of emissions, dust, vibrations or substantial noise.

**7) The Church will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.**

The Church project will alter open space on the project site. However, for the reasons set forth above, the impact does not rise to the level of a significant adverse environmental impact. Moreover, none of the open space onsite is public open space or parkland from which the public will be excluded as a result of the project.

There are no agricultural or recreational resources on the project site, and the project will not affect such resources in the surrounding area.

**8) The Church will not encourage or attract a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action.**

The Church project will attract parishioners who will attend religious services at scheduled times of day throughout the week and on holidays. They will not remain onsite for more than a few hours. The only individuals who will remain onsite for more than a few days are the nine (9) Monks who reside in the Monastery on the premises and who will conduct religious services in the Church.

**9) The Church will not create a material demand for other actions that would result in one of the above consequences.**

There is nothing about the proposed Church's construction or operations that suggests it will require or cause actions that would trigger one of the foregoing impacts.

**10) The Church will not change two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.**

The proposed Church will not result in two or more environmental changes that, together, will constitute a significant adverse environmental impact, and there is nothing in the documents or information before the Board that suggests otherwise.

- 11) The Church will not cause two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

The proposed Church will not result in cumulative impacts that, taken together, will result in a significant adverse environmental impact, and there is nothing in the documents or information before the Board that suggests otherwise.

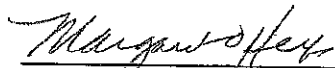
**AND BE IT FURTHER RESOLVED**, that:

- 1) The Board hereby adopts a Negative Declaration of Environmental Significance for the Church project, and accordingly, no environmental impact statement shall be prepared;
- 2) The Mayor is hereby authorized and directed to complete Part 3 of the FEAF by checking the appropriate box and signing their name on the Board's behalf; and
- 3) The Village Clerk is hereby directed to publish notice of this Negative Declaration immediately in the Environmental Notice Bulletin (ENB) available on the NYSDEC's website.

**WHEREUPON**, the Board of Trustees adopted the foregoing resolution by a vote of 4 to 1 at a duly noticed meeting of the Board held on March 13, 2024, with the members present voting as follows:

|                                |     |
|--------------------------------|-----|
| Douglas A. Dahlgard, Mayor     | AYE |
| Daniel W. White, Deputy Mayor  | AYE |
| Judith C. Ogden, Trustee       | NAY |
| L. Gordon Van Vechten, Trustee | AYE |
| Jeffrey D. Fischer, Trustee    | AYE |

Filed in the Office of the Village Clerk on the 13th day of March, 2024.

  
Margaret O'Keefe  
Village Clerk

**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

Agency Use Only [If applicable]  
 Project :  
 Date :

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

| <b>1. Impact on Land</b><br>Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)<br><i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i> |                             | <input type="checkbox"/> NO   | <input type="checkbox"/> YES       |
|---|-----------------------------|-------------------------------|------------------------------------|
|   | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action may involve construction on land where depth to water table is less than 3 feet.   | E2d                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may involve construction on slopes of 15% or greater.  | E2f                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.  | E2a                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.  | D2a                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action may involve construction that continues for more than one year or in multiple phases.  | D1e                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).   | D2e, D2q                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| g. The proposed action is, or may be, located within a Coastal Erosion hazard area.   | B1i                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| h. Other impacts: _____   |                             | <input type="checkbox"/>      | <input type="checkbox"/>           |

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|--|-----------------------------|-------------------------------|------------------------------------|
| <b>2. Impact on Geological Features</b><br>The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)<br>If "Yes", answer questions a - c. If "No", move on to Section 3. |                             |                               |                                    |
|  |                             | <input type="checkbox"/> NO   | <input type="checkbox"/> YES       |
|  | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. Identify the specific land form(s) attached: _____  | E2g                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark.<br>Specific feature: _____  | E3c                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. Other impacts: _____  |                             | <input type="checkbox"/>      | <input type="checkbox"/>           |

|   |                             |                               |                                    |
|---|-----------------------------|-------------------------------|------------------------------------|
| <b>3. Impacts on Surface Water</b><br>The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)<br>If "Yes", answer questions a - l. If "No", move on to Section 4. |                             |                               |                                    |
|   |                             | <input type="checkbox"/> NO   | <input type="checkbox"/> YES       |
|   | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action may create a new water body.   | D2b, D1h                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.  | D2b                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.   | D2a                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.  | E2h                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.   | D2a, D2h                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.  | D2c                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).  | D2d                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.  | D2e                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.  | E2h                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| j. The proposed action may involve the application of pesticides or herbicides in or around any water body.   | D2q, E2h                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.  | D1a, D2d                    | <input type="checkbox"/>      | <input type="checkbox"/>           |

|                                  |  |                          |                          |
|----------------------------------|--|--------------------------|--------------------------|
| I. Other impacts: _____<br>_____ |  | <input type="checkbox"/> | <input type="checkbox"/> |
|----------------------------------|--|--------------------------|--------------------------|

#### 4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.  
(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☐ NO

☐ YES

*If "Yes", answer questions a - h. If "No", move on to Section 5.*

|  | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|--|-----------------------------|-------------------------------|------------------------------------|
| a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.                           | D2c                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer.<br>Cite Source: _____ | D2c                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may allow or result in residential uses in areas without water and sewer services.  | D1a, D2c                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action may include or require wastewater discharged to groundwater.  | D2d, E2l                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.            | D2c, E1f, E1g, E1h          | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.   | D2p, E2l                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.                   | E2h, D2q, E2l, D2c          | <input type="checkbox"/>      | <input type="checkbox"/>           |
| h. Other impacts: _____<br>_____   |                             | <input type="checkbox"/>      | <input type="checkbox"/>           |

#### 5. Impact on Flooding

The proposed action may result in development on lands subject to flooding.  
(See Part 1. E.2)

☐ NO

☐ YES

*If "Yes", answer questions a - g. If "No", move on to Section 6.*

|  | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|--|-----------------------------|-------------------------------|------------------------------------|
| a. The proposed action may result in development in a designated floodway.                                 | E2i                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may result in development within a 100 year floodplain.                             | E2j                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may result in development within a 500 year floodplain.                             | E2k                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action may result in, or require, modification of existing drainage patterns.              | D2b, D2e                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action may change flood water flows that contribute to flooding.                           | D2b, E2i, E2j, E2k          | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade? | E1c                         | <input type="checkbox"/>      | <input type="checkbox"/>           |

|                         |  |                          |                          |
|-------------------------|--|--------------------------|--------------------------|
| g. Other impacts: _____ |  | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------|--|--------------------------|--------------------------|

| <b>6. Impacts on Air</b><br>The proposed action may include a state regulated air emission source. <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span><br>(See Part 1. D.2.f, D.2.h, D.2.g)<br><i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i> |                             |                               |                                    |
|--|-----------------------------|-------------------------------|------------------------------------|
|  | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:  |                             |                               |                                    |
| i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> )   | D2g                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O)  | D2g                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)  | D2g                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> )   | D2g                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions  | D2g                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| vi. 43 tons/year or more of methane  | D2h                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.   | D2g                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.  | D2f, D2g                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.   | D2g                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.  | D2s                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. Other impacts: _____  |                             | <input type="checkbox"/>      | <input type="checkbox"/>           |

| <b>7. Impact on Plants and Animals</b><br>The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span><br><i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i> |                             |                               |                                    |
|---|-----------------------------|-------------------------------|------------------------------------|
|   | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.   | E2o                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.   | E2o                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.  | E2p                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.   | E2p                         | <input type="checkbox"/>      | <input type="checkbox"/>           |

|   |     |                          |                          |
|---|-----|--------------------------|--------------------------|
| e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.                               | E3c | <input type="checkbox"/> | <input type="checkbox"/> |
| f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community.<br>Source: _____                                  | E2n | <input type="checkbox"/> | <input type="checkbox"/> |
| g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.              | E2m | <input type="checkbox"/> | <input type="checkbox"/> |
| h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat.<br>Habitat type & information source: _____ | E1b | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.  | D2q | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Other impacts: _____   |     | <input type="checkbox"/> | <input type="checkbox"/> |

| <b>8. Impact on Agricultural Resources</b>   |                             |                               |                                    |
|--|-----------------------------|-------------------------------|------------------------------------|
| The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)   |                             | <input type="checkbox"/> NO   | <input type="checkbox"/> YES       |
| <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>  |                             |                               |                                    |
|  | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.   | E2c, E3b                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).  | E1a, E1b                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.   | E3b                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District. | E1b, E3a                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action may disrupt or prevent installation of an agricultural land management system.  | E1 a, E1b                   | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.   | C2c, C3, D2c, D2d           | <input type="checkbox"/>      | <input type="checkbox"/>           |
| g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.   | C2c                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| h. Other impacts: _____  |                             | <input type="checkbox"/>      | <input type="checkbox"/>           |

**9. Impact on Aesthetic Resources**

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☐ NO☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

|  | Relevant Part I Question(s) | No, or small impact may occur                        | Moderate to large impact may occur                   |
|--|-----------------------------|--|--|
| a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.  | E3h                         | <input type="checkbox"/>                             | <input type="checkbox"/>                             |
| b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.  | E3h, C2b                    | <input type="checkbox"/>                             | <input type="checkbox"/>                             |
| c. The proposed action may be visible from publicly accessible vantage points:<br>i. Seasonally (e.g., screened by summer foliage, but visible during other seasons)<br>ii. Year round                               | E3h                         | <input type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/> |
| d. The situation or activity in which viewers are engaged while viewing the proposed action is:<br>i. Routine travel by residents, including travel to and from work<br>ii. Recreational or tourism based activities | E3h<br>E2q,<br>E1c          | <input type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/> |
| e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.   | E3h                         | <input type="checkbox"/>                             | <input type="checkbox"/>                             |
| f. There are similar projects visible within the following distance of the proposed project:<br>0-1/2 mile<br>1/2 -3 mile<br>3-5 mile<br>5+ mile   | D1a, E1a,<br>D1f, D1g       | <input type="checkbox"/>                             | <input type="checkbox"/>                             |
| g. Other impacts: _____  |                             | <input type="checkbox"/>                             | <input type="checkbox"/>                             |

**10. Impact on Historic and Archeological Resources**

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

|   | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|-----------------------------|-------------------------------|------------------------------------|
| a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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. | E3e                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.  | E3f                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory.<br>Source: _____   | E3g                         | <input type="checkbox"/>      | <input type="checkbox"/>           |

|  |                            |                          |                          |
|--|----------------------------|--------------------------|--------------------------|
| d. Other impacts: _____  |                            | <input type="checkbox"/> | <input type="checkbox"/> |
| If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:  |                            |                          |                          |
| i. The proposed action may result in the destruction or alteration of all or part of the site or property.   | E3e, E3g, E3f              | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. The proposed action may result in the alteration of the property's setting or integrity.   | E3e, E3f, E3g, E1a, E1b    | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting. | E3e, E3f, E3g, E3h, C2, C3 | <input type="checkbox"/> | <input type="checkbox"/> |

| <b>11. Impact on Open Space and Recreation</b><br>The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.<br>(See Part 1. C.2.c, E.1.c., E.2.q.)<br>If "Yes", answer questions a - e. If "No", go to Section 12. |                                  |                               |                                    |
|--|----------------------------------|-------------------------------|------------------------------------|
|  |                                  | <input type="checkbox"/> NO   | <input type="checkbox"/> YES       |
|  | Relevant Part I Question(s)      | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.  | D2e, E1b E2h, E2m, E2o, E2n, E2p | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may result in the loss of a current or future recreational resource.  | C2a, E1c, C2c, E2q               | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may eliminate open space or recreational resource in an area with few such resources.   | C2a, C2c E1c, E2q                | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action may result in loss of an area now used informally by the community as an open space resource.   | C2c, E1c                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. Other impacts: _____  |                                  | <input type="checkbox"/>      | <input type="checkbox"/>           |

| <b>12. Impact on Critical Environmental Areas</b><br>The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)<br>If "Yes", answer questions a - c. If "No", go to Section 13. |                             |                               |                                    |
|--|-----------------------------|-------------------------------|------------------------------------|
|  |                             | <input type="checkbox"/> NO   | <input type="checkbox"/> YES       |
|  | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.   | E3d                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.  | E3d                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. Other impacts: _____  |                             | <input type="checkbox"/>      | <input type="checkbox"/>           |

**13. Impact on Transportation**  
 The proposed action may result in a change to existing transportation systems. ☐ NO ☐ YES  
 (See Part 1. D.2.j)  
*If "Yes", answer questions a - f. If "No", go to Section 14.*

|   | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|-----------------------------|-------------------------------|------------------------------------|
| a. Projected traffic increase may exceed capacity of existing road network.                           | D2j                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may result in the construction of paved parking area for 500 or more vehicles. | D2j                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action will degrade existing transit access.  | D2j                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action will degrade existing pedestrian or bicycle accommodations.                    | D2j                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action may alter the present pattern of movement of people or goods.                  | D2j                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. Other impacts: _____   |                             | <input type="checkbox"/>      | <input type="checkbox"/>           |

**14. Impact on Energy**  
 The proposed action may cause an increase in the use of any form of energy. ☐ NO ☐ YES  
 (See Part 1. D.2.k)  
*If "Yes", answer questions a - e. If "No", go to Section 15.*

|  | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|--|-----------------------------|-------------------------------|------------------------------------|
| a. The proposed action will require a new, or an upgrade to an existing, substation.   | D2k                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use. | D1f, D1q, D2k               | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.  | D2k                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.  | D1g                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. Other Impacts: _____  |                             |                               |                                    |

**15. Impact on Noise, Odor, and Light**  
 The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☐ YES  
 (See Part 1. D.2.m, n., and o.)  
*If "Yes", answer questions a - f. If "No", go to Section 16.*

|  | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|--|-----------------------------|-------------------------------|------------------------------------|
| a. The proposed action may produce sound above noise levels established by local regulation.   | D2m                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home. | D2m, E1d                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may result in routine odors for more than one hour per day.   | D2o                         | <input type="checkbox"/>      | <input type="checkbox"/>           |

|   |          |                          |                          |
|---|----------|--------------------------|--------------------------|
| d. The proposed action may result in light shining onto adjoining properties.                           | D2n      | <input type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions. | D2n, E1a | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Other impacts: _____   |          | <input type="checkbox"/> | <input type="checkbox"/> |

#### 16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part I.D.2.q., E.1. d. f. g. and h.)

☐ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

|   | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|-----------------------------|-------------------------------|------------------------------------|
| a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.   | E1d                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The site of the proposed action is currently undergoing remediation.   | E1g, E1h                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.   | E1g, E1h                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).   | E1g, E1h                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.                               | E1g, E1h                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health. | D2t                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| g. The proposed action involves construction or modification of a solid waste management facility.  | D2q, E1f                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| h. The proposed action may result in the unearthing of solid or hazardous waste.  | D2q, E1f                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.  | D2r, D2s                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.  | E1f, E1g<br>E1h             | <input type="checkbox"/>      | <input type="checkbox"/>           |
| k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.   | E1f, E1g                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| l. The proposed action may result in the release of contaminated leachate from the project site.  | D2s, E1f,<br>D2r            | <input type="checkbox"/>      | <input type="checkbox"/>           |
| m. Other impacts: _____   |                             |                               |                                    |

| 17. Consistency with Community Plans  |                                   | <input type="checkbox"/> NO   | <input type="checkbox"/> YES       |
|---|-----------------------------------|-------------------------------|------------------------------------|
| The proposed action is not consistent with adopted land use plans.<br>(See Part 1. C.1, C.2. and C.3.)<br><i>If "Yes", answer questions a - h. If "No", go to Section 18.</i> |                                   |                               |                                    |
|   | Relevant Part I Question(s)       | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).   | C2, C3, D1a<br>E1a, E1b           | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.                              | C2                                | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action is inconsistent with local land use plans or zoning regulations.   | C2, C2, C3                        | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action is inconsistent with any County plans, or other regional land use plans.   | C2, C2                            | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.          | C3, D1c,<br>D1d, D1f,<br>D1d, E1b | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.                                | C4, D2c, D2d<br>D2j               | <input type="checkbox"/>      | <input type="checkbox"/>           |
| g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)                             | C2a                               | <input type="checkbox"/>      | <input type="checkbox"/>           |
| h. Other: _____   |                                   | <input type="checkbox"/>      | <input type="checkbox"/>           |

| 18. Consistency with Community Character  |                                | <input type="checkbox"/> NO   | <input type="checkbox"/> YES       |
|---|--------------------------------|-------------------------------|------------------------------------|
| The proposed project is inconsistent with the existing community character.<br>(See Part 1. C.2, C.3, D.2, E.3)<br><i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i> |                                |                               |                                    |
|   | Relevant Part I Question(s)    | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.  | E3e, E3f, E3g                  | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)  | C4                             | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.  | C2, C3, D1f<br>D1g, E1a        | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.   | C2, E3                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action is inconsistent with the predominant architectural scale and character.  | C2, C3                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. Proposed action is inconsistent with the character of the existing natural landscape.  | C2, C3<br>E1a, E1b<br>E2g, E2h | <input type="checkbox"/>      | <input type="checkbox"/>           |
| g. Other impacts: _____   |                                | <input type="checkbox"/>      | <input type="checkbox"/>           |

Project:

Date:

14 2025

**Full Environmental Assessment Form**  
**Part 3 - Evaluation of the Magnitude and Importance of Project Impacts**  
**and**  
**Determination of Significance**

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*[Signature]*

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status:

☐ Type 1

☐ Unlisted

Identify portions of EAF completed for this Project: ☐ Part 1

☐ Part 2

☐ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the \_\_\_\_\_ as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: *Monastery of the Glorious Ascension - Special Permit*

Name of Lead Agency: *Head of the Harbor Board of Trustees*

Name of Responsible Officer in Lead Agency: *Douglas Dahlgaard*

Title of Responsible Officer: *Mayor*

Signature of Responsible Officer in Lead Agency: *[Signature]* Date: *3/13/24*

Signature of Preparer (if different from Responsible Officer): *[Signature]* Date: *3/13/24*

**For Further Information:**

Contact Person: *Margaret O'Keefe*

Address: *500 N. Country Rd. St. James, NY 11780*

Telephone Number: *631-584-5550*

E-mail: *OKEEFFEM@optonline.net*

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

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**VILLAGE OF HEAD OF THE HARBOR  
BOARD OF TRUSTEES**

**RESOLUTION APPROVING THE APPLICATION OF THE MONASTERY OF THE GLORIOUS  
ASCENSION, INC. (a/k/a MONASTERY OF ST. DIONYSUS) FOR A SPECIAL PERMIT FOR  
THE CONSTRUCTION AND OPERATION OF A HOUSE OF WORSHIP AT 481 NORTH  
COUNTRY ROAD, ST. JAMES, NY 11780 (SCTM: 0801-007.00-03.00-029.001, 037.000)**

**WHEREAS**, the Monastery of the Glorious Ascension, Inc. ("Applicant"), owner of the premises known as 481 North Country Road, Saint James, New York (SCTM: 0801-007.000-03.00-029.001, 037.000), has applied to the Village of Head of the Harbor Board of Trustees ("Board of Trustees"), pursuant to Section 165-23(B)(1) of the Village Code, seeking a special permit to construct and operate of a house of religious worship ("Church") on said premises; and

**WHEREAS**, on October 12, 2021, the Village of Head of the Harbor Planning Board issued a report and recommendation to the Board of Trustees in accordance with the referral made to it pursuant to Section 165-36 of the Village Code; and

**WHEREAS**, Sections 81-24(D), (F), (H), and (I) of the Village Code require that the proposed Church be classified as a Type I Action for purposes of environmental review pursuant to the State Environmental Quality Review Act (SEQRA); and

**WHEREAS**, on December 7, 2021, the Board of Trustees issued to all Involved Agencies a written Notice declaring its intent to act as Lead Agency ("Lead Agency Notice") for purposes of conducting a coordinated SEQRA review for the Church project; and

**WHEREAS**, the Village duly referred the application to the Suffolk County Planning Commission pursuant to GML § 239-m, which agency returned a finding of "local determination" without significant county-wide or inter-community impacts, dated March 1, 2022; and

**WHEREAS**, the Board of Trustees conducted a duly noticed public hearing on the special permit application on May 17, 2023, which hearing was held over and continued on June 21st and November 15, 2023; and

**WHEREAS**, following the close of the public hearing on November 15, 2023, the Board of Trustees held the record open for written comment until December 13, 2023; and

**WHEREAS**, the record is now closed; and

**WHEREAS**, there being no opposition to the Board's Lead Agency Notice at the expiration of the 30-day period, the Board of Trustees adopted a resolution on December 21, 2022, declaring itself Lead Agency for purposes of SEQRA; and

**WHEREAS**, on March 13, 2024, the Board of Trustees adopted a resolution issuing a negative declaration of environmental significance ("Negative Declaration") for the Church project, and accordingly, no further environmental review is required and no environmental impact statement shall be prepared; and

**WHEREAS**, the Board of Trustees has reviewed and considered all of the evidence in the records, including oral testimony and correspondence received from the Applicant and its representatives, opponents of the Church project and their counsel, and other interested

members of the public, during the public hearing and within the 30-day post-hearing written comment period.

**NOW THEREFORE, BE IT RESOLVED**, that the Board of Trustees of the Village of Head of the Harbor hereby makes the following findings concerning the proposed Church:

- 1) The Applicant is a not-for-profit charitable corporation organized in the State of Georgia and consisting of an Order of Monks belonging to the Russian Orthodox Church.
- 2) The subject premises at 481 North Country Road, St. James, NY 11780 consists of two contiguous tax lots known as SCTM: 0801-007.00-03.00-029.001 and 037.000 containing a total of 4.605 acres, hereinafter the "Property".
- 3) The Applicant's Property is situated in the St. James Historic District listed in the State and National Registers of Historic Places.
- 4) The Applicant's Property is home to Timothy House, a historic structure listed on the State and National Registers of Historic Places.
- 5) The Applicant currently utilizes Timothy House as a Monastery, which serves as the residence and place of worship for their Order.
- 6) The Applicant seeks a special use permit to construct and operate a new 3,341 square-foot place of worship (Church) on the Property for local religious services and other activities associated with the Applicant's religious Order.
- 7) The Applicant's Property is situated in the Village's Residence "A" Zoning District.
- 8) **Relevant Village Code Provisions.** Pursuant to Village Code § 165-23(B), "[c]hurches and other places of religious worship" are permitted in the Residence "A" District by special permit from this Board, provided that they are "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."

Furthermore, the general special permit criteria set forth in Village Code § 165-36, require that, in order for this Board to grant a special permit, it must find that:

- 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.

Additionally, in accordance with relevant provisions of the Village's regulations concerning the Preservation of Scenic and Historic Resources:

- a. Structures shall be located on their sites in a manner which retains views and overlooks, preserves open space and provides visual organization to a site. The overall site topography and vegetative density and character shall be retained and maintained to the maximum extent after site development.
- b. The mass, shape, color, reflective qualities and texture of materials to be used in a structure shall be a harmonious complement to adjacent properties and the overall site topography and vegetative composition, as viewed from roads, water or the opposite shore.
- c. Historic structures and landmarks shall be retained, if practicable, as an important component of the visual environment.
- d. Construction in or adjacent to any historic district shall not present an intrusive or disharmonious element in the historic district. Village Code §§ 165-61(B), 165-62(C), (D), (E).

Finally, the Board of Trustees must also take into consideration the criteria for the Preservation of Historic Areas set forth in Village Code Chapter 107, including, but not limited to, the two-hundred-foot (200 ft.) buffer from North Country Road (NY-25A) required for new construction along the Route 25A historic corridor.

- 9) **Timothy House.** The Applicant's Property is currently improved with an existing, two-story residence known as "Timothy House". Timothy House is a historic structure listed on the State and National Registers of Historic Places. It is also a contributing resource to the St. James Historic District, which is a Town of Smithtown-designated historic district that is also listed on the State and National Registers of Historic Places.

According to historical sources, Timothy House was originally constructed around 1800. In the 1830s, Ebenezer Smith gifted the home to his son, Timothy Carl Smith, both of them members of the Smith family for which Smithtown is named. In the early 1900s, architect Lawrence Smith Butler constructed substantial additions to the home and relocated it to its present location set back more than 400 feet from North Country Road at the end of a driveway flanked on each side by Sugar Maples that Butler planted.

The Board recognizes that Timothy House is both a historical and architectural resource for the Village and the St. James Historic District. Moreover, the Board recognizes that the contextual landscape on which Timothy House sits is important to maintaining its historic and architectural character.

- 10) **The Van Liew Covenants.** Perhaps Timothy House's most celebrated owner and occupant was Mrs. Barbara Ferris Van Liew, a notable historical preservationist and former Village Historian. Mrs. Van Liew was a notable authority on the preservation of Long Island's history and architecture. In addition to many other accomplishments, Mrs. Van Liew served an instrumental role in the establishment of the St. James, Mill Pond and Branch Historic Districts, and the saving of many historic homes along North Country Road. She was also versed in legal methods for advancing historic preservation, a subject on which she had several books

in her personal library. Indeed, as the Village Historian, Ms. Van Liew helped draft some of the Village's earliest historic preservation laws. The Village and this Board continue to be profoundly grateful to Ms. Van Liew and her efforts to preserve the unique history and character of this community, and Long Island as a whole.

In 1973, Mrs. Van Liew recorded a "Historic Place and Open Space Easement Deed" against the Applicant's Property in which she included various provisions for the preservation of Timothy House and the surrounding grounds as a historical resource. For reasons that are unclear, Mrs. Van Liew later recorded a second "Historic Place and Open Space Easement" against the Applicant's Property in 1997 that largely reiterates the 1973 covenants. However, the 1997 covenants add significant detail concerning the "fundamental features" of Timothy House that are to be given special consideration. The 1997 covenants also expressly state that the easement imposes no legal obligation upon the Village or its boards to enforce the covenants and restrictions recited therein. The 1973 and 1997 covenants and restrictions put in place by Barbara Van Liew are hereinafter sometimes referred to together as the "Van Liew Covenants".

Opponents of this project argue that the Van Liew Covenants impose an absolute prohibition against the building of any structure in the open space between the Timothy House and North Country Road. After lengthy consideration of these arguments and the plain text of the Van Liew Covenants, the Board does not agree.

Both Van Liew Covenants contain the following controlling language:

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...

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.

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 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.

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

The Board finds that the foregoing language does not impose an absolute prohibition against further development on the Applicant's Property. Indeed, there is no statement expressly or impliedly to that effect. Rather, the foregoing language grants the Village significant discretion

to decide whether a proposed development on the Property is or is not consistent with the preservation goals expressed in the Van Liew Covenants.

Alternatively, opponents of this project argue that the proposed Church violates the Van Liew Covenants, even without an absolute prohibition on further development, because the project is contrary to the spirit and intent of what Ms. Van Liew would have wanted for the Property. The Board disagrees on this point as well.

At the outset, the Board cannot decide a present-day land use application based upon what Ms. Van Liew *might have wanted*, if she were presented with the proposal during her lifetime. The Board is constrained to the fair and uniform application of the Village's zoning code, and in this particular instance, to the application of the Van Liew Covenants to the extent they are valid and binding covenants against the Property. To that end, the Board is bound to apply the Van Liew Covenants based upon what the plain text states, and not based upon what some believe they were meant to say.

Being well-versed in historic preservation, including conservation easements, the Board assumes that Ms. Van Liew was keenly aware of the language she used not once, but identically in both of the Van Liew Covenants. If Ms. Van Liew intended for the covenants to create an absolute bar against further development on the Property, she would have put language to that effect in the covenants. She did not. In fact, with respect to the second covenant recorded in 1997, Ms. Van Liew added language expressly stating that the Village is under no legal obligation to enforce the covenants and restrictions imposed therein.

The Board is also not persuaded by the letters or testimony of Jeffere F. Van Liew, Mrs. Van Liew's son. In his letters of September 9, 2021, and August 19, 2023, and during the public hearings, Mr. Van Liew objected to this project claiming reverence for the Van Liew Covenants and his alleged knowledge of his mother's wishes for the future of the Property. However, it is notable that during his ownership of the Property, Mr. Van Liew petitioned the Village, and even threatened legal action, to remove the Van Liew Covenants to allow him to operate a commercial bed-and-breakfast on the Property. These facts are a matter of public record in the Village's property file, which contains several letters and other correspondence with Mr. Van Liew in which he demands the removal of the Van Liew Covenants. Mr. Van Liew's efforts were unsuccessful and he later sold the property to Ms. Gillian Stewart in 2006. Ms. Stewart, in turn, sold the Property to the Applicant in 2018.

Notwithstanding these facts, the Board of Trustees recognizes the importance of Timothy House, the Property, and Ms. Van Liew's efforts to preserve them. The Board finds that the Van Liew Covenants are valid and enforceable covenants on the Applicant's Property, and that it will apply them in rendering a decision on this application.<sup>1</sup> Taking into account the Van Liew Covenants, the Applicant's plans, input from Village consultants and residents, the response from the New York Office of Parks, Recreation and Historic Preservation, and the conditions of approval set forth herein, the Board finds that the proposed Church **will not violate** the Van Liew Covenants for the reasons that follow.

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<sup>1</sup> The recording of the 1997 covenants calls into question the continued validity of the earlier, 1973 covenants, which are largely repeated, but modified by the later 1997 covenants. However, the Board makes no conclusion on this issue as it has chosen to read and apply the Van Liew Covenants together for purposes of this application.

#### **11) The Applicant's Efforts to Comply with the Van Liew Covenants**

The Applicant filed its application to this Board in June, 2020.<sup>2</sup> In accordance with Village Code § 165-36, this Board referred the application to the Village of Head of the Harbor Planning Board ("Planning Board") for report and recommendation. At that time, the proposal called for a 3,027 square foot church building, with commercial kitchen, a 885-square foot roofed-over porch, and associated patios, walkways, and two parking areas with stalls for 43 passenger vehicles. The proposed church building was to be located roughly in the center of the Applicant's Property and 147.9 feet from North Country Road, well within the 200-foot buffer established pursuant to Village Code § 107-2 (see "Character of the Area").

On October 12, 2021, the Planning Board issued a report and recommendation to deny the application. This Board formally accepted that report at its regular meeting on October 20, 2021. According to the report, the Planning Board's chief concerns regarding the project were the proposed Church's location within the 200-foot buffer from North Country Road and incomplete information regarding various aspects of the project, including traffic and parking, input from the State Office of Parks, Recreation and Historic Preservation ("OPRHP"), and the lack of project alternatives. The Planning Board also expressed doubt that any church could be built on the Property without detracting from its open space character.

On October 15, 2021, the Village received correspondence from the Applicant's incoming counsel, Buzzell, Blanda & Visconti, LLP, indicating that the Applicant planned to work through the "open issues" regarding the project. Thereafter, there was a considerable lull in activity on the application while the Applicant collected missing data and made notable revisions to the project's configuration.

On November 21, 2022, the Applicant submitted a revised site plan for the project accompanied by a cover letter, revised Full Environmental Assessment Form (FEAF), Part 1, and correspondence from the OPRHP. As shown on the revised site plan, the proposed Church was to be located 271.5 feet from North Country Road and 77 feet east of the main driveway leading to Timothy House. The new location complied with the 200-foot buffer and increased the distance between the proposed Church and Timothy House. The accompanying letter from the OPRHP stated that the project, as revised, will not adversely affect Timothy House or the St. James Historic District, provided the site and house are documented in accordance with the State's guidelines.

During the public hearing process, the Applicant's immediate neighbor to the east, Natasha Acker at 483 North Country Road, appeared in opposition to the project. In sum, Ms. Acker objected to the project out of concern for the Church's proximity to her home and potential issues related to noise, lighting, traffic, and trespassing.<sup>3</sup> Taking Ms. Acker's unique situation into account, the Board asked the Applicant to relocate the proposed Church once again to mitigate potential impacts to Ms. Acker while also complying with the 200-foot buffer from North Country Road.

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<sup>2</sup> The application the Applicant filed is the Village's joint application for special permit and site plan approval, the latter of which is under the jurisdiction of the Village of Head of the Harbor Planning Board.

<sup>3</sup> Ms. Acker's attorney, Glenn Gruder, Esq., also appeared in opposition to the project claiming that the project and use violate the Van Liew Covenants. The Board rejects Mr. Gruder's claims for the reasons stated in the body of this resolution.

On January 25, 2024, the Trustees conducted staggered site visits of the Property. The location of the proposed Church and wrap-around porch were staked out in the field to show the full building footprint and its distance of 271.5 feet from North Country Road. The Trustees and the Applicant again discussed the possibility of relocating the proposed Church for a second time to address Ms. Acker's concerns. Ms. Acker was also in attendance and participated in discussions.

On February 12, 2024, the Applicant delivered a revised set of plans to the Village entitled "Key Plot Plan, Occupant Load Calcs, Site Plan, Site Section, Zoning Analysis, Parking Calculations", dated July 7, 2019, and revised February 10, 2024, prepared by Mark Wittenberg, R.A., P.C. Architect, and the "Floor Plans", dated July 7, 2019, and last revised November 17, 2021, also prepared by Mark Wittenberg, R.A., P.C. Architect. Under the revised plans, the proposed Church will be 201.1 feet from North Country Road at its nearest point, and will be 55.2 feet from Ms. Acker's property line at its nearest point. Ms. Acker's residence will be more than 350 feet away. Moreover, as represented by the Applicant's attorney, all site lighting will be dark-sky compliant and kept to the minimum required for public safety and security standards. Timothy House is not part of the application and will remain in its present location and condition in accordance with the Van Liew Covenants.

Finally, on March 11, 2024, the Applicant submitted "Key Plot Plan, Occupant Load Calcs, Site Plan, Site Section, Zoning Analysis, Parking Calculations", dated July 7, 2019, and last revised March 7, 2024 (the "Site Plan"), prepared by Mark Wittenberg, R.A., P.C. Architect. The Site Plan is generally consistent with the prior version, dated February 10, 2024, except that all parking is relocated behind (north of) the proposed Church so as to be screened from view from North Country Road.

Based upon the foregoing, the Board finds that the Applicant has struck an acceptable balance between its right to further its religious purpose and the legitimate goals expressed in the Van Liew Covenants for the preservation of Timothy House and open space character of the Property. Specifically, the Board finds that the open space character on the Property is being preserved to the maximum extent feasible by maintaining appropriate distance from Timothy House while complying with the 200-foot buffer from North Country Road and accounting for the unique consideration given to the Church's immediate neighbor, Ms. Acker. Timothy House itself is not the subject of this application, and will not be changed, modified, or otherwise affected by the project. Additionally, all parking will be adequately shielded from view from North Country Road and from adjoining properties so as to minimize visual impact from the historic corridor. Accordingly, the Board finds that the proposed Church will not "mar or detract from the Property's environment". The Board further concludes that the proposed Church will not "fundamentally alter the historic character of the House and the open space character of the Property" nor "destroy or impair the historic and open space value of the Property". Therefore, the project is consistent with the Van Liew Covenants.

## **12) Analysis of the Special Permit Criteria and Code Provisions.**

In accordance with Village Code § 165-36, the Board of Trustees finds:

- 1) **The location and size of the proposed Church, the nature and intensity of the operations involved in and 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 the project will be in harmony with the appropriate and orderly development of the Residence "A" District.** The proposed Church is a special permit use in the Residence "A" District. This means the proposed use is presumptively compatible with the district, provided certain enumerated criteria are met. The operations associated with the Church will include religious services and activities necessary for the Applicant's religious purpose. The commercial kitchen in the Church basement has been significantly reduced in size to alleviate concern that the Church could be used as a venue for wedding receptions and non-religious social functions. Additionally, the Trustees discussed with the Applicant the possibility of reducing the size of the Church to allow greater preservation of open space. The Applicant's representative explained that the spaces within the Church serve specific religious functions unique to the Applicant's needs. Consequently, the Church cannot be reduced in size without detracting from its functionality. Likewise, the wrap-around porch (which will be on three sides of the building) serves as part of religious processions in addition to serving as shelter from the elements. The Site Plan, last revised March 7, 2024, indicates that the total footprint of all existing and proposed structures on the Property is 8,217 square feet, or 4.06% of the Property's total area. Moreover, as explained above, the proposed site layout provides acceptable distancing between the proposed Church and Timothy House, North Country Road, and adjoining properties to maintain the open space character of the Property. Based on this information, the Board is satisfied that the scale of the proposed Church will not overwhelm the 4.605 acres on which it will be located. Nevertheless, the Board has developed the conditions of approval set forth herein, which the Board finds to be reasonable and adequate protections for the district and surrounding properties, and to which the Applicant has agreed. Therefore, the project will preserve both the open space character of the Property and the rural character of the Route NY-25A corridor.
- 2) **The location, nature and height of the proposed Church, 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.** The Board finds that the nature and location of the proposed Church are acceptable for the reasons already articulated above. The height of the proposed Church complies with the maximum height restriction in the Residence "A" District. No new walls or fences are proposed. The landscaping on the site consists of the allée of Sugar Maples, wooded areas, and the lawn/meadow that runs from North Country Road to Timothy House. These features will all be preserved to the maximum extent possible, as set forth above and mandated in the conditions of approval. Landscaping around the proposed Church will provide additional screening to soften the Church's appearance from North Country Road.
- 3) **Operations in connection with the proposed Church will not be more objectionable to nearby properties than would be the operations of any permitted use not requiring a special permit.** As stated above, the proposed Church use is presumptively compatible with the surrounding Residence "A" District. There is no credible evidence before the Board to suggest that its operations will be more objectionable than the as of right uses in the district, which include government facilities and public parks. See Village Code § 165-23(A). Nevertheless, the Board has deemed it reasonable to impose the

conditions of approval set forth herein. The proposed Church use will not be objectionable, provided the conditions of approval are observed.

- 4) **Parking space will be of adequate size for the proposed Church 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.** The Applicant has provided a Traffic Statement prepared by Atlantic Traffic + Design ("Atlantic"), originally dated July 29, 2021, and last revised September 6, 2023. With regard to parking, the Traffic Statement concludes that the proposed parking of 36 parking stalls exceeds the projected peak parking demand for the proposed use, which Atlantic estimates to be 31 stalls. The Traffic Statement was vetted by the Village's own independent traffic engineer, VHB, which provided comments that were addressed in the final version of the Statement, dated September 6, 2023. Nevertheless, in more recent versions of the plans for the project, the Applicant increased the total number of parking spaces to 43 stalls, which includes 36 stalls, 4 ADA stalls, and 3 land-banked stalls. In order to reduce site disturbance and maximum open space, the Applicant should consider, but is not required to land-bank additional stalls until they become necessary. All parking is proposed to be located behind the proposed Church, and therefore, will be adequately screened from North Country Road. The site entrances/exits are existing and will remain in their present locations and conditions, except that the apron for the main driveway on Lot 29.1 it to be widened in accordance with the Site Plan. The Atlantic report also concludes that there is adequate sight distance for both existing driveways on the Property and that there will not be a negative impact on road safety. Incidentally, the Applicant has agreed that the main driveway itself shall not be widened so as to avoid disturbing the Sugar Maples.
- 5) **Adequate arrangements for maintenance of the premises, for refuse removal and for sewage disposal will be provided.** The Van Liew Covenants will not be affected by this resolution. Therefore, there is existing adequate provision for the maintenance of Timothy House. By law, the proposed Church use will be maintained in accordance with the NYS Uniform Fire Prevention and Building Code, NYS Property Maintenance Code, and relevant provisions of the Village Code. The Applicant will be required to make necessary arrangements for refuse removal, and may be ordered to install a dumpster and enclosure, if the Village Building Inspector finds one necessary. Per the Site Plan, sewage generated by the Church will be treated and disposed of through a new onsite sanitary system, which the Board finds to be acceptable. The actual approval authority for the design and location of the proposed system is the Suffolk County Department of Health Services ("Health Department"). The Applicant is responsible for securing the Health Department's approval for the project before a certificate of occupancy will be issued.
- 6) **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.** The applicable filing fee for this application has been paid.

In accordance with the relevant provisions of Village Code §§ 165-61 and 165-62, the Board of Trustees finds:

- 1) **Structures shall be located on their sites in a manner which retains views and overlooks, preserves open space and provides visual organization to a site. The overall site topography and vegetative density and character shall be retained and maintained to the maximum extent after site development.** The Board finds that project, as revised, satisfies all of the foregoing requirements for the reasons set forth above with respect to the preservation of the views from North Country Road and adjoining properties, and the preservation of open space and existing vegetation on the Property. Site topography will not change as the result of this project.

- 2) **The mass, shape, color, reflective qualities and texture of materials to be used in a structure shall be a harmonious complement to adjacent properties and the overall site topography and vegetative composition, as viewed from roads, water or the opposite shore.** The preliminary elevations presented to the Board indicate that the proposed Church will feature composite siding and asphalt roof shingles, the color and style of which are to be determined. The Board of Trustees is retaining jurisdiction over the architectural review of this project pursuant to Village Code § 107-1 and will finalize these aspects of the proposed Church after site plan approval and prior to the issuance of any permits.
- 3) **Historic structures and landmarks shall be retained, if practicable, as an important component of the visual environment.** Timothy House is not included as part of this application and will continue to be maintained in accordance with the Van Liew Covenants. The open space that provides context for Timothy House is being preserved, as explained above. Therefore, this criterion is satisfied.
- 4) **Construction in or adjacent to any historic district shall not present an intrusive or disharmonious element in the historic district.** The Board finds that the project is neither intrusive nor disharmonious with the St. James Historic District for all the reasons set forth above. The Board finds that the project is a positive adaptive reuse that will preserve Timothy House as an asset for the Village and the St. James Historic District. This fact has been confirmed by the OPRHP, with which the Applicant will be required to consult again on the final, Site Plan prior to the issuance of permits.

Finally, in accordance with Village Code, Chapter 107, the Board of Trustees finds:

- 1) **The proposed changes shall not create a depreciation of the adjacent historic structures.** The proposed Church will not depreciate the value of Timothy House or any other historic structure in the St. James Historic District for the reasons articulated above, which are incorporated by reference as though fully set forth herein.
- 2) **The proposed changes shall not be inconsistent with the general appearance of the area.** The project will preserve the open space character of the Property and the rural character of the North Country Road (Route NY-25A) corridor for the reasons articulated above, which are incorporated by reference as though fully set forth herein.
- 3) **The bulk and location of the buildings must be appropriate to maintain the character of the area.** The size and location of the proposed Church are consistent with the open space character of the Property and the rural character of the North Country Road (Route 25A) corridor for the reasons articulated above, which are incorporated by reference as though fully set forth herein.

Therefore, for all the foregoing reasons, the Board finds that the Applicant has made the requisite showing pursuant to Village Code § 165-23(B) that the proposed Church is "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."

### **13) Miscellaneous Comments.**

- 1) Property values. During the public hearings, certain members of the public claimed that a Church will negatively impact the value of surrounding properties. On its face, the assertion that a house of worship is a detriment to property values is questionable, and here, it finds no support in the record before this Board. The commenters who offered this

- claim made only generalized assertions of negative property values that were not supported by any professional reports or data to support them.
- 2) Accessory Structure. Opponents of the project have repeatedly asserted that the proposed Church is an "accessory structure" that will dwarf the principal structure (i.e. Timothy House). This Board rejects the assertion that the Church is an "accessory structure". The Village Code identifies "Churches and other places of religious worship" as special permit uses, which are a principal uses in the Residence "A" District. See Village Code § 165-23(B)(1). Permitted accessory uses are listed in Village Code § 165-23(C). Inasmuch as the Monks who will operate the Church reside and will continue to reside on the premises to conduct religious services, the Church and Timothy House are, together, a "place of religious worship" as a single use.
  - 3) Referral to Planning Board. During the public hearing process, certain commenters asserted that the revised site plan should have been referred back to the Planning Board for further report and recommendation. The Board disagrees. At the outset, the Village Code does not mandate multiple referrals to the Planning Board. See Village Code § 165-36. The Board duly referred the application to the Planning Board, which then issued a report and recommendation on October 12, 2021, which this Board then accepted on October 20, 2021. Thereafter, the Applicant responded to the Planning Board's report and recommendation by moving the proposed Church outside the 200-foot buffer and by providing the information that was missing or deficient during the Planning Board's review. No changes have been made to the plans that might warrant a second round of review by the Planning Board, and to do so would have been an inefficient and unfair waste of the Village's and the Applicant's time. Indeed, one of the individuals who argued for returning the application to the Planning Board also argued, both in writing and in verbal comment, that the Board's decision on this application is long overdue. The Board does not see what would have been gained by sending the application back to the Planning Board, especially when the application has already been vetted over the course of three years and has been the subject of three formal hearing dates and several informational meetings.
  - 4) Denial Based on Alleged Violation of the Village Code. In his letter to the Board of July 26, 2023, attorney Glenn Gruder, Esq., asserts that the Board lacks authority to approve this application because the Applicant's existing use of the Property as a place of worship without a special permit violates the zoning code and triggers Section 165-40, which reads: "No permit shall be issued for a special use for a property where there is an existing violation of this Part 1." The Board rejects this argument. At the outset, the Applicant has explained to this Board that its current use of the Property is a Monastery, a use which is defined as the living quarters for a religious order. Indeed, the Applicant's name is "Monastery of the Glorious Ascension, Inc.". Lacking a separate space in which to worship, the Monks currently engage in their religious practices in their residence, and permit parishioners to join them, similar to Bible or scripture study. The Applicant now seeks to build a church as a formal space in which to practice and to be able to serve members of their congregation. The Building Inspector has not issued any summons or notice of violation to the Applicant, and no enforcement proceeding has been adjudicated or even commenced. Therefore, there is no open "violation" for purposes of Section 165-40. Even if this were not so, the argument Mr. Gruder advances is unduly harsh and impractical. Under Mr. Gruder's theory, if a use exists in the Village that requires but does not have a special permit to operate, Section 165-40 would make it impossible for the property owner to legalize their property, even if the use complies or is brought into full compliance with the zoning code's standards. The Building Inspector has not advocated such a draconian interpretation of our code, and this Board declines to do so as well. Like any other property owner in the Village, the Applicant has the right to bring their Property into compliance with our laws and to further improve it in accordance with what the zoning code allows.

**AND BE IT FURTHER RESOLVED**, that upon the foregoing findings, the Board of Trustees hereby **GRANTS** the Applicant's request for special permit, subject to the following conditions, which the Trustees deem reasonable and necessary to protect the surrounding community:

- 1) The special permit granted by this resolution is personal to the Applicant and cannot be sold, assigned or otherwise transferred without the prior approval of the Board of Trustees. Any attempt to sell, assign or transfer the special permit to a third party without the Board of Trustees' prior consent shall be null, void, and of no force or effect.
- 2) The special permit granted by this resolution is based upon the "Key Plot Plan, Occupant Load Calcs, Site Plan, Site Section, Zoning Analysis, Parking Calculations", dated July 7, 2019, and last revised March 7, 2024, prepared by Mark Wittenberg, R.A., P.C. Architect (the "Site Plan"), and the Floor Plans, dated July 7, 2019, and last revised November 17, 2021, also prepared by Mark Wittenberg, R.A., P.C. Architect (the "Floor Plans"). Although some elements of the Site Plan may change in the course of the Applicant's site plan application to the Planning Board, the Church's location, footprint and floorplans and the general lay-out and design of the site, including driveways, parking areas, the existing garage and existing accessory buildings and structures, except as set forth herein, shall be consistent with the Site Plan and Floor Plans presented to this Board and all requirements of this Approval shall be included as part of the site plan.
- 3) There shall be no further development on the Property. For purposes of this condition, "development" means the construction of a new structure and additions to existing structures. The following are not considered "development": (i) the maintenance, repair or upkeep of the Timothy House in accordance with the Van Liew Covenants; (ii) the maintenance, repair, or upkeep of the Church and all other improvements shown on the Site Plan; (iii) gardening and farming activities north of the Timothy House; (iv) the rehabilitation or reconstruction of the existing carriage house/garage; or (v) the installation, maintenance, repair or replacement of utility facilities, posts, pillars, gates, and/or fences, all of the foregoing being permitted subject to the Village's permitting and approval requirements.
- 4) All areas shown on the Site Plan as "Open Lawn Area" or "Natural Vegetation" shall be maintained in their present condition in perpetuity, excluding normal pruning, trimming, mowing, and replanting, as needed, as well as the installation of utility facilities, posts, pillars, gates, and/or fences, subject to the Village's permitting and approval requirements. Specifically, but not limiting the foregoing:
  - a. The buffer from North Country Road (NY-25A) to the Church, measuring 201.1 feet at its nearest point, shall be maintained as open space in perpetuity, excluding normal pruning, trimming, mowing, and replanting, as needed, as well as the installation of utility facilities, posts, pillars, gates, and/or fences, subject to the Village's permitting and approval requirements. Trees may be removed from Tax Lot 37 as may be necessary to allow smooth access over the driveway and driveway easement located thereon, subject to the Village's permitting and approval requirements.
  - b. The allée of Sugar Maples along the main driveway shall be maintained, except for ordinary trimming and pruning *and replacement*.
  - c. All *healthy* existing trees on the Property 12" caliper or larger shall be preserved. All permitted future tree removal on the premises shall be done in accordance with Chapter 149 of the Village Code, entitled "Trees".
  - d. The vegetation along North Country Road (NY-25A) shall be maintained in its present condition, except for ordinary trimming, pruning, and replanting, as needed.
  - e. Any vegetation removed during construction of the Church shall be replanted prior

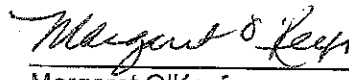
- to the issuance of a certificate of occupancy, unless the Applicant posts a bond with the Village in an amount equal to the replacement value of the vegetation.
- 5) As part of the Applicant's site plan application, the Applicant shall provide a landscaping plan. The plan shall detail all trees to be preserved; all trees and vegetation that will be removed and replaced in connection with construction; and proposed landscaping to augment the buffer between the Property and the Acker residence.
  - 6) All parking areas and driveways shall be gravel. The Applicant shall not park or permit the parking of vehicles on the allée of Sugar Maples along the main driveway, or on the shared driveway located on Lot 37, or the lawn or other natural areas of the Property. The Applicant shall install barriers such as wheel stops and curbs to prevent vehicles from driving and parking on the lawn and other natural areas.
  - 7) Parishioners of the Church shall be required to use the main driveway to enter and leave the Property. A chain or other minimally intrusive barrier shall be installed to prevent parishioners from accessing the "dirt and stone driveway" on Lot 37, which serves as the sole means of access to the Acker residence.
  - 8) Site lighting shall be kept to the minimum required for public safety and security purposes, shall be dark-sky compliant, and shall otherwise comply with Chapter 111 of the Village Code (Lighting, outdoors).
  - 9) The storage container and lattice fence are not approved structures. Accordingly, the lattice and all storage containers shall be removed from the Property within thirty (30) days after issuance of the certificate of occupancy for the Church.
  - 10) The Applicant shall not be required to install the proposed dumpster shown on the Site Plan, unless the Village determines that one is necessary to adequately address garbage being generated on the Property. If a dumpster is installed, the Building Inspector may order the Applicant to install adequate security measures and screening to prevent animal intrusion and adverse visual impacts affecting adjoining properties.
  - 11) Lots 29.1 and 37 are deemed merged for purposes of the Village's zoning and shall not be subdivided in any manner to create separate lots in the future.
  - 12) The Village Building Department shall issue permits for the construction of the Church in two phases. Phase 1 shall be the issuance of a foundation permit. Phase 2 shall be the issuance of a general building permit for all other improvements associated with this application.
    - a. No foundation or building permit shall be issued until the Applicant:
      - i. Executes and records a Declaration of Covenants and Restrictions, in a form acceptable to the Village Attorney, that memorializes conditions 1 through 10 herein, and grants the Village the right to enforce said covenants and restrictions through injunctive relief and all other remedies available at law and equity;
      - ii. provides to the Village Building Inspector a construction plan and detailed tree preservation plan showing how materials, vehicles and equipment will be brought onto the Property, and how construction activities will be completed without damaging or destroying the allée of Sugar Maples along the main driveway; and
      - iii. provides to the Village an updated comment letter from OPRHP or provides proof OPRHP has had at least three months to review a revised submission and has not issued comments.
    - b. No foundation permit shall be issued until the Applicant stakes out the building footprint in the field and it is verified by the Building Inspector.
    - c. No building permit shall be issued for the Church until the foundation is completed and the Building Inspector verifies that it is poured in the correct location.

- 13) No certificate of occupancy shall be issued until the Health Department has granted final approval for the proposed onsite sanitary system.
- 14) Nothing contained in this resolution or the special permit it grants shall be construed as authorizing the Applicant to operate a wedding venue or commercial event space, or to otherwise hold wedding receptions on the premises, all of which are prohibited in the Residence "A" Zoning District.
- 15) Nothing contained in this resolution or the special permit it grants shall be construed as granting the Applicant permission to operate a school on the Property, and the Applicant's representatives have expressly represented that the Applicant does not intend to operate a school on the premises.
- 16) Nothing contained in this resolution or the special permit it grants shall be construed as limiting or modifying the covenants and restrictions set forth in the Van Liew Covenants, which shall remain in full legal force and effect.
- 17) Pursuant to Village Code § 107-1(A), the Board of Trustees retains jurisdiction over the Church for purposes of architectural review. Separate application to the Board of Architectural Review is not required.
- 18) This approval shall expire three (3) years after the date of the issuance of the last discretionary approval by a village board having jurisdiction over the Applicant's project unless the Applicant has completed construction and obtained a Certificate of Occupancy for the church and the associated site improvements. The Village Board may grant one or more extensions upon the Applicant's timely request and showing of good cause for why the extension should be granted.

**WHEREUPON**, the Board of Trustees adopted the foregoing resolution by a vote of 4 to 1 at a duly noticed meeting of the Board held on March 13, 2024, with the members present voting as follows:

|                                |     |
|--------------------------------|-----|
| Douglas A. Dahlgard, Mayor     | AYE |
| Daniel W. White, Deputy Mayor  | AYE |
| Judith C. Ogden, Trustee       | NAY |
| L. Gordon Van Vechten, Trustee | AYE |
| Jeffrey D. Fischer, Trustee    | AYE |

Filed in the Office of the Village Clerk on the 13th day of March, 2024.

  
Margaret O'Keefe  
Village Clerk



HEAD OF THE HARBOR

JAN 16 2025

RECEIVED M. J. P.

**To:**  
Company:  
Fax: 6318621417  
Phone:

**From: Jennifer.Magioncalda@dot.ny.gov**  
Fax:  
Phone:  
E-mail: Jennifer.Magioncalda@dot.ny.gov

---

**NOTES:**

NYSDOT Case #89649-Monastery of Glorious Ascension (St. Dionysios), 481 North Country Road NY25A, St James '0801007000300029001

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HEAD OF THE HARBOR

JAN 16 2025

RECEIVED *McLeish*

Good morning Mr. Wittenberg:

Please find attached the Comment Letter for NYSDOT Case # 89649-Monastery of Glorious Ascension (St. Dionysios), 481 North Country Road NY25A, St James for your response.

If you have any questions or concerns, please feel free to contact Ms. Yasine Foster at (631)952-6022 or by email at [Yasine.foster@dot.ny.gov](mailto:Yasine.foster@dot.ny.gov).

Thank you for your cooperation,

JENNIFER MAGIONCALDA  
Office Assistant 2

Department of Transportation  
Traffic and Safety-Permits  
250 Veterans Memorial Highway, Room 6A-7  
Hauppauge, NY 11788  
(631) 952-6022 | [jennifer.magioncalda@dot.ny.gov](mailto:jennifer.magioncalda@dot.ny.gov)  
[www.dot.ny.gov/permits](http://www.dot.ny.gov/permits)



HEAD OF THE HARBOR

IAN 16 2025

RECEIVED *W. L. L.*

KATHY HOCHUL  
Governor

MARIE THERESE DOMINGUEZ  
Commissioner

RICHARD B. CAUSIN, P.E.  
Regional Director

January 16, 2025

Mr. Mark Wittenberg, R.A.  
Mark Wittenberg, R.A., P.C.  
655 Park Avenue  
Huntington, NY 11743

Monastery of Glorious Ascension (St. Dionysios)  
481 North Country Road  
NY25A, Saint James  
SCTM: 0801007000300029001  
NYSDOT Case No. 89649

Dear Mr. Wittenberg:

This letter is regarding the plans for the referenced project which were submitted to us for review on December 6, 2024 along with your application for a New York State Department of Transportation (NYSDOT) Highway Work Permit (HWP).

Prior to approval of site work within the State Right-of-Way (ROW) and issuance of a NYSDOT Highway Work Permit, the following items must be addressed:

1. All work in the State ROW shall be called out with leader lines and item numbers.
2. On Sheets SP1 and DOT-1, label the proposed driveway type in accordance with NYSDOT 608-03 Standard Sheets.
3. Show and label the proposed driveway type and detail in accordance with NYSDOT 608-03 Standard Sheets, referencing the sheet under the detail.
4. The item numbers have been updated. All asphalt placed in the State Road shall be 'Superpave' Warm Mix Asphalt (WMA):

|              |                     |                       |
|--------------|---------------------|-----------------------|
| 404.0981     | Top Course.....     | 2"                    |
| 404.1989     | Binder Course.....  | 3"                    |
| 404.2589     | Base Course.....    | 6", in two 3" layers. |
| 304.10119917 | Subbase Course .... | 6"                    |
| 407.0102     | Diluted Tack Coat   |                       |
5. The NYSDOT Region 10 Pavement Repair Details (DWG No.'s PR-2A to PR-10) have been updated. Include the updated guide sheets in the plans.
6. Label any utilities proposed within the State ROW as; 'By others, under separate Utility Highway Work Permit from NYSDOT'. This label should be added where the proposed utility work is shown in the plans.

HEAD OF THE HARBOR

JAN 16 2025

RECEIVED 

There may be more comments when detailed plans are submitted for our review.

Please submit revised plans, and a response letter. We need one paper and an electronic copy of each of these items in PDF format. Plans shall be on 11X17 paper and in a legible font size. All documents should be combined into a single PDF file. The response letter shall state how, and where in the plans, the above comments are addressed, item by item.

Review of the subject project is being coordinated by Ms. Yasmine Foster (631-952-6022, [Yasmine.Foster@dot.ny.gov](mailto:Yasmine.Foster@dot.ny.gov)). Please send all correspondence to her attention. Refer to the subject case number and County tax map number in all correspondence.

Thank you for your cooperation concerning this matter.

Very truly yours,

*Olumuyiwa fajolu*

Olumuyiwa Fajolu, PE  
Permits Section Manager  
Traffic Safety and Mobility

OF:YF:jm

CC: Village of Head of the Harbor  
Ms. Margaret O'Keefe, Village Administrator/Clerk



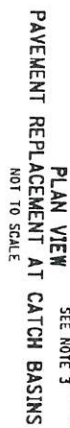




IAN 16 2025

CHECK

PROJECT MANAGER

REVISED 07/09/24

PD

|         |   |
|---------|---|
| BRIDGES | C |
|---------|---|

## EXERCISES

ALL DIMENSIONS IN IN UNLESS OTHERWISE SPECIFIED

| NOTED | CONTRACT NUMBER |
|-------|-----------------|
|       |                 |

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS LIST WITHOUT RECORDING THE STATUS OF A LICENSED PROFESSIONAL AS ALTERED. THE ALIENING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL SIGN THE DOCUMENT AND INCLUDE THE NOTATION ALIENED BY THEIR SIGNATURE, THE DATE OF SIGN ALIENATION, AND A SPECIFIC DESCRIPTION OF THE ALIENATION.

|  |             |       |
|--|-------------|-------|
| PAYMENT REPLACEMENT AND<br>DRAINAGE STRUCTURE<br>MODIFICATIONS | DRAWING NO. | PR-20 |
|  | SHEET NO.   |       |



NEW YORK  
STATE  
DEPARTMENT OF  
TRANSPORTATION

Department of  
Transportation

NOTES:

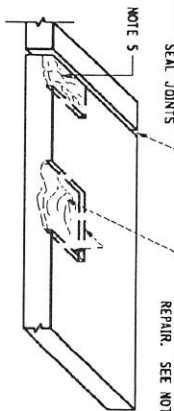
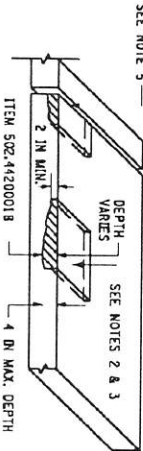
1. PLACE A 36-INCH LONG #6, GRADE 60 STEEL EPOXY COATED

JAN 16 2025

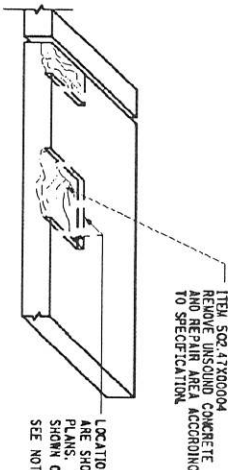
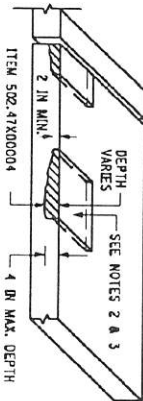
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DATE/TIME = 18-JUL-2024 12:13  
USER = oadavay

DESIGN SUPERVISOR \_\_\_\_\_ JOB MANAGER \_\_\_\_\_ DESIGN \_\_\_\_\_ CHECK \_\_\_\_\_ DRAFTING \_\_\_\_\_ CHECK \_\_\_\_\_ PROJECT MANAGER \_\_\_\_\_

NOTE TO DESIGNER:  
1. SELECT ONE OF THE TWO DETAIL APPROACHES TO REPAIR PROJECT REPAIR WITH CEMENTITIOUS OR NON-CEMENTITIOUS MATERIAL.  
2. CONSULT WITH CONSTRUCTION OR PAYMENT MANAGEMENT TO DETERMINE THE TYPE OF REPAIR MATERIAL TO USE IN THE CONTRACT.  
3. THE PLAN AND ELEVATION NOTES PERTAIN TO THE TYPE OF REPAIR MATERIAL USED IN THE PROJECT.  
4. DESIGNER SHALL SELECT THE X-VALUE (1 OR 2) FOR ITEM 502.417X00004 BASED ON THE PROVIDED METHOD FOR ESTABLISHING REPAIR BOUNDARIES.



CONCRETE SPALL REPAIR  
USING CEMENTITIOUS REPAIR MATERIAL



CONCRETE SPALL REPAIR  
WHEN USING NON-CEMENTITIOUS REPAIR MATERIAL

- NOTES:
1. TO ENSURE ALL DEFECTIVE CONCRETE IS REMOVED, A 2-INCH MINIMUM VERTICAL FACE AROUND THE PERIMETER OF A PATCH SHALL BE LOCATED AT THE EXTREME EDGE OF SOUND CONCRETE, AS DETERMINED BY THE ENGINEER.
  2. ANY STEEL REINFORCEMENT INCLUDING WIRE MESH ENCOUNTERED IN THE REPAIR AREA SHALL BE REMOVED. PAYMENT FOR THIS WORK SHALL BE INCLUDED UNDER THE REPAIR ITEM.
  3. THE MAXIMUM REPAIR AREA SHALL BE 10 SQUARE FEET (10 SF).
  4. THE CONTRACTOR IS ALERTED THAT SPALL REPAIRS LISTED IN THE TABLES OR THE GENERAL PLANS MAY BE CONVERTED BY THE ENGINEER TO FULL DEPTH CONCRETE REPAIRS PAID UNDER THE FULL DEPTH CONCRETE REPAIR ITEM UNDER THE FOLLOWING CIRCUMSTANCES:
    - A. HAMMER SOUNDINGS OR OTHER INVESTIGATION AT THE REPAIR AREA PRIOR TO SPALL REPAIR WORK SHALL BE USED TO DETERMINE LIMITS OF WORK UNDER THE REPAIR ITEM. IF AREA NEEDING TO BE REPAIRED IS EXCESSIVE, THE ENGINEER WILL DETERMINE IF REPAIR WILL PROCEED AS PARTIAL DEPTH REPAIR OR FULL DEPTH REPAIR. THE CONTRACTOR WILL BE INFORMED ACCORDINGLY.
    - 5. FOR REPAIRS UNDER ITEM 502.44200018, WHEN A SPALL REPAIR IS ADJACENT TO A PAVEMENT JOINT, IT WILL BE NECESSARY TO INSTALL A FORM WITHIN THE JOINT TO RETAIN THE CONCRETE. THIS FORM SHALL EXTEND A SUFFICIENT DEPTH INTO THE JOINT TO PREVENT INTRUSION OF CONCRETE INTO THE JOINT AREA. ANY CONCRETE WHICH INTRUDES INTO THE JOINT SPACE SHALL BE REMOVED BY THE CONTRACTOR AT HIS EXPENSE, PRIOR TO SEALING THE JOINT. THE FORM SHALL BE COATED WITH A SUITABLE RELEASE AGENT AS RECOMMENDED BY THE CONCRETE MANUFACTURER, WHERE NO JOINT EXISTS, SUCH AS IN A MID-SLAB SPALL, THE FORM SHALL NOT BE NECESSARY.
  6. FOR REPAIRS UNDER ITEM 502.44200018, WHEN A REPAIR OCCURS ON BOTH SIDES OF A LONGITUDINAL JOINT, THE CONTRACTOR SHALL FORM A JOINT EQUAL IN WIDTH TO THE EXISTING JOINT FOR THE FULL DEPTH OF THE REPAIR.

AS-BUILT NOTATIONS  
DESCRIPTION OF ALTERATIONS

COUNTY \_\_\_\_\_ REGION 10 \_\_\_\_\_

PN \_\_\_\_\_

BRIDGES \_\_\_\_\_ CULVERTS \_\_\_\_\_

ALL DIMENSIONS IN FT UNLESS OTHERWISE NOTED  
SPALL REPAIRS IN PCC PAVEMENT  
WHEN PAYMENT IS NOT  
BEING RESURFACED

CONTRACT NUMBER  
DRAWING NO. PR-3  
SHEET NO. \_\_\_\_\_

APPROVAL  
ON

ALTERED BY  
ON

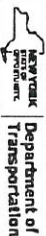
ITEM

DESCRIPTION

|               |  |
|---------------|--|
| 502.44200018  | PORTLAND CEMENT CONCRETE PAVEMENT PARTIAL - DEPTH REPAIRS  |
| 502.417X00004 | PARTIAL DEPTH REPAIR USING NON-CEMENTITIOUS MATERIAL, X METHOD                                   |
| 502.90010018  | CLEAN AND FILL CRACKS AND JOINTS IN PORTLAND CEMENT CONCRETE (PCC) PAVEMENT, ASTM D 6690 TYPE IV |

REVISED 06/14/24

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

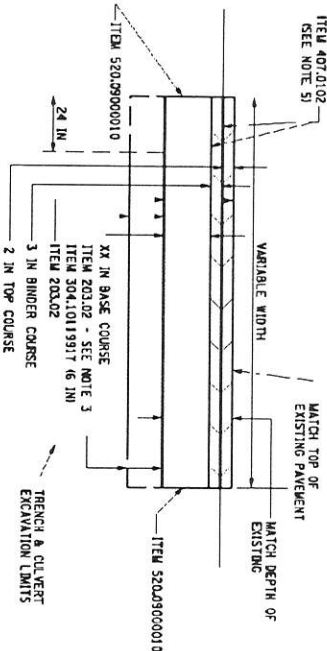
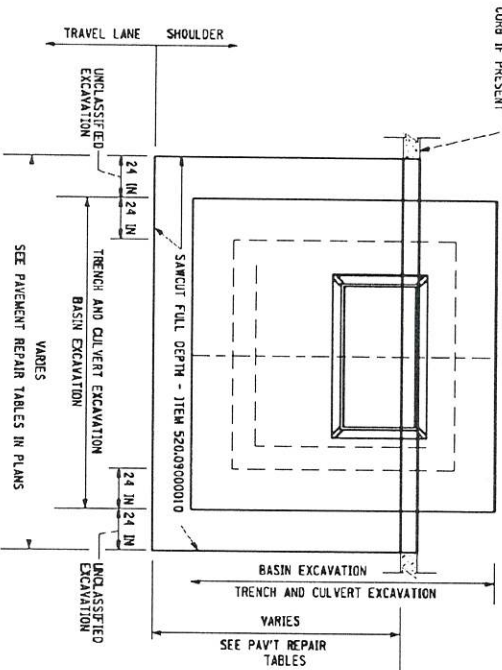
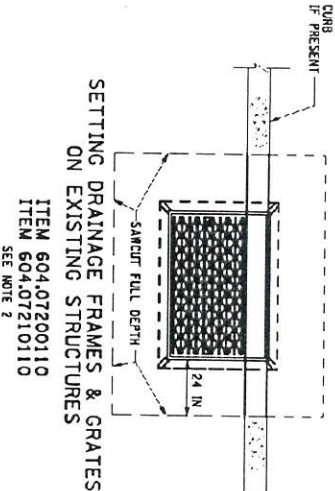
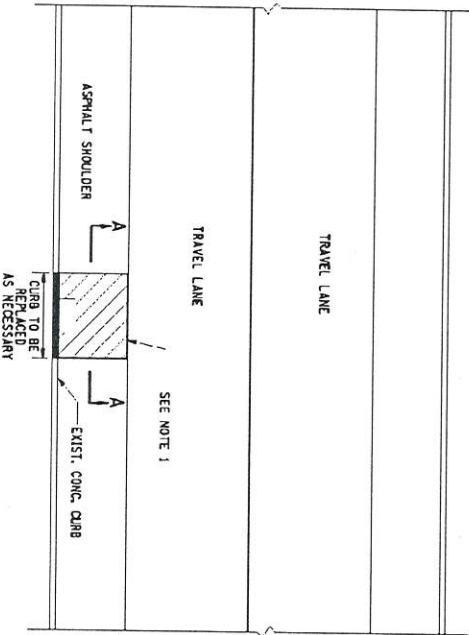


JAN 16 2025

FILE NAME = R10.pvnt.amd.dgn  
DATE/TIME = 01-FEB-2023 12:36  
USER = dfreeson3

DESIGN SUPERVISOR \_\_\_\_\_ JOB MANAGER \_\_\_\_\_ DESIGN \_\_\_\_\_ CHECK \_\_\_\_\_ DRAFTING \_\_\_\_\_

RECEIVED PROJECT MANAGER



NOTES:

1. WHEN A DRAINAGE STRUCTURE IS BEING REPLACED IN AN ASPHALT PAVEMENT, THE EXISTING ASPHALT SHALL BE REMOVED TO A MINIMUM OF 24 INCHES BELOW THE EXISTING ASPHALT SURFACE. THE EXCAVATION SHALL BE FILL WITH ASPHALT TO THE EXISTING ASPHALT SURFACE. IF 3 FT OR LESS OF THE ASPHALT SHOULD REMAINS BELOW THE BASIN EXCAVATION LIMITS, REMOVE THE REMAINING ASPHALT SHOULD TO THE TRAVEL LANE.

A. IN THE CASE WHERE A CONCRETE SLAB IS PRESENT IN THE TRAVEL LANE DO NOT CUT INTO THE SLAB IF THERE IS LESS THAN 24 INCHES CLEARANCE BETWEEN THE BASIN EXCAVATION, REMOVE WHATEVER WIDTH OF ASPHALT EXISTS BETWEEN THE EDGE OF THE BASIN EXCAVATION AND THE SLAB.

B. IN THE CASE WHERE IT BECOMES NECESSARY TO SANDCUT INTO FOR OR COMPOSITE PAVEMENT TO ACHIEVE A 24 INCHES CLEARANCE, THE SANDCUT SHALL BE FILL WITH ASPHALT TO THE EXISTING ASPHALT SURFACE. THE PAVEMENT REPAIR SHALL BE DETAILED IN DRAINAGE GUIDE RGS 98-2 AND PPS-31 A.0.B.E.

2. FOR ITEMS 604.07200110 & 604.07210110, REMOVE ASPHALT PAVEMENT FOR 24 INCHES IN ALL DIRECTIONS AROUND EXISTING GRATE. FOR THE ASPHALT REPAIR, MATCH TOP COURSE & LET BINDER VARY IN DEPTH. ALL REMOVAL AND RESTORATION COSTS ARE INCLUDED IN THIS ITEM.

3. AS DETERMINED BY THE ENGINEER, UNSTABLE MATERIALS FOUND BENEATH THE REMOVED PAVEMENT SHALL BE REMOVED TO A MINIMUM DEPTH OF 3 INCHES UNDER ITEM 203.02 AND SHALL BE FILL WITH ASPHALT TO THE EXISTING ASPHALT SURFACE. THE REMOVAL SHALL BE USED TO REMOVE THE TOP 5 INCHES OF THE REMAINING 1 INCH SHALL BE REMOVED WITH HAND TOOLS. ITEM 304.10119917 SHALL BE PLACED IN LIFTS NOT IN EXCESS OF 3 INCHES AND COMPACTED.

4. THE EXISTING PAVEMENT SHALL BE REMOVED BY A METHOD THAT SHALL NOT DISTURB THE SUBBASE ABOVE. ANY SUBGRADE DISTURBED SHALL BE COMPACTED AND FINE GRADED AT NO EXPENSE TO THE STATE.

5. DILUTED TACK COAT ITEM 407.0102 SHALL BE APPLIED BETWEEN ALL ASPHALT LIFTS.

AS-BUILT REVISIONS  
DESCRIPTION OF ALTERATIONS:

REVISION NO. \_\_\_\_\_

REVISED BY: \_\_\_\_\_

| ITEM         | DESCRIPTION  |
|--------------|--|
| 203.02       | UNCLASSIFIED EXCAVATION AND DISPOSAL                               |
| 304.10119917 | SUBBASE COURSE, TYPE 1011-2  |
| 520.09000010 | EXCAVATING ASPHALT CONCRETE  |
| 604.07200110 | SETTING NEW DRAINAGE FRAMES ON EXISTING DRAINAGE STRUCTURES        |
| 604.07210110 | RESETTING EXISTING DRAINAGE FRAMES ON EXISTING DRAINAGE STRUCTURES |
| 407.0102     | DILUTED TACK COAT  |

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SIGNATURE OF AN ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

NEW YORK  
Department of  
Transportation

ASPHALT SHOULDER REPAIR  
AT DRAINAGE STRUCTURE

SHEET NO. \_\_\_\_\_

CONTRACT NUMBER \_\_\_\_\_

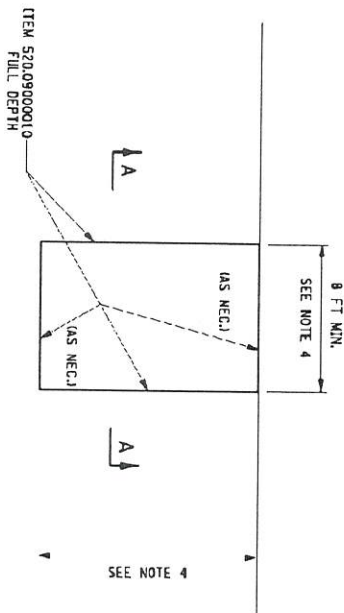
DRAWING NO. PR-4

- NOTES:
1. THE CONTRACTOR IS ADVISED THAT ALL CONCRETE PAVEMENT REPAIRS, AND ANY ASPHALT PAVING NECESSARY TO MATCH EXISTING OVERLAY DEPTHS, SHALL BE COMPLETED AND THE LANES OPENED TO TRAFFIC AT THE END OF THE WORK SHIFT. STEEL PLATING AS SHOWN ON THIS SHEET, SHALL ONLY BE USED FOR REPAIRS THAT ARE NOT READY TO ALLOW FOR THE OPENING OF THE LANES DUE TO CIRCUMSTANCES BEYOND THE CONTRACTOR'S CONTROL AND WITH THE FULL APPROVAL OF THE ENGINEER. THE FURNISHING OF ALL LABOR, MATERIALS (STEEL PLATES, TEMPORARY ASPHALT, SAW CUTTING, TEMPORARY TIMBER, PRECUTTED RESILIENT FILLER, MISCELLANEOUS HARDWARE, ETC.) AND EQUIPMENT NECESSARY TO COMPLETE THIS WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE. SEE NOTES 1 AND 2 ON DRAWING PR-24.
  2. NO ASPHALT PAVING SHALL BE DONE OVER FRESHLY PLACED CONCRETE PAVEMENT REPAIRS UNTIL THE CONCRETE HAS ACHIEVED A MINIMUM COMPRESSIVE STRENGTH OF 1,500 PSI. IN ADDITION, THE TOTAL COMPOSITE PAVEMENT REPAIR SHALL NOT BE OPENED TO TRAFFIC UNTIL THE CONCRETE HAS ACHIEVED A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
  3. IN THE EVENT THAT THE EXISTING OVERLAY IS MORE THAN 2 1/2 INCHES IN DEPTH, THE CONTRACTOR SHALL INSTALL A THICKNESS OF BLOCKING AND RESILIENT MATERIAL SUCH THAT THE SURFACE OF THE PLATING IS, AT MOST, 1/2 INCH BELOW THE EXISTING OVERLAY SURFACE.
  4. THE CONTRACTOR SHALL COVER REPAIRS LESS THAN OR EQUAL TO 10 FT LONG WITH A SINGLE PLATE. FOR REPAIRS LONGER THAN 10 FT, THE CONTRACTOR MAY USE MULTIPLE PLATES. IN SUCH CASES, THE JOINT BETWEEN THE PLATES SHALL BE LOCATED IN THE DIRECTION TRANSVERSE TO THE DIRECTION OF TRAVEL AND THE PLATES SHALL BE SECURED AS SHOWN IN THE DETAIL "TRANSVERSE JOINT IN PLATES".
  5. FASTENERS ALONG THE LONGITUDINAL EDGES SHALL BE LOCATED AT MAXIMUM 4 FT INTERVALS. THEY SHALL BE LOCATED SO AS TO EVENLY DIVIDE THE LENGTH OF THE PLATING.
  6. PLATES FOR PAVEMENT REPAIRS OVER 15 FT LONG SHALL BE SKID RESISTANT. THE STEEL PLATE SHALL BE COVERED WITH A TWO COMPONENT EPOXY SYSTEM CONTAINING ALUMINUM OXIDE ABRASIVE GRANULES (GORT) WHICH WILL UPON CURING RESULT IN A DURABLE HIGH SKID RESISTANT SURFACE. THIS MATERIAL AND METHOD SHALL CONFORM TO MILITARY SPECIFICATIONS MIL-D-23000A1 TYPE II SKIDPA OR APPROVED EQUALS.
  7. STEEL PLATING SHALL NOT REMAIN IN PLACE FOR MORE THAN THREE DAYS, OR REMAIN DURING WEEKENDS. STEEL PLATING, AS SHOWN ON THE DETAIL FOR OVERLAY PAVEMENT, SHALL ALSO BE USED AFTER THE REPAIR IS CURED TO THE SATISFACTION OF THE ENGINEER UNTIL THE ASPHALT OVERLAY IS REPLACED WITH A COURSE EQUAL TO THE EXISTING ASPHALT OVERLAY.
  8. THE CONTRACTOR SHALL CONTINUE HIS PLATING AND PLACEMENT OF CONCRETE TO NO MORE THAN ONE LANE IN EACH DIRECTION.
  9. FOR PAVEMENT REPAIRS, REFER TO TABLE OF PAVEMENT REPAIRS IN THE PLANS.
  10. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE THICKNESS OF BLOCKING REQUIRED TO BRING THE PLATING UP TO GRADE.



**CHECK**

NOT TO SCALE



5. DILUTED TACK COAT ITEM 407.0102 SHALL BE APPLIED BETWEEN ALL ASPHALT LIFTS.

|                  |  |
|------------------|--|
| CONTRACT NUMBER  |  |
| DRAWING NO. PR-7 |  |
| SHEET NO.        |  |

NEW YORK  
BUREAU OF  
TRANSPORTATION  
Department of  
Transportation

- NOTES:
1. AS ORDERED BY THE ENGINEER, THE CONTRACTOR SHALL REPAIR SPALL AREAS UNDER ITEM 633.15, IF THE AVERAGE DEPTH OF THE SPALL REPAIR IS MORE THAN 3 1/2 INCHES OR IF THE WIDTH OF THE SPALL REPAIR IS MORE THAN HALF THE WIDTH OF THE TRAVEL LANE. THE SPALL REPAIR MAY BE CONVERTED TO A FULL DEPTH REPAIR WITH THE APPROVAL OF THE ENGINEER.
  2. THE CONTRACTOR IS ALERTED THAT SPALLS REPAIRED UNDER ITEM 633.15 AS SHOWN IN THE TABLES OR THE GENERAL PLANS MAY BE CONVERTED BY THE ENGINEER TO FULL DEPTH CONCRETE REPAIRS PAID UNDER THE FULL DEPTH CONCRETE REPAIR ITEM UNDER THE FOLLOWING CIRCUMSTANCES:
    - A. HARMER SOUNDINGS OR OTHER INVESTIGATION INDICATE THAT THE REPAIR AREA PRIOR TO THE START OF SPALL REPAIR WORK UNDER ITEM 633.15 WILL DEFLECT THE LIMITS OR MORE UNDER ITEM 633.15. IF, IN THE OPINION OF THE ENGINEER, THE SOUNDINGS OR OTHER INVESTIGATION INDICATE THAT THE SIZE OF THE REPAIR WILL BE EXCESSIVE, HE WILL INFORM THE CONTRACTOR IF THE REPAIR IS TO BE MADE UNDER ITEM 633.15 OR IF THE REPAIR WILL BE MADE UNDER THE FULL DEPTH CONCRETE REPAIR ITEM INSTEAD.
    - B. IF SURFACE PREPARATION UNDER ITEM 633.15 HAS COMMENCED AND IN THE OPINION OF THE ENGINEER THE AREA TO BE REPAIRED MAY BECOME OR WILL BECOME EXCESSIVE, HE MAY ORDER THE CONTRACTOR TO STOP SURFACE PREPARATION UNDER THE PAYMENT EXCAVATION AND REPAIR ITEM IN THAT CASE, THE ENGINEER WILL MEASURE FOR PAYMENT UNDER ITEM 633.15 THE AREA ALREADY PREPARED. THE CONTRACTOR SHALL NOTIFY THE CONTRACTOR WHERE TO MAKE SANGUINS, PAID TO AND SATISFY THE CONTRACTOR WHERE TO MAKE SANGUINS, PAID TO AND UNDER THE ITEM FOR FULL DEPTH PORTLAND CEMENT CONCRETE LIFT-OUT. IF THE CONTRACTOR ELECTS NOT TO PERFORM THE FULL DEPTH REPAIR IMMEDIATELY, THE CONTRACTOR MAY AT HIS OWN EXPENSE, PLACE THE REPAIR AS SHOWN ON THE PLANS, OR USE A TEMPORARY WOOD PLATFORM FOR PAYMENT REPAIR AS SHOWN IN THE PLANS OR HE MAY AT HIS OWN EXPENSE PLACE MATERIAL MEETING THE REQUIREMENTS OF EITHER BINDER COURSE OR TOP COURSE ASPHALT ITEMS. THE CONTRACTOR SHALL COMPLETE EACH REPAIR WITHIN 48 HOURS OF THE INITIAL PAYMENT REMOVAL.
  3. ALL EXISTING TRANSVERSE EXPANSION JOINTS SHALL BE CLEANED, FILED AND SEALED UNDER ITEM 633.13. WHEN A SPALL REPAIR SPANS ACROSS OR STOPS AT A TRANSVERSE JOINT, THE CONTRACTOR SHALL CLEAN, FILL AND SEAL THE JOINT UP TO THE BOTTOM OF THE REPAIR UNDER ITEM 633.13. THE SPALL AREA SHALL BE



HEAD OF THE HARBOR

1 JAN 16 2025

FILE NAME = R10.pvt.ang.dgn  
DATE/TIME = 01-FEB-2023 12:57  
USER = dfreeman3

DESIGN SUPERVISOR

JOB MANAGER

DESIGN

CHECK

DRAFTING

CHECK

PROJECT MANAGER

|               |                |
|---------------|----------------|
| ALTER SEAL OR | ALTERED BY: OR |
|---------------|----------------|

AS-BUILT REVISIONS

DESCRIPTION OF ALTERATIONS:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER ANY ITEM IN ANY WAY. IF AN ITEM BEARING THE SIGNATURE OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL SIGN THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

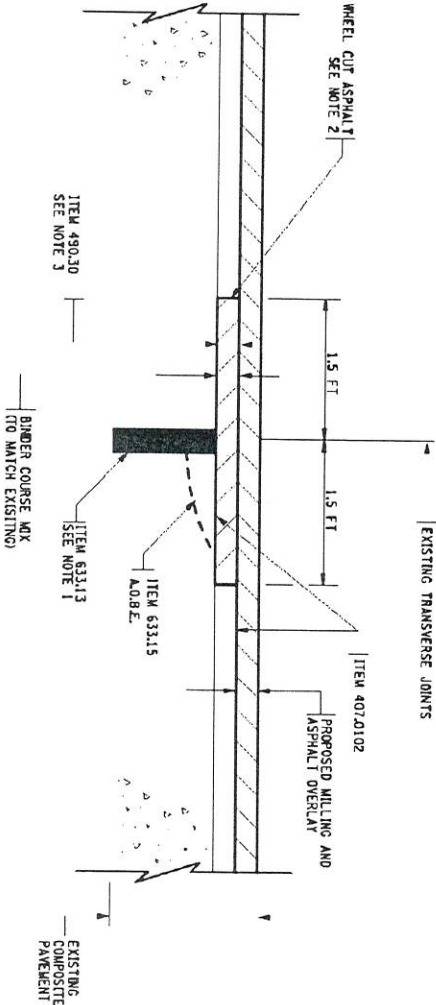
| ITEM     | DESCRIPTION  |
|----------|--|
| 407.0102 | DILUTED TACK COAT  |
| 490.30   | MISCELLANEOUS COLD MILLING OF BITUMINOUS CONCRETE            |
| 633.13   | CLEANING, SEALING AND/OR FILLING JOINTS                      |
| 633.15   | REMOVAL AND REPAIR OF LOOSE, BROKEN, OR SPALLED PCC PAVEMENT |

REVISED 01/24/23

|        |           |    |         |          |   |                   |
|--------|-----------|----|---------|----------|---|-------------------|
| COUNTY | REGION 10 | PM | BRIDGES | CULVERTS | ALL DIMENSIONS IN FT UNLESS OTHERWISE NOTED   | CONTRACT NUMBER   |
|        |           |    |         |          | TRANSVERSE JOINT REPAIR IN COMPOSITE PAVEMENT | DRAWING NO. PR-10 |
|        |           |    |         |          |   | SHEET NO.         |

NEW YORK STATE Department of Transportation

DETAIL B  
TYPICAL JOINT REPAIR AT EXISTING  
TRANSVERSE EXPANSION JOINTS  
NOT TO SCALE



- NOTES:
- EXISTING TRANSVERSE EXPANSION JOINTS SHALL BE CLEANED, FILLED AND SEALED UNDER ITEM 633.13.
  - NO SEPARATE PAYMENT WILL BE MADE FOR WHEEL CUTTING, BUT THE COST SHALL BE INCLUDED IN THE PRICE BID FOR ITEM 490.30.
  - NO SEPARATE PAYMENT WILL BE MADE FOR CLEANING THE PAVEMENT SURFACE AREA EXPOSED BY ITEM 490.30 PRIOR TO RESURFACING, BUT THE COST SHALL BE INCLUDED IN THE PRICE BID FOR MILLING.