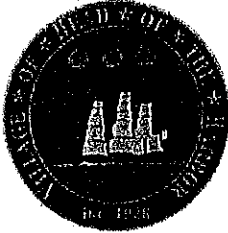


Incorporated Village of Head of the Harbor
500 North Country Road
St. James, NY 11780



Building Department (631) 584-5602
APPLICATION FOR BUILDING PERMIT

APPLICATION IS HEREBY MADE to the Building Inspector of the Village of Head-of-the-Harbor for the approval of the detailed statement and plans herewith submitted for the construction of the buildings, additions, or alterations herein described. The applicant agrees to comply with all provisions of the Building and Zoning Ordinances and with the provisions of all other laws and rules relating to the construction of said buildings, additions, or alterations, whether herein described or not.

Owner of Property:

(Name) MONASTERY OF ST. DIONYSIUS THE AREOPAGITE (Tel. #) 631-721-8150 (Fax) _____

(Address) 481 North Country Rd (NY 25A) St. James, N.Y. (preferred daytime phone #) _____

The person responsible for the supervision of the work insofar as the Building and village Zoning Ordinance apply is:

Name FR. VASILEIOS WILLARD

Address 481 North Country Rd. (NY 25A) St James Phone 631-721-8150

Name of Architect Mark Wittenberg Address 239 Laurel Rd. E. Northport Phone 631-673-0980

Name of Builder TBD Address _____ Phone _____

Name of Mason TBD Address _____ Phone _____

Name of Plumber TBD Address _____ Phone _____

Survey Certifying Site Location by

Name of Surveyor Hilbert Law Survey Address 11 Churchill Ln. San Rafael Phone 631-543-5139

☐

As defined in Village of Head of the Harbor Code § 165-5:

Construction of new:

- ☐ 1-family dwelling*
- ☐ guest house
- ☐ accessory building
- ☐ accessory structure
- ☐ dock/bulk heading*
- ☒ other Church

Alteration/addition:

- ☐ 1-family dwelling
- ☐ guest house
- ☐ accessory building
- ☐ accessory structure
- ☐ other _____

Installation/Upgrade:

- ☐ gas/oil
- ☐ electrical
- ☐ plumbing
- ☐ windows
- ☐ other _____

Miscellaneous:

- ☐ Tree Removal
- ☐ Demolition
- ☐ Relocation
- ☐ Grade changes
- ☐ curb cuts*
- ☐ other _____

* may require appropriate forms for the Planning Board - Site plan and/or subdivision applications.

ESTIMATE COST OF PROPOSED WORK \$ TBD ☐

NO OCCUPANCY PERMITTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

Information pertinent to obtaining certificate of occupancy

- a. Final Inspection, Building Department Approval
- b. Submit a copy of a final survey indicating compliance with minimum zoning set back requirements (guaranteed to the Inc. Village of head of the Harbor)
- c. Submit a copy of laboratory water analysis.
- d. Submit county Board of Health Certificate on water supply and sewage disposal.
- e. Submit New York State Board of Fire Underwriters certificate, covering all electrical installations.
- f. Village approval of drainage provisions run off onto Village roads and/or adjoining property:

WORKMEN'S COMPENSATION INSURANCE

Pursuant to Section 57 of the Workmen's Compensation Law a Certificate of Insurance on the Standard Form Approved by the Industrial Commissioner must be filed with this application covering all operations in connection therewith. If not filed with this application, a certificate will be furnished by _____ Policy No. _____

Surety _____ Exp. Date _____

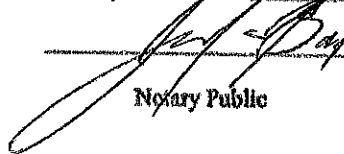
AFFIDAVIT
(Designate Capacity of Affiant)

State of New York
County of Suffolk
Village of Head of the Harbor

} SS.

The undersigned (Owner, Owner's Agent, Architect, Contractor) being duly sworn, says that the statements contained in this application, together with the plans and specifications submitted, are a true and complete statement of all proposed work to be done on the described premises and that all provisions of the applicable ZONING ORDINANCE, BUILDING CONSTRUCTION CODE, and all other laws pertaining to the proposed work shall be complied with, whether specified or not, and that such work is authorized by the owner.

Sworn to before me this
21st day of August 2025


Notary Public

Signature Hark Vasiliadis
Owner, Owner's Agent, Architect, Contractor
Fr. Vasiliadis, Abbot

JOSEPH F. BUZZELL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02BU6390222
SUFFOLK COUNTY
Commission Expires OCTOBER 15 2028

State of New York
County of Suffolk
Village of Head of the Harbor

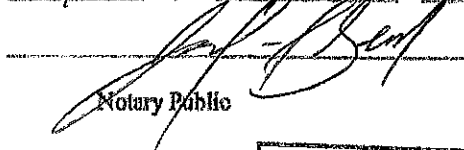
} SS.

I, Fr. Vasiliadis, Abbot of the Owner of the premises located at
441 North Lantry Rd (NY 25A) St James, N.Y.

Being duly sworn depose and say:

That the premises described herein will only be used as a monastery with church
in accordance with the current Zoning Ordinance of the Incorporated Village of Head of the Harbor

Sworn to before me this
21st day of August 2025


Notary Public

Signature Hark Vasiliadis
Owner
monastery of St. Dionysus
The Abbot
By: Fr. Vasiliadis,
Abbot

JOSEPH F. BUZZELL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02BU6390222
SUFFOLK COUNTY
Commission Expires OCTOBER 15 2028

SURVEY OF PROPERTY

FOR MONASTERY OF THE GLORIOUS ASCENSION INC.

LOT 4 MAP OF TIMOTHY FIELDS

FILED: JUNE 30, 1993 MAP NO. 9384

SITUATE

INC. VILLAGE OF HEAD OF THE HARBOR

TOWN OF SMITHTOWN

SUFFOLK COUNTY, N.Y.

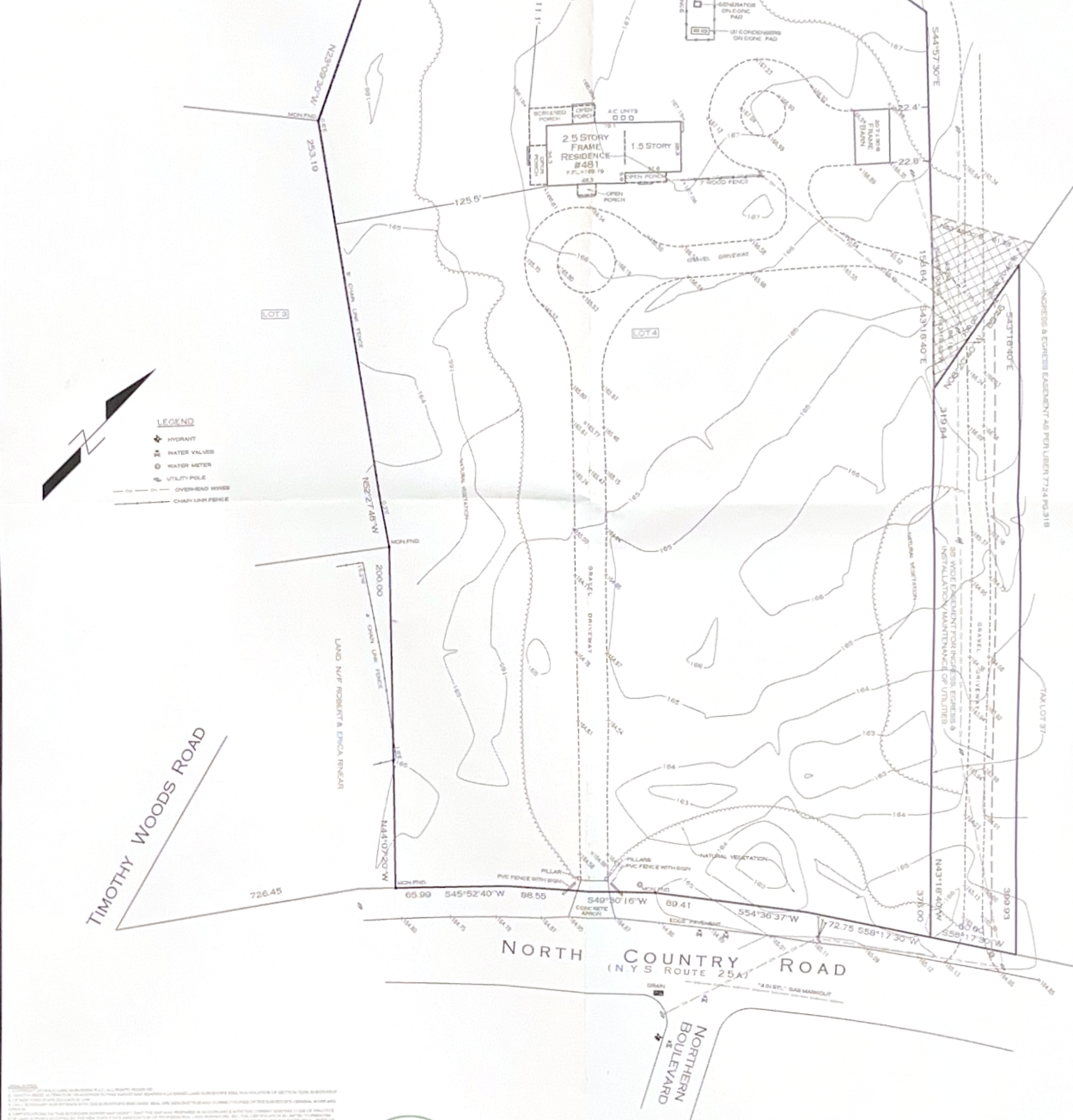
TAX MAP NO. 0801-007.00 - 03.00 - 029.001 & 037.000

LOT AREA TAX LOT 29.1 184,589.33 S.F. (4.234 ACRES)

LOT AREA TAX LOT 37 17,626.14 S.F. (0.405 ACRES)

DATE SURVEYED: JAN. 28, 2020

ELEVATIONS REFER TO NAVD88



LEGEND

- HYDRANT
- WATER VALVES
- WATER METER
- UTILITY POLE
- OVERHEAD WIRES
- CHAIN LINK FENCE

1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR OMISSIONS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY.

2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR OMISSIONS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY.

3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR OMISSIONS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY.

4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR OMISSIONS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY.

5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR OMISSIONS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY.

6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR OMISSIONS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY.

7. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR OMISSIONS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY.

8. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR OMISSIONS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY.

9. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR OMISSIONS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY.

10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR OMISSIONS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY.



AJC LAND SURVEYING PLLC

LAND SURVEYING & PLANNING

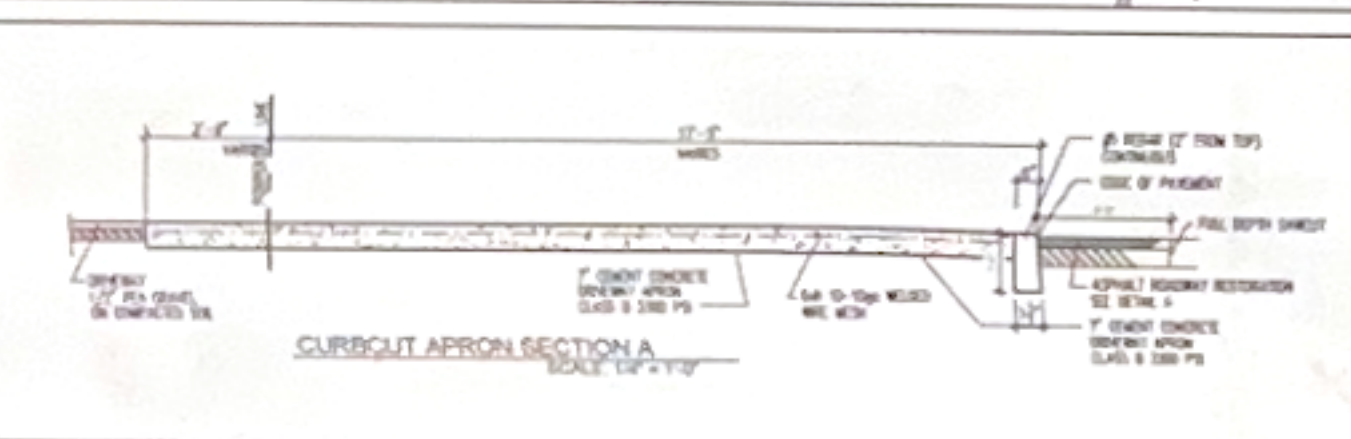
77 S. COLEMAN ROAD, CENTEREACH, NY 11720

PHONE: 631.846.9973

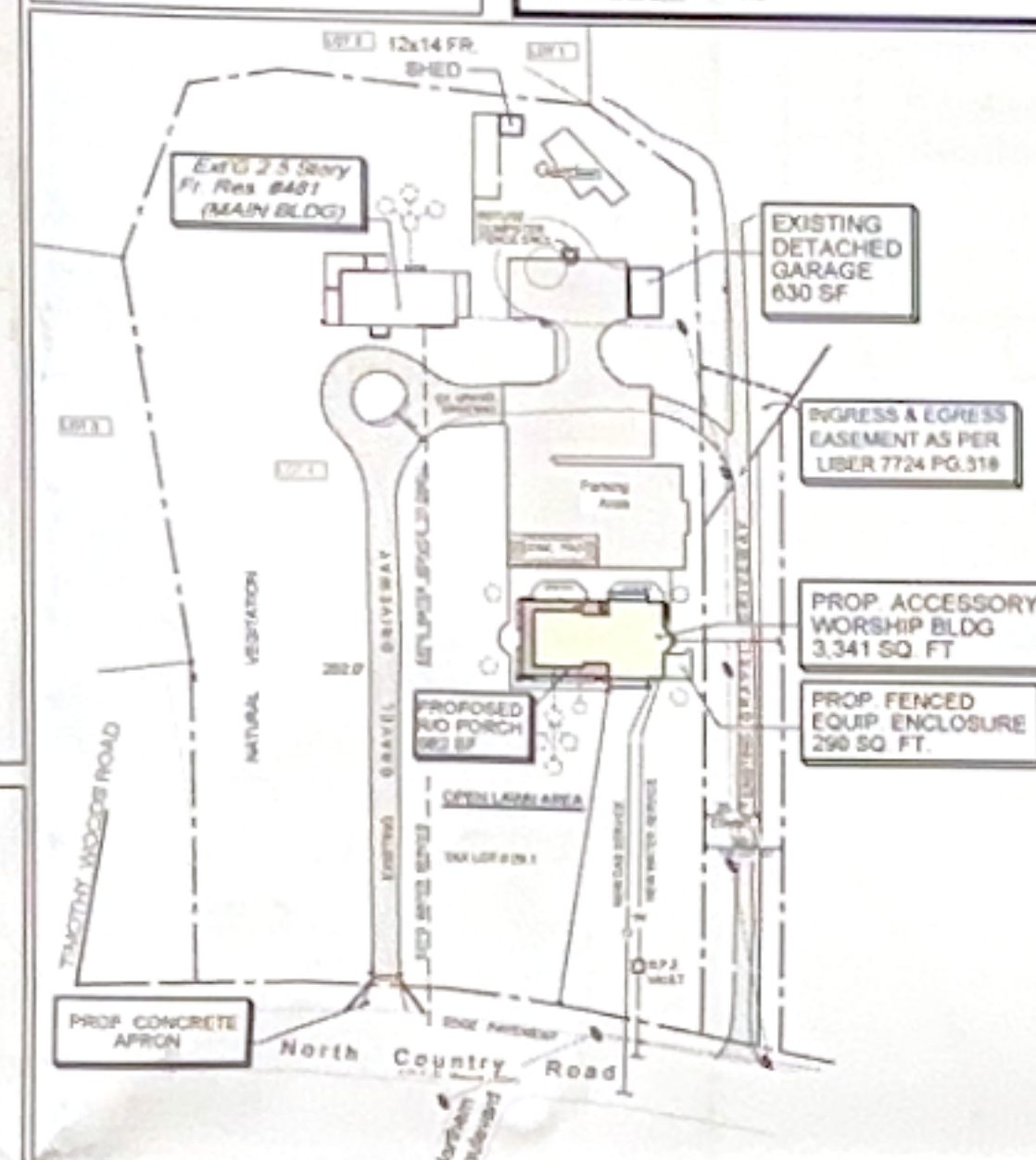
EMAIL: AJC246@OPTONLINE.NET

ANGELO JOSEPH CECERE
PROFESSIONAL LAND SURVEYOR

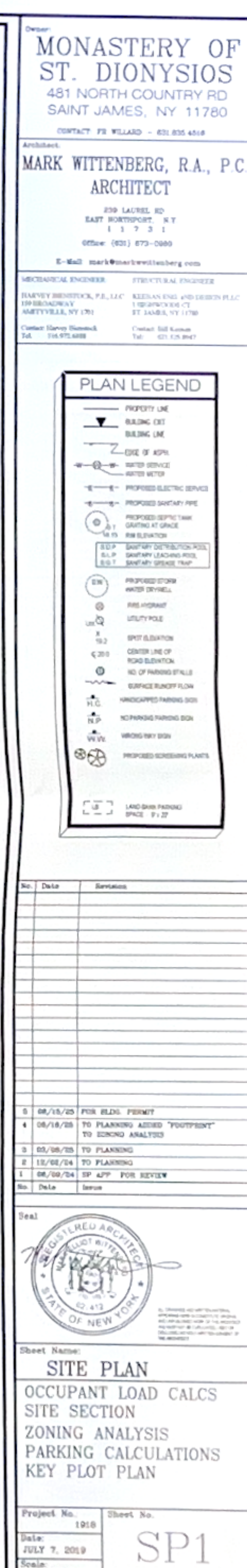
LAND N/F TIMOTHY FIELDS LLC



USES	OCCUPANTS CALC
OCCUPANTS LOAD FOR 1ST FLOOR WORKSHOP AREA AS PER N.Y.S.B.C. 2020 TABLE 1004.5 PAGE 255 1ST FLOOR ASSEMBLY AREA CONCENTRATED (CONCENTRATED CHAIRS ONLY - NOT FIXED)	1 PER 2' 5" NET 1,200/75 = 171.5
WORSHIP AREA 1,200 S.F.	
PLATFORM 115 S.F. (1ST FLOOR)	1 PER 15 S.F. NET 115/15 = 7.6
VESTIBULE 212 S.F. (1ST FLOOR) (WAITING AREA)	1 PER 15 S.F. NET 212/15 = 14.1
TOTAL OCCUPANTS @ 1ST FLOOR	194
CELLAR FLOOR ASSEMBLY UNCONCENTRATED TABLES & CHAIRS 1 OCC. PER 15 S.F. NET (1,200 SF / 15 = 80 OCCS)	1 PER 15 S.F. NET 1,200 / 15 = 84
BOOK ROOM (1 PER 100 S.F.)	163/100 = 2
KITCHEN (100 / 100 SF = 2)	198/100 = 2
TOTAL OCCUPANTS @ CELLAR	88
TOTAL (194 + 88 = 282)	282 OCCUPANTS



(GROSS FL. AREA (SF))	REQUIRED	REQUIRED	SPACES PROVIDED	REMARKS
WORSHIP SPACE 97 Maximum seats (From Seating Plan)	1 PER 4 SEATS 97 / 4 = 25 REQUIRED	25	29 REG. SPACES 4 H.C. SPACES 0 L. BANK SPACES 42 TOTAL SPACES	



JULY 7, 2019

MONASTERY OF ST. DIONYSIOS

481 NORTH COUNTRY RD
SAINT JAMES, NY 11780

CONTACT: FR WILLARD - 631.835.4518

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

239 LAUREL RD
EAST NORTHPORT, N.Y.
11753
OFFICE (631) 675-0990

E-Mail: mark@mwittenberg.com

MECHANICAL ENGINEER: STEPHEN L. BROWN, P.E.
ELECTRICAL ENGINEER: KEVIN ANGELO AND DESIGN PLLC
175 BROADWAY
JERSEY CITY, NJ 07310
Contact: Kevin Angelo
Tel: 201.975.4888
Fax: 201.975.4888

PLAN LEGEND

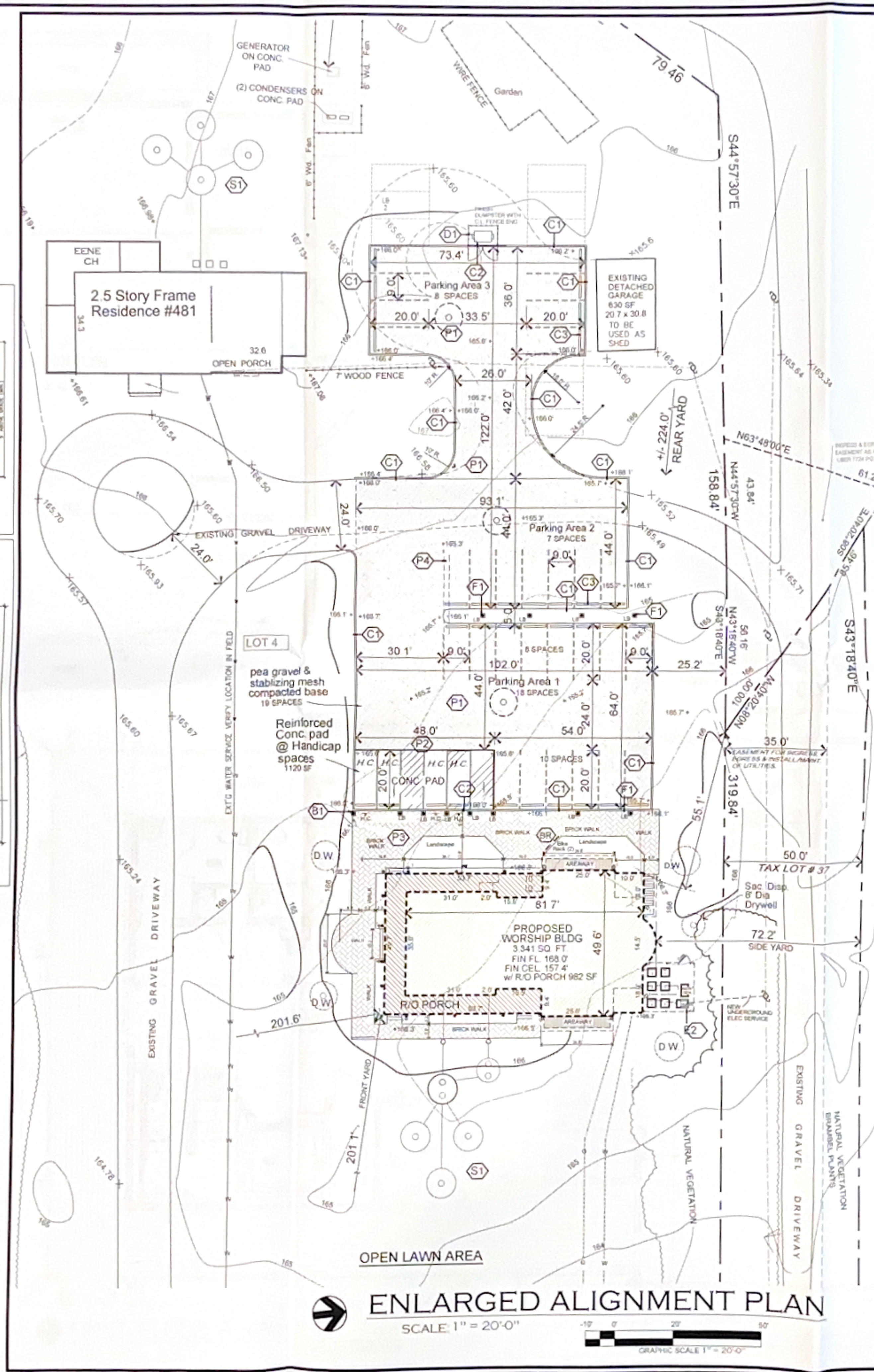
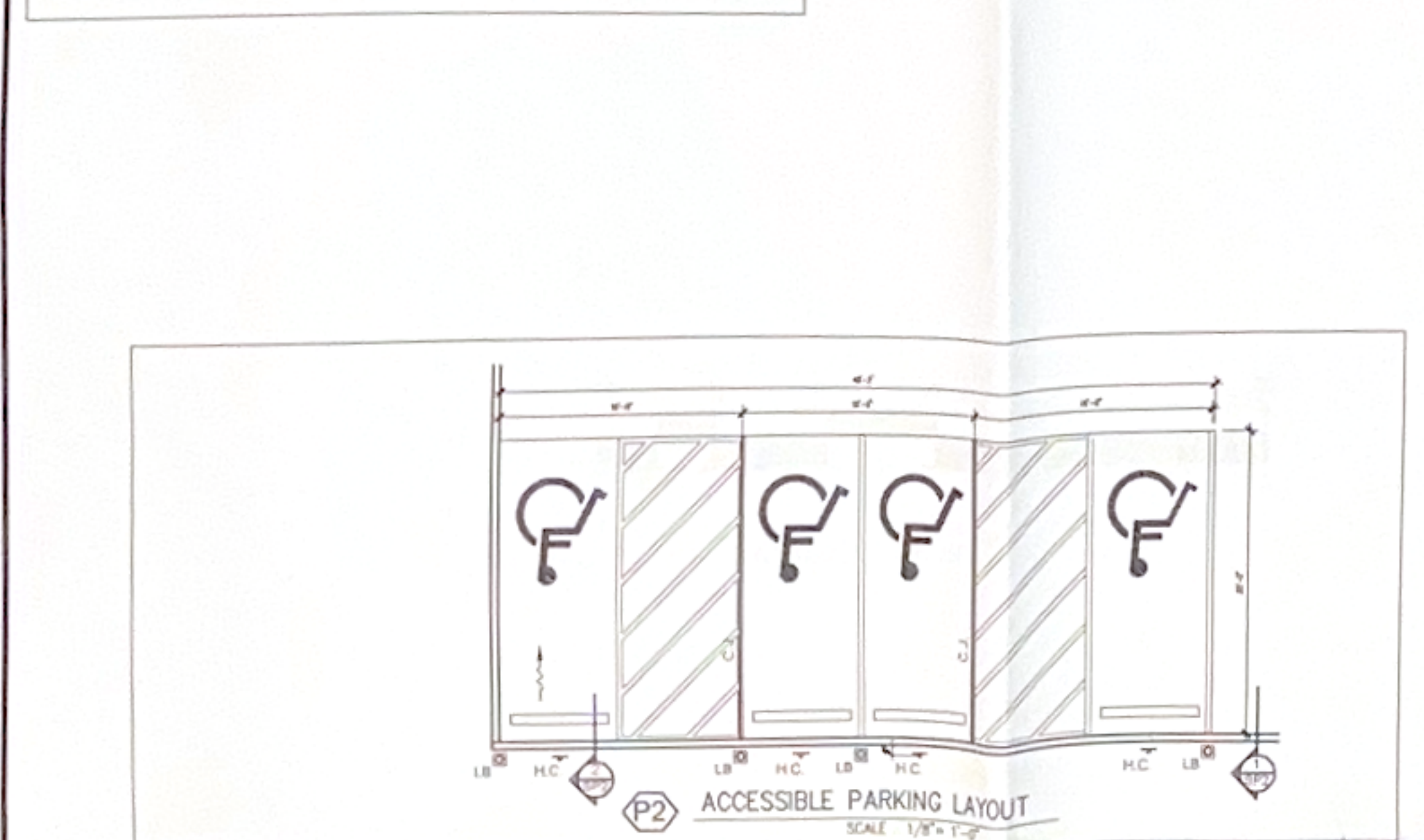
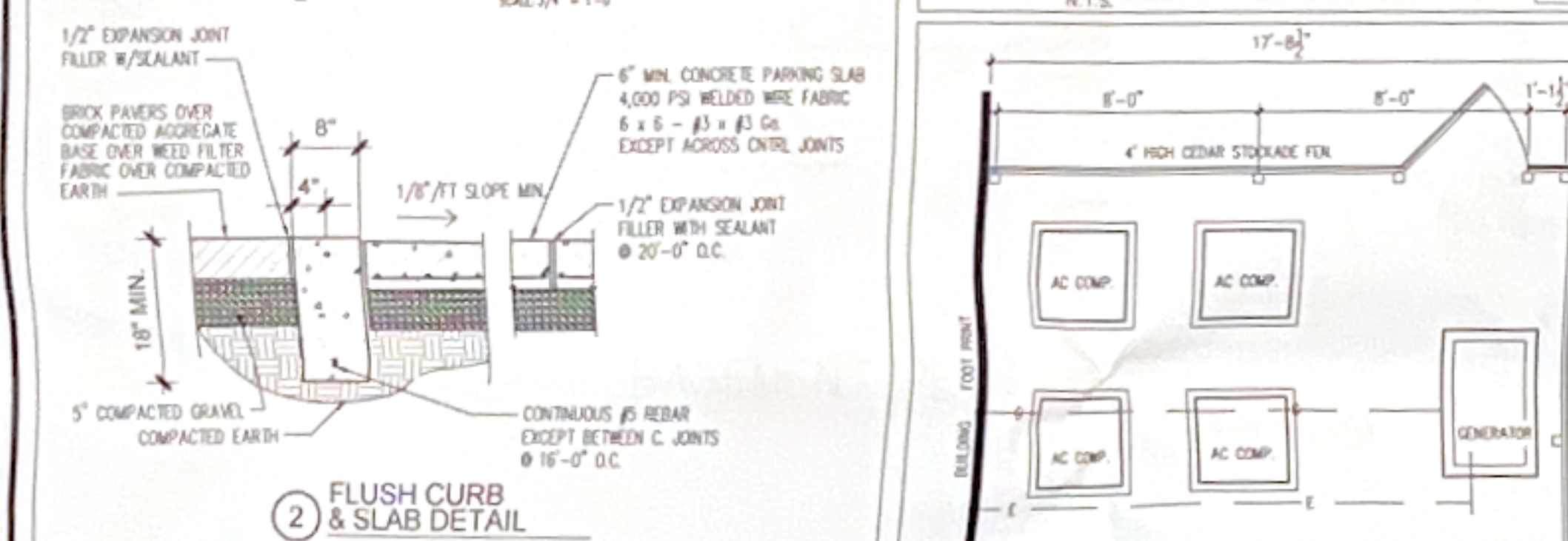
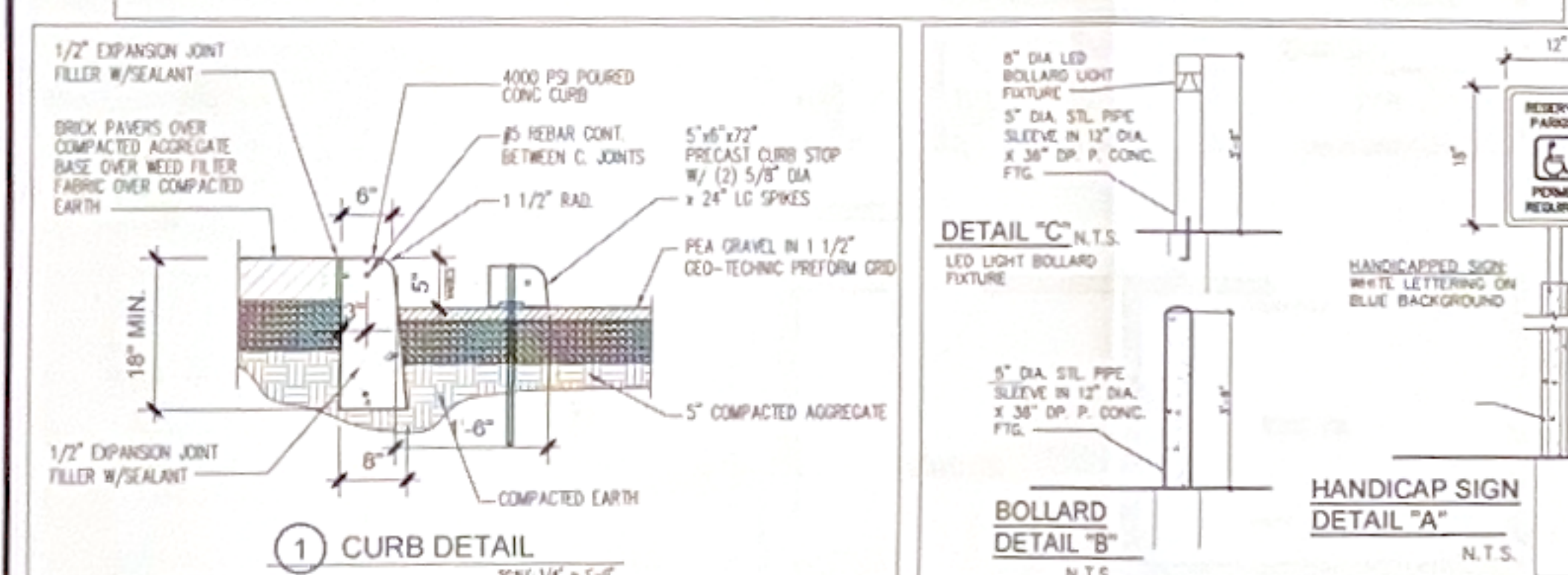
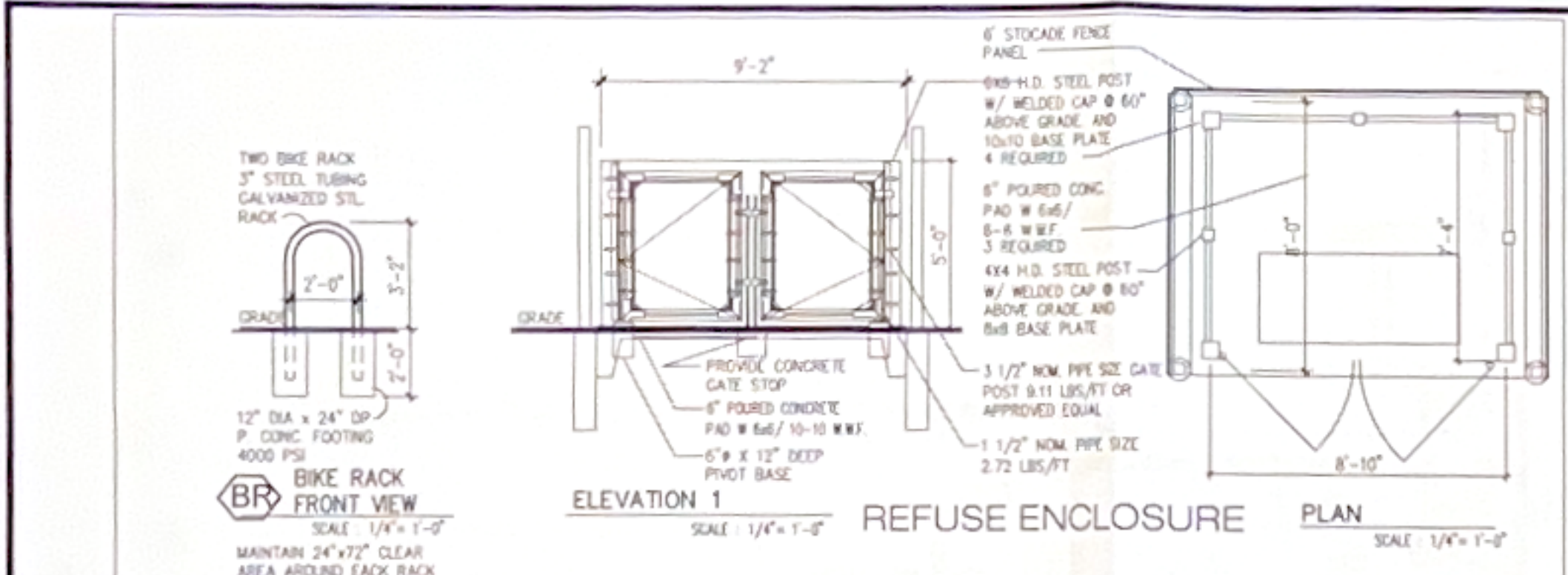
- PROPERTY LINE
- BUILDING EXIST
- BUILDING LINE
- EDGE OF ASPH
- WATER SERVICE
- WATER METER
- PROPOSED ELECTRIC SERVICE
- PROPOSED DRAINAGE PIPE
- PROPOSED SEPTIC TANK
- GRATING AT GRADE
- SEPTIC ELEVATION
- SEPTIC DISTRIBUTION PIPES
- SEPTIC LAYOUT
- SEPTIC TRAP
- PROPOSED STORM WATER DRYWELL
- PROPOSED FIRE HYDRANT
- UTILITY POLE
- SPOT ELEVATION
- CENTER LINE OF ROAD ELEVATION
- EDGE OF PAVING STRIPS
- SURFACE RUNOFF FLOW
- PROPOSED SCREENING PLANT
- PROPOSED SCREENING PLANT
- LAND BANK PARKING SPACE: 10' x 20'

No.	Date	Revision
1	08/15/20	FOR BLDG. PERMIT
2	04/16/20	NOT REVD
3	03/08/20	TO PLANNING
4	12/02/19	TO PLANNING
5	06/09/19	SP APP FOR REVIEW
No.	Date	Issue



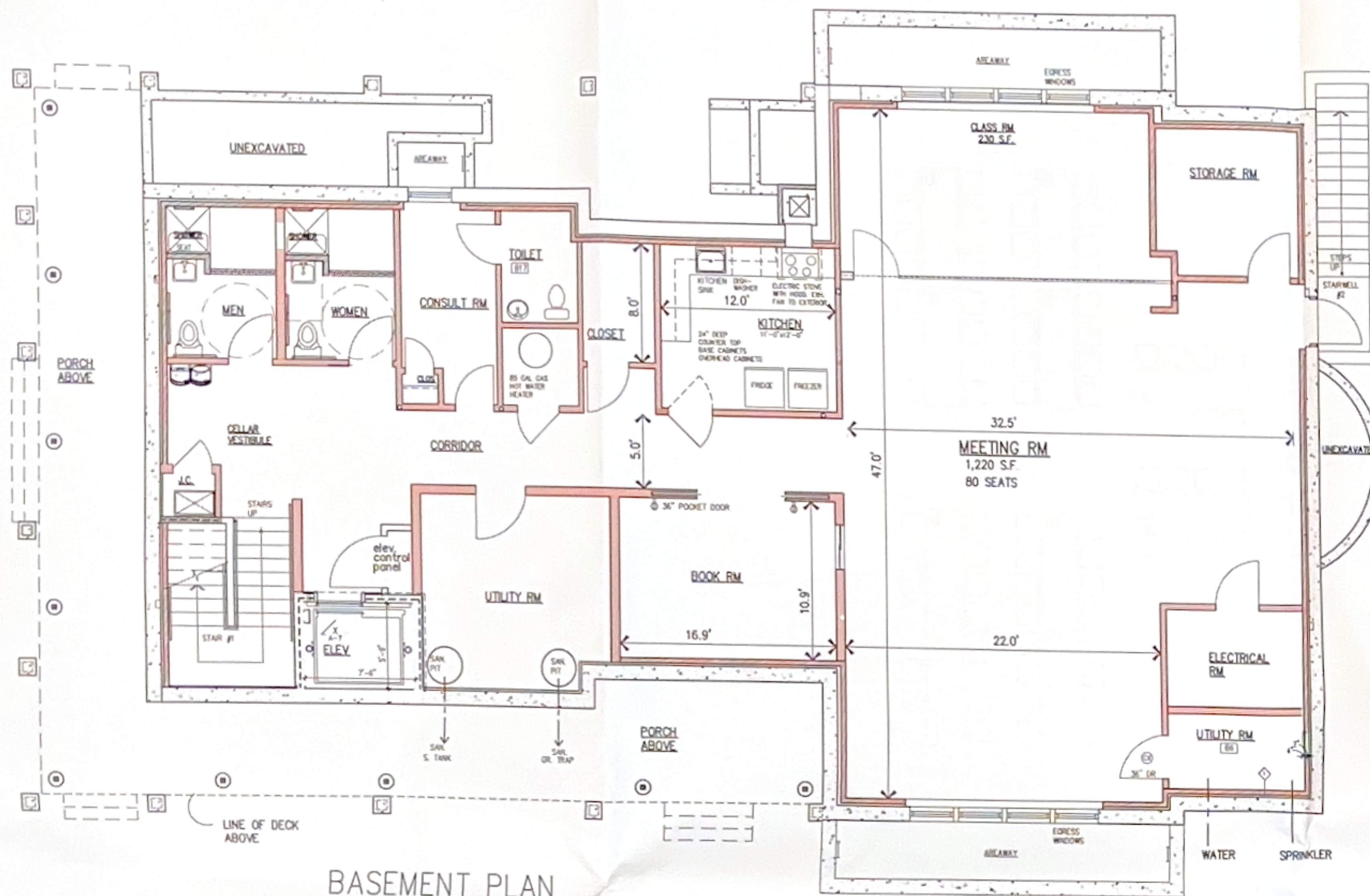
Sheet Name:
ALIGNMENT PLAN
OCCUPANT LOAD CALCS
SITE SECTION
ZONING ANALYSIS
PARKING CALCULATIONS
KEY PLOT PLAN
SITE DETAILS

Project No.: 1918
Date: JULY 7, 2019
Scale: As Noted
Sheet No.: SP2
2 OF 10



WALL MOUNTED SPOT LIGHT:
EXTerior WATER PROOF FIXTURE (TYP.)
ANGLED TO FULLY COMPLY WITH
CUTOFF/DARK SKY REQUIREMENT LED FIXTURE
WITH MOTION DETECTOR. PROVIDE 5 fc
MINIMUM LIGHT INTENSITY WITH MAXIMUM
LIGHT INTENSITY NOT TO EXCEED 3.0 fc
MAXIUTE FIXTURE MODEL MLW40LED5005
TEXTURED WHITE FINISH

- ### SITE LEGEND
- (B1) SEE BOLLARD LOCATION PLAN @ ACCESSIBLE PARKING
 - (BR) BIKE RACK - "U" SHAPED 2 1/2" DIAMETER STEEL TUBING SEE DETAIL THIS SHEET
 - (C1) CONCRETE CURB: SEE CURB DETAIL 1 SHEET SP2
 - (C2) CONCRETE FLUSH CURB: SEE FLUSH CURB DETAIL 2 SHEET SP2
 - (C3) PRECAST CONCRETE CURB STOP: SEE DETAIL 1 SHEET SP2
 - (E1) REFUSE DUMPSTER ENCLOSURE: SEE REFUSE ENCLOSURE DETAIL SHEET SP2
 - (E2) A/C COMPRESSOR, TRANSFORMER PAD & GENERATOR 4' HIGH STOCKADE FENCE ENCLOSURE WITH 36" LOCKABLE GATE: SEE ENLARGED PLAN THIS SHEET
 - (F1) LED BOLLARD LIGHT FIXTURE (LB) SEE DETAIL C THIS SHEET
 - (P1) PARKING AREA: PEA GRAVEL & STABILIZING MESH SEE CURB DETAIL SHEET SP2
 - (P2) REINFORCED CONCRETE PAD AT HANDICAP PARKING SPOTS
 - (P3) BRICK PAVED WALKWAY OVER SAND BASE OVER COMPACTED AGGREGATE OVER WEED FILTER FABRIC
 - (P4) PARKING STRIPE: MESH COLOR INSERT
 - (S1) PROP. ON SITE SANITARY SYSTEM FILED WITH SUFFOLK COUNTY DEPARTMENT OF HEALTH - WASTE WATER MANAGEMENT RECORD I.D. # C-20-3074

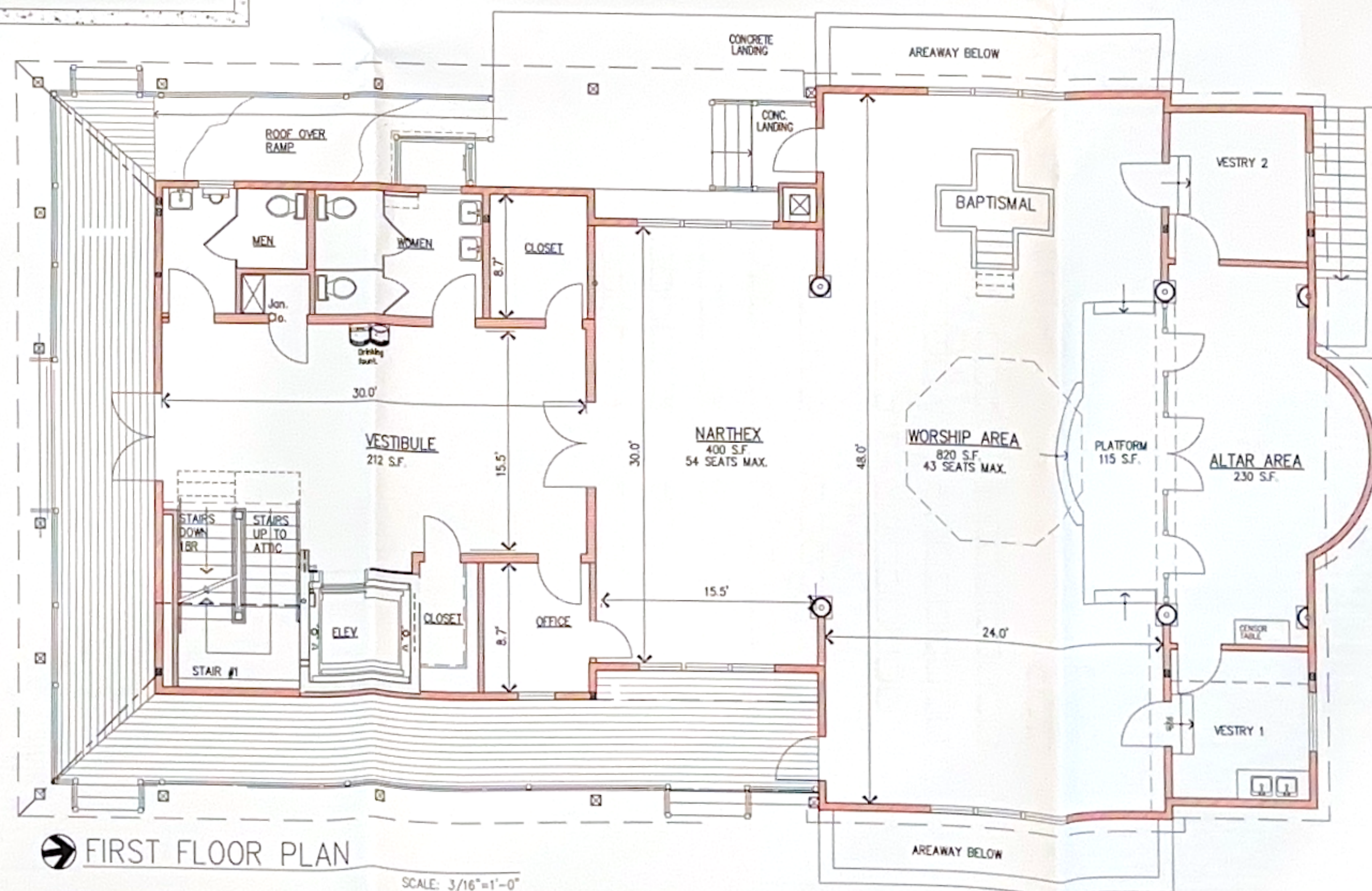


BASEMENT PLAN

SCALE: 3/16"=1'-0"



BAR SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

OWNER:
**MONASTERY OF
ST. DIONYSIOS**
481 NORTH COUNTRY RD
SAINT JAMES, NY 11780
CONTACT: FR WILLARD - 631.835.4518

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

239 LAUREL ROAD
EAST HARTFORD, CT 06103
Office: (860) 475-0900
Cell: (860) 230-1758
E-Mail: mwwitten@aol.com

Consultants:

5	08/15/05	FOR BLDG. PERMIT
4	04/18/05	NOT EDITED
3	03/08/05	TO PLANNING
2	12/02/04	TO PLANNING
1	08/09/04	SP APP. FOR REVIEW

No. Date Issue



Sheet Name:

FLOOR PLANS
NO SEATING

Project No. 1918

Date: JULY 7, 2019

Scale: As Noted

Sheet No.

FP1

8 OF 10

Architect
MARK WITTENBERG, R.A., P.C.
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230 LAUREL ROAD
EAST NORTHPORT, NY
11731
Office: (516) 473-0960
Cell: (516) 520-1756
E-Mail: mwwitten@aol.com



FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

Labels and Dimensions:

- ROOF OVER RAMP
- CONC. LANDING
- AREAWAY BELOW
- MEN
- WOMEN
- CLOSET
- Jan. Clo.
- Drinking Fount.
- 30.0'
- 15.5'
- 8.7'
- OFFICE
- STAIR #1
- STAIRS DOWN BR.
- STAIRS UP TO ATTC.
- ELEV.
- CLOSET
- NARTHEX 400 S.F. 54 SEATS MAX.
- 30.0'
- 15.5'
- 48.0'
- 24.0'
- BAPTISMAL
- WORSHIP AREA 820 S.F. 43 SEATS MAX.
- PLATFORM 115 S.F.
- ALTAR AREA 230 S.F.
- VESTRY 1
- VESTRY 2
- OUTDOOR TABLE
- AREAWAY BELOW

 FIRST FLOOR PLAN

SCALE: $3/16" = 1'-0"$

5	08/15/25	FOR ELDO PERMIT
4	04/16/25	NOT ISSUED
3	03/09/25	TO PLANNING
2	12/02/24	TO PLANNING
1	06/09/24	SP APP FOR REVIEW



FLOOR PLANS
WITH SEATING

Sheet No. _____

FP2

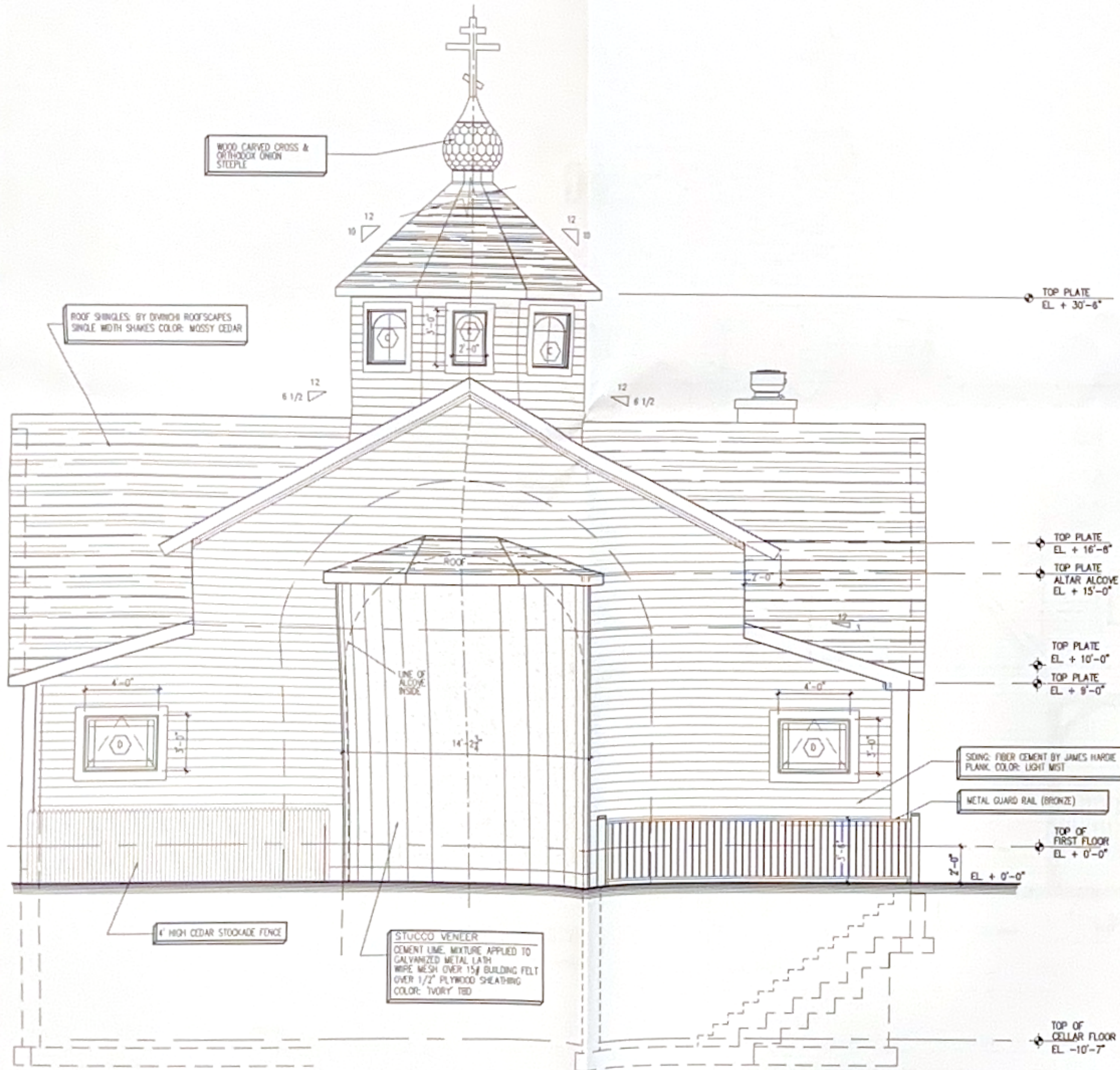
OF 10

Owner:
**MONASTERY OF
 ST. DIONYSIOS**
 481 NORTH COUNTRY RD
 SAINT JAMES, NY 11780
 CONTACT: FR WILLARD - 831.835.4516

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

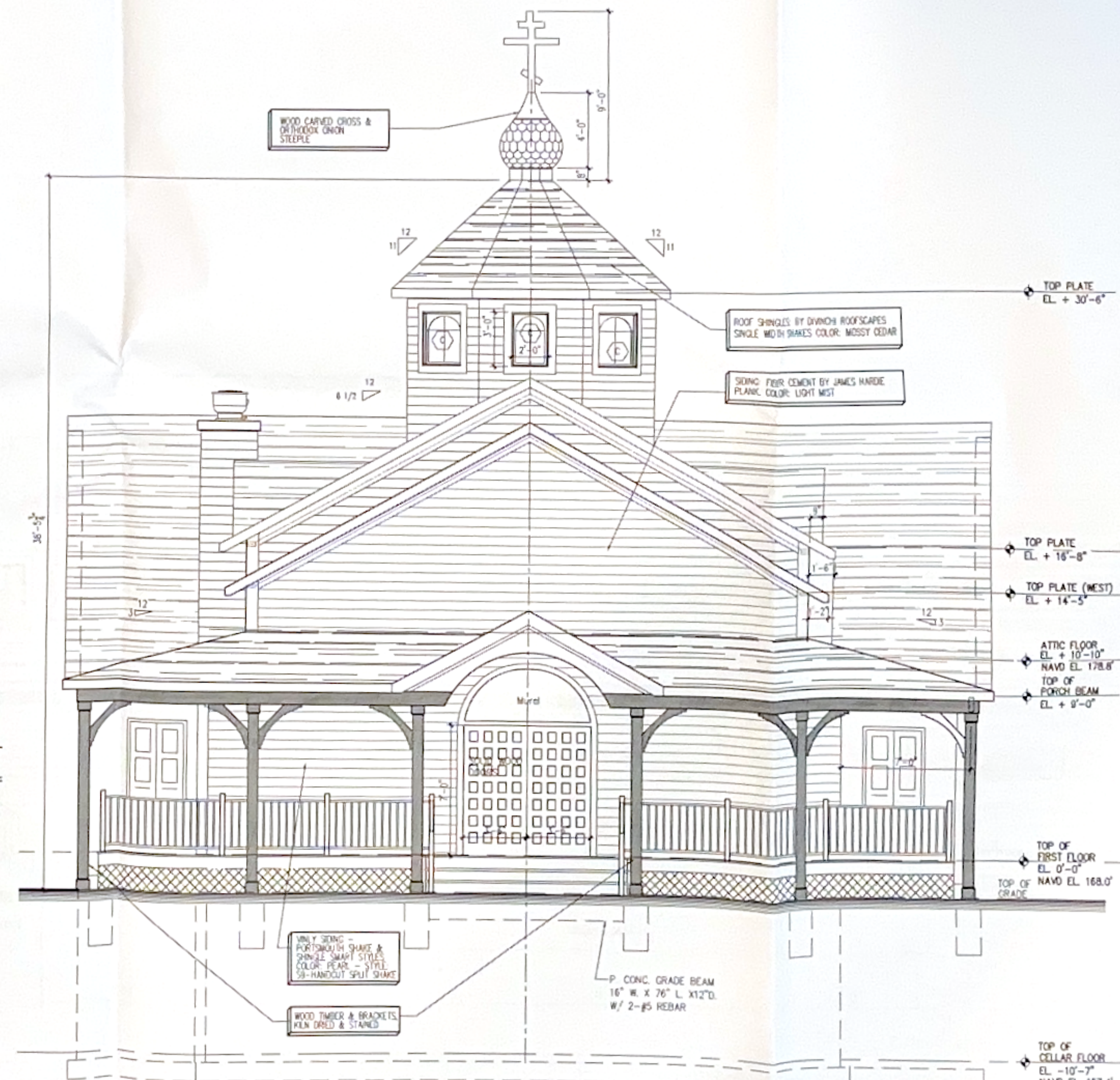
239 LAUREL ROAD
 EAST NORTHPORT, NY
 11731
 Office: (831) 875-0900
 Cell: (516) 235-1758
 E-Mail: mwwitten@aol.com

Consultants



REAR ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

5 08/16/25 FOR BLDG. PERMIT
 4 04/16/25 NOT ISSUED
 3 03/09/25 TO PLANNING
 2 12/02/24 TO PLANNING
 1 06/09/24 SP APP FOR REVIEW

No. Date Issue

Seal



Sheet Name

FRONT & REAR
 ELEVATION

Project No. 1918

Date: JULY 7, 2019

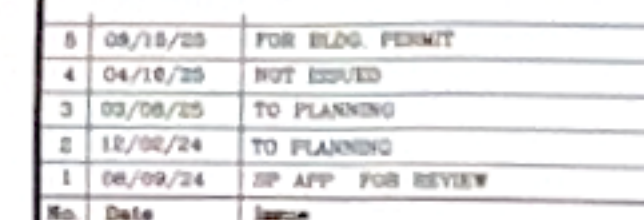
Scale: As Noted

EL1

8 OF 10

Architect
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11731
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Country	Year	Value
China	2000	1.00
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China	2002	1.00
China	2003	1.00
China	2004	1.00
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China	2118	1.00
China		



Seal

REGISTERED ARCHITECT
STATE OF NEW YORK
0274812

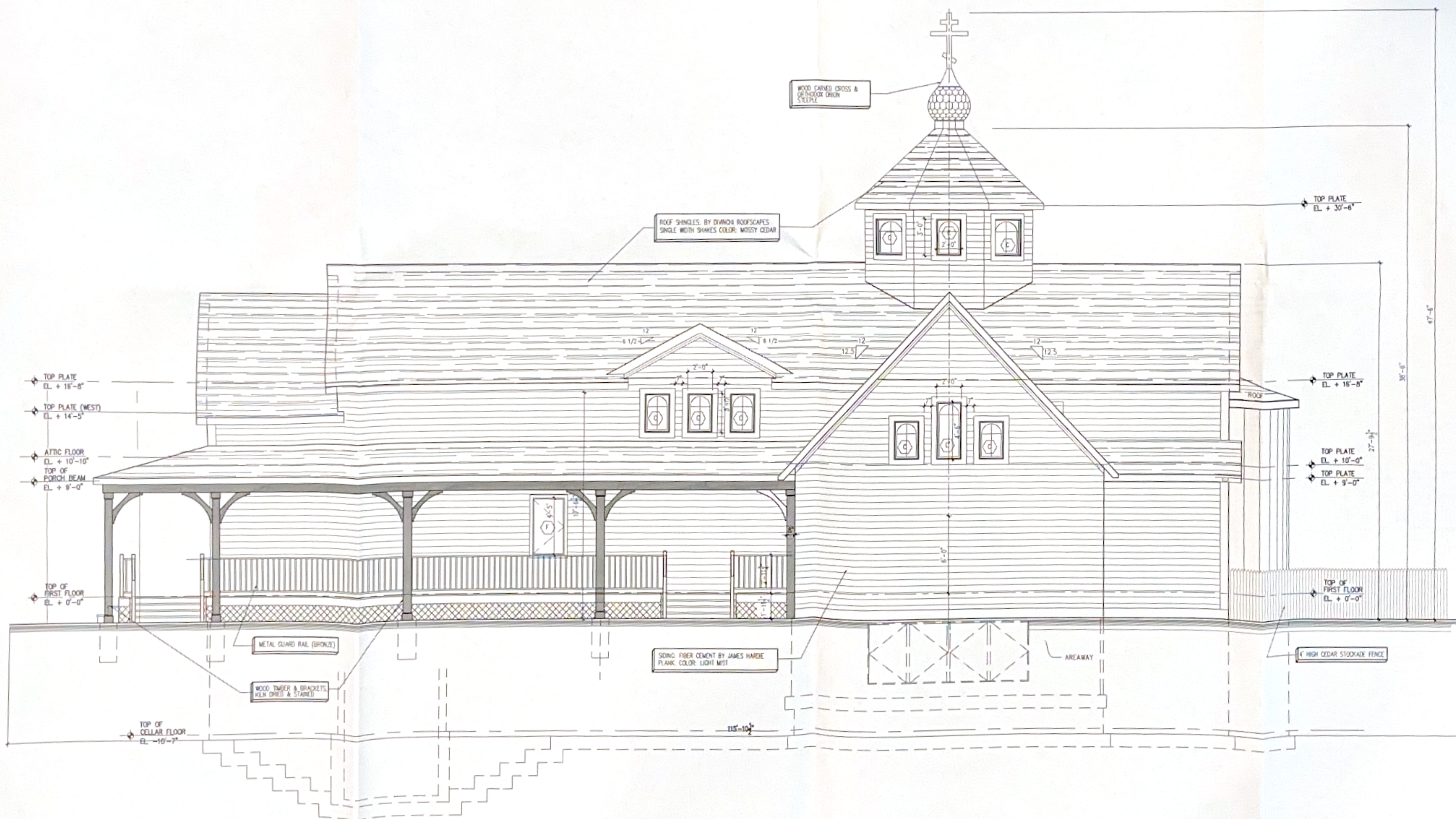
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DATE 08-03-2001 BY 60322 UCBAW/STP

Sheet Name: LEFT SIDE ELEVATION

Project No. 1010	Sheet No. EL2
Date: JULY 7, 2019	
Scale: As Noted	

Owner:
**MONASTERY OF
ST. DIONYSIOS**
481 NORTH COUNTRY RD
SAINT JAMES, NY 11780
CONTACT: FR WILLARD - 631.835.4518

Architect
MARK WITTENBERG, R.A., P.C.
ARCHITECT
229 LAUREL ROAD
EAST NORTHPORT, NY
11731
Office: (631) 873-0680
Cell: (516) 229-1759
E-Mail: mwwitten@aol.com



RIGHT ELEVATION
SCALE 1/4"=1'-0"

1	08/15/25	FOR BLDG. PERMIT
2	04/16/26	NOT ISSUED
3	03/08/25	TO PLANNING
4	12/02/24	TO PLANNING
5	09/09/24	2P APP. FOR REVIEW



Sheet Name:
**RIGHT SIDE
ELEVATION**

Project No.	1918	Sheet No.	EL3
Date:	JULY 7, 2019	Scale:	As Noted
		10 OF 10	