

Transmittal

Date 08.30.2023

Village of Head of the Harbor
500 North Country Road
St. James NY 11780
Attn: Mr. Robert O'Shea, Building Inspector

Re: Nissequogue Farm, LLC -- Special use application.
650 RT 25A
St. James, NY 11780

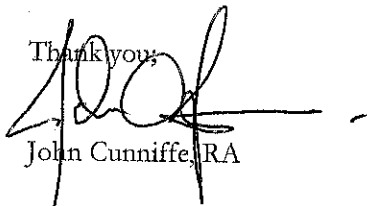
Dear Bob;

Thank you for your review of the draft site plan application.
I received your request for 3 additional copies for distribution within the village offices.
We are ready to accommodate any future requested, future meetings or hearings to help
move the application along.

Please find attached:

- Qty 1 Original, 2 copies Special Use application.
- Qty 3 Copies NYS EAF - in the event it is also required.
- Qty 3 copies of the property deed.
- Qty 3 Original stamped and signed site plan drawings.

Thank you;



John Cunniffe, RA

cc: Mr. Howard Bergson, Esq.
Mrs. Judy Ogden

Transmittal

Date 07.18.2023

Village of Head of the Harbor
500 North Country Road
St. James NY 11780
Attn: Mr. Robert O'Shea, Building Inspector

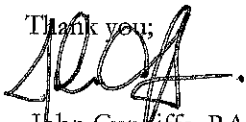
Re: Nissequogue Farm, LLC – Special use application.
650 RT 25A
St. James, NY 11780

Dear Bob;

We look forward to your review of the draft application and other materials.
If all looks good to you, please let us know and we will provide you with all necessary numbers of copies. Please call my office with questions.


Please find attached:

Qty 1 - Draft Special Use application.
Qty 1 - Draft site plan drawings.
Qty 1 - Draft NYS EAF - in the event it is also required.
Qty 1 – Copy of the property deed.
All checks made payable to Head of the Harbor that have been made required.

Thank you;

John Cunniffe, RA

cc: Mr. Howard Bergson, Esq.
Mrs. Judy Ogden

1 2		3
Number of pages <u>5</u>		RECORDED 2006 Sep 21 04:44:08 PM JUDITH A. PASZKIE CLERK OF SUFFOLK COUNTY L 000012467 9 687 578 66-04731
TORRENS		
Serial # _____		
Certificate # _____		
Prior Clf. # _____		
Deed / Mortgage Instrument		Deed / Mortgage Tax Stamp
4		Recording / Filing Stamps
FEES		

Page / Filing Fee	<u>5</u>	
Handling	_____	
TP-584	_____	
Notation	_____	
EA-52 17 (County)	_____	
EA-5217 (State)	_____	
R.P.T.S.A.	<u>70-</u>	
Comm. of Ed.	<u>5 00</u>	
Affidavit	_____	
Certified Copy	_____	
Reg. Copy	_____	
Other	<u>K</u>	
Sub Total		
GRAND TOTAL		<u>195.00</u>

Mortgage Amt.	_____
1. Basic Tax	_____
2. Additional Tax	_____
Sub Total	_____
Spec./Assit. Or Spec./Add.	_____
TOT. MTG. TAX	_____
Dual Town	_____
Dual County	_____
Held for Apportionment	_____
Transfer Tax	<u>4,100.00</u>
Mansion Tax	<u>16,500.00</u>
The property covered by this mortgage is / will be improved by a one or two family dwelling only.	
YES _____ or NO _____	
If NO, see appropriate tax clause on page # _____ of this instrument.	

5	Real Property Tax Service Agency Verification				6
	Dist.	Section	Block	Lot	
Stamp	<u>01</u>	<u>06030719</u>	<u>0801 00500 0200</u>	<u>034020</u>	
Date			<u>0801 00500 0200</u>	<u>034021</u>	
Initials			<u>0801 00500 0200</u>	<u>034022</u>	

6	Community Preservation Fund	
	Consideration Amount \$	<u>1,050.00</u>
	CPF Tax Due	\$ _____
	Improved	_____
	Vacant Land	_____
	TD	_____
	TD	_____
	TD	_____

7	Satisfactions/Discharges/Releases List Property Owners Mailing Address RECORD & RETURN TO:
	<u>GLYNN, MERCEP AND PULLICE, LLP</u>
	<u>330 VANDERBILT MKT. PKWY</u>
	<u>STE 300</u>
	<u>HAMPAUGE, NY 11788</u>

8	Title Company Information
	Co. Name <u>TITLE TITLE</u>
	Title # <u>T 22887</u>

9 | **Suffolk County Recording & Endorsement Page**

This page forms part of the attached DEED made by:

(SPECIFY TYPE OF INSTRUMENT)

BARBARA A. KUSICK The premises herein is situated in

MICHAEL J. KUSICK, Individually + AJ TRUST SUFFOLK COUNTY, NEW YORK

OF THE KUSICK QTIP TRUST TO

In the Township of Smithtown

ODEN S. JAMES HOLDING COMPANY, LLC In the VILLAGE

or HAMLET of St. James

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 29th day of AUGUST, 2006

BETWEEN

BARBARA A. KUSICK and MICHAEL J. KUSICK, individually and as Trustee of the
KUSICK QTIP TRUST, both residing at 654 North Country Road, St. James, New York,
11780,

parties of the first part, and

~~COHEN ST. JAMES HOLDING COMPANY, LLC~~, having its principal place of business
at ~~111~~ Comsewogue Road, Setauket, New York, 11733,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN and NO/100 (\$10.00) DOLLARS good and
valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the
second part, the heirs or successors and assigns of the party of the second part forever.

ALL those certain plots, pieces or parcels of land, with the buildings and improvements thereon erected, situate,
lying and being as described in Schedule A attached hereto and made a part hereof.

1763
034.020
034.021
034.022

BEING AND INTENDED TO BE the same premises conveyed to the parties of the first part as follows:

PARCEL I by deed from Michael J. Kusick as Trustee of the Kusick QTIP Trust dated September 20, 2002, and
recorded in the Suffolk County Clerk's Office on January 5, 2006 in Liber 12429 of Deeds at Page 39;

PARCEL II by deed from Barbara A. Kusick to Michael J. Kusick dated September 20, 2002 and recorded in the
Suffolk County Clerk's Office on January 5, 2006 in Liber 12429 of Deeds at Page 40;

PARCEL III by deed from Barbara A. Kusick to Michael J. Kusick as Trustee of the Kusick QTIP Trust dated
September 20, 2002 and recorded in the Suffolk County Clerk's Office on January 5, 2006 in Liber 12429 of Deeds
at Page 41.

Premises known as 654 North Country Road, St. James, New York, 11780.

SCTM 0801-005.00-02.00-034.020, 034.021 and 034.022

TOGETHER with all right, title and interest of the party of the first part in and to any streets and roads abutting the
above described premises to the center lines thereof, TOGETHER with the appurtenances and all the estate and
rights of the party of the first part in and to said premises. TO HAVE AND TO HOLD the premises herein granted
unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

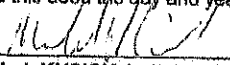
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the
said premises have been encumbered in any way whatever, except as aforesaid.


AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first
part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust
fund to be applied for the purpose of paying the cost of the improvement and will apply the same first to the
payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the part of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


MICHAEL J. KUSICK, individually and as Trustee
of the KUSICK QTIP TRUST


BARBARA A. KUSICK

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of Suffolk

ss:

State of New York, County of Suffolk


ss:

On the 29 day of August in the year 2006, before me, the undersigned personally appeared **MICHAEL J. KUSICK, individually and as Trustee of the KUSICK QTIP TRUST**


personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is subscribed to the within instrument and acknowledged to me by his/her/their signature(s) on the instrument, the individual(s) person upon behalf of which the individual(s) acted, execute instrument.

On the 29 day of August in the year 2006 before me, the undersigned personally appeared **BARBARA A. KUSICK**

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is subscribed to the within instrument and acknowledged to me by his/her/their signature(s) on the instrument, the individual(s) person upon behalf of which the individual(s) acted, execute instrument.


(signature and office of individual taking the acknowledgment)

KENNETH DRAMER
Notary Public, State of New York
No. 02DR6041713
Qualified in Nassau County
Commission Expires April 10, 2007


(signature and office of individual taking the acknowledgment)

KENNETH DRAMER
Notary Public, State of New York
No. 02DR6041713
Qualified in Nassau County
Commission Expires April 10, 2007

TO BE USED ONLY WHEN THE ACKNOWLEDGMENTS IS MADE OUTSIDE NEW YORK STATE

STATE OF _____, COUNTY OF _____

On the _____ day of _____, 2006, before me, the undersigned, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument and that such individual made such appearance before the undersigned in the

_____ in _____
(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

**BARGAIN AND SALE DEED
WITH COVENANTS AGAINST GRANTOR'S ACTS**

Title No. T22887
TICOR TITLE INSURANCE COMPANY

MICHAEL J. KUSICK, individually and as
Trustee of the KUSICK QTIP FAMILY TRUST
and BARBARA A. KUSICK

**SECTION 005.00
BLOCK 02.00
LOTS 034.020, 034.021 and 034.022
COUNTY OF SUFFOLK**

**STREET ADDRESS
654 North Country Road
St. James, New York 11780**

TO

OGDEN ST. JAMES HOLDING COMPANY, LLC

RETURN BY MAIL TO:

CRAIG PURCELL, ESQ.
GLYNN MERCEP and PURCELL, LLP
330 VANDERBILT MOTOR PARKWAY, SUITE 300
HAUPPAUGE, NEW YORK 11788

(Reserve this space for recording office)

Title No. T22887

SCHEDULE A - DESCRIPTION

Amended 8/28/06

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Head of the Harbor, Town of Smithtown, County of Suffolk and State of New York, known and designated as Lots 1, 2 & 3 on a certain minor subdivision known as "Map of the Kusick Farm" filed in the Suffolk County Clerk's Office on March 23, 1994 as map no. 9483, and more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of North Country Road (NYS Rte. 25A) at the northerly end of a division line Lot 1 and land now or formerly of Town of Smithtown;

RUNNING THENCE along the last mentioned division line, South 9 degrees 33 minutes 49 seconds East 390.05 feet to a division line between Lot 3 and land now or formerly of Town of Smithtown;

THENCE along the last mentioned division line, North 83 degrees 00 minutes 10 seconds East 203.05 feet to the northerly end of a division line between Lot 3 and land now or formerly of Town of Smithtown;

THENCE along the last mentioned division line, South 6 degrees 59 minutes 50 seconds East 145.79 feet to a division line between Lots 2 and 3 and Map of Oakfield-Section Five;

THENCE along the last mentioned division line, South 83 degrees 00 minutes 10 seconds West 598.61 feet to a division line between Lot 2 and Map of the Harty Subdivision;

THENCE along the last mentioned division line the following three (3) courses and distances:

- 1) North 4 degrees 43 minutes 40 seconds West 204.60 feet;
- 2) North 88 degrees 55 minutes 20 seconds West 18.78 feet;
- 3) North 2 degrees 33 minutes 30 seconds East 14.48 feet to a division line between Lot 2 and Cemetery (land now or formerly of Smithtown);

THENCE along the last mentioned division line, South 85 degrees 19 minutes 09 seconds East to a division line between Lot 1 and Cemetery (land now or formerly of Smithtown);

THENCE along the last mentioned division line the following three (3) courses and distances:

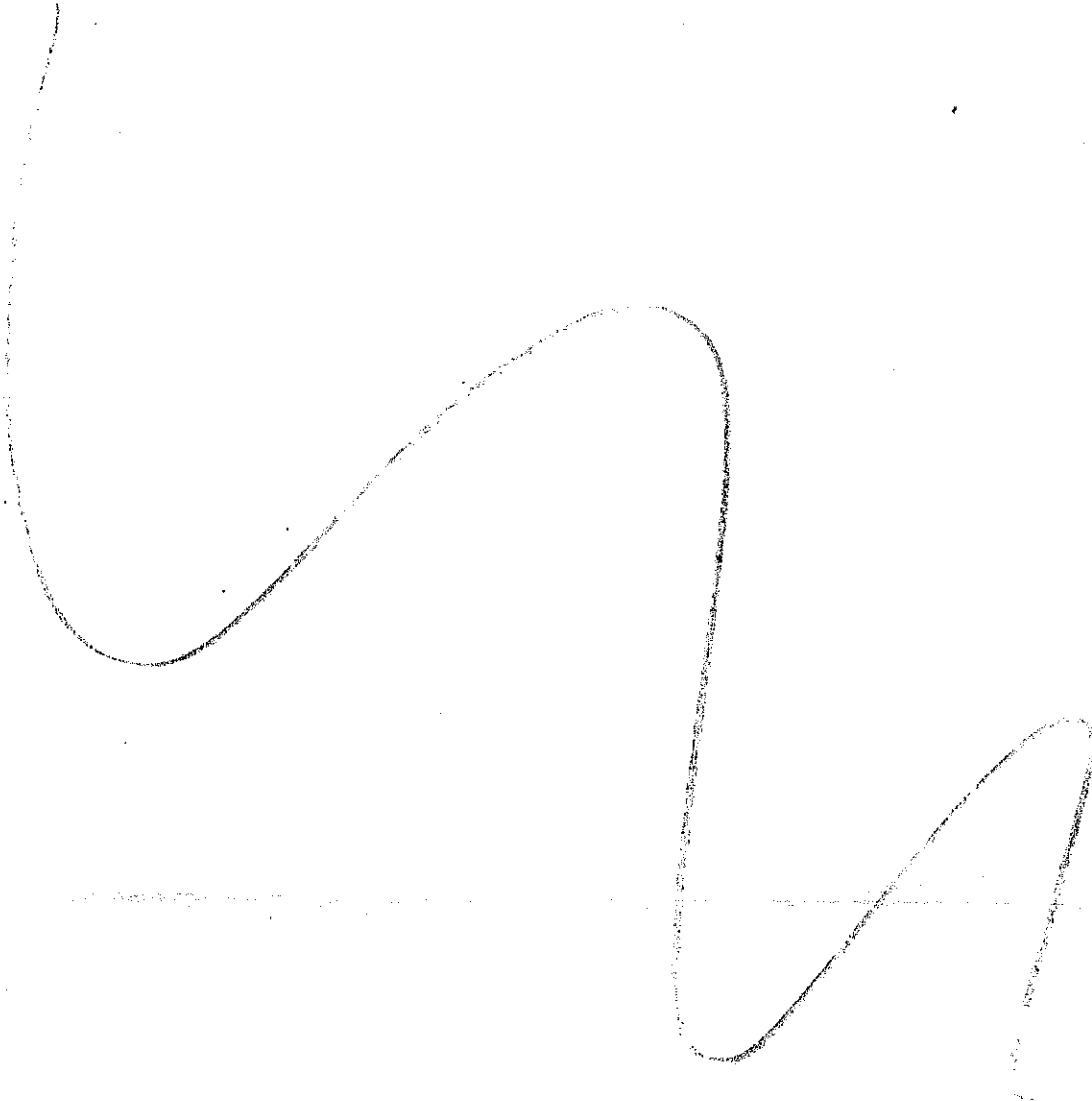
- 1) North 2 degrees 44 minutes 11 seconds East 152.26 feet;
- 2) North 84 degrees 44 minutes 51 seconds West 67.57 feet;
- 3) North 2 degrees 33 minutes 30 seconds East 164.34 feet to the southerly side of North Country Road (NYS Rte. 25A);

THENCE along the southerly side of of North Country Road (NYS Rte. 25A) the following two (2) courses and distances:

Title No. T22887

SCHEDULE A - DESCRIPTION

- 1) North 81 degrees 50 minutes 50 seconds East 143.70 feet;
- 2) North 82 degrees 53 minutes 55 seconds East 180.04 feet to the point or place of BEGINNING.



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

SPECIAL USE
APP FEE \$1,500 CA #1860
T & A
DEPOSIT \$2,500 CA #1780

SPECIAL PERMIT/SITE PLAN APPLICATION

Name, Address and Phone Number of Applicant: NISSEQUOGUE FARM, LLC
654 NORTH COUNTRY ROAD ST JAMES NY 11780

Location of Property: 650 NORTH COUNTRY RD ST JAMES NY 11780
SCTM: 801-5-2-34.20, 34.21, 34.22

Existing Use of Property: WHOLESALE PLANT NURSERY

Landowner's Name and Address: Ms. Judith Ogden 654 NORTH COUNTRY RD
ST JAMES NY 11780

Current Deed Liber and Page (attach copy): _____

Architect's Name, Address and Phone Number: JOHN CUNIFFE, RA
17 HILLSIDE RD STONY BROOK NY 11790 PH: 631 751 0590

Engineer's Name, Address and Phone Number: N/A

Surveyor's Name, Address and Phone Number: LISA McQUILKIN LAND SURVEYING
274 EAST MAIN STREET, EAST ISLIP, NY 11730

Nature of Proposed Use: _____
WHOLESALE PLANT NURSERY

Zoning District: B

This Application Is Submitted As Follows: (initial each, as applicable):

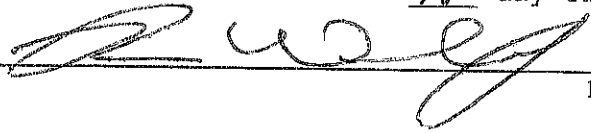
(1) With an owner's endorsement (if applicant is not owner)	[]
(2) With a copy of the current deed for the property	[✓]
(3) With fifteen (15) copies of a current survey prepared by surveyor licensed in New York	[✓]
(4) With fifteen (15) copies of a site plan	[✓]
(5) With a General Municipal Law § 809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

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

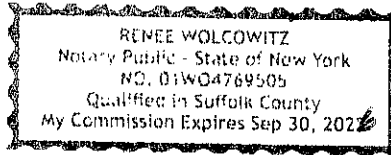


Signature of owner, agent or attorney

Sworn to before me this 18 day of July, 2023.



Notary Public



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

GENERAL MUNICIPAL LAW SECTION 809 CERTIFICATION

Ms Judith Ogden states as follows:

(1) I am interested in an application now pending before a Village agency.

(2) I reside at: 650 North Country RD St James Ny 11780

(3) The nature of my interest in the aforesaid application is as follows:

MAINTAIN A WHOLESALE PLANT NURSERY

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

President: Ms Judith Ogden

Vice President: _____

Secretary: _____

Treasurer: _____

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

(A) Any New York State officer, or

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

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

(A) Is the applicant or owner, or

(B) Is an officer, director, partner, or employee of the applicant or owner, or

(C) Legally or beneficially owns or controls stock of a corporate applicant or owner, or

(D) Is a party to an agreement with such an applicant or owner, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered dependent or contingent upon the favorable approval of such application.

* X Ogden

ENVIRONMENTAL ASSESSMENT FORM

Part 1 (To be completed by the Applicant)

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

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

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

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

VILLAGE REVIEWING AGENCY

Project Name: _____ Site Plan: _____
Street: _____ Subdivision Waiver: _____
Zoning District: _____ Subdivision: _____
County Tax Map Parcel No.: _____ Special Permit: _____
Map, Block, Lot: _____ Zoning Board: _____

OWNER

Name: _____
Full Address: _____
P.O. and Zip Code: _____ Telephone No.: _____

ATTORNEY OR AGENT

Name: HOWARD M. BERSON
Full Address: 194 MAIN STREET SETAUKET NY
P.O. and Zip Code: 11733 Telephone No.: 631-675-6996

SURVEYOR/ENGINEER

Name: John LUNNIFFE, RA
Full Address: 17 HILLSIDE RD STONEY BROOK NY 11790
P.O. and Zip Code: 11790 Telephone No.: 631 751 0590

DESCRIPTION OF PROJECT: (Briefly describe type of project or action)

MAINTAIN WHOLESALE PLANT NURSERY

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

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

3. Approximate percentage of project area:

	<u>Presently</u>	<u>After Completion</u>
Meadow or brushland	_____ %	_____ %
Forested	_____ %	_____ %
Agricultural	<u>80</u> %	<u>80</u> %
Water surface	_____ %	_____ %
Wetland	_____ %	_____ %
(Unvegetated (rock, earth or fill))	_____ %	_____ %
* Roads, buildings and other paved surfaces	_____ %	_____ %
Other (indicate type) _____	_____ %	_____ %

4. What is predominant soil type(s) on site? Brown SILT & SAND

5. Approximate percentage of presently undeveloped project area with slopes: _____

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



6. Is project located within quarter mile of or contain:

- a. A building or site listed on the National Register of Historic Places _____ Yes, _____ No
- b. A building or site listed on the Statewide Inventory of Historic and Cultural Resources _____ Yes, _____ No
- c. An archeological site or fossil bed _____ Yes, No

7. What is the depth to the water table? _____ feet

8. Do hunting or fishing opportunities presently exist in the project area? _____ Yes, No

9. Does project site contain any species of plant or animal life that is identified as Threatened or Endangered? _____ Yes, No

If Yes, identify each species: _____

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

If Yes, describe: _____

11. Is the project site presently used by the community or neighborhood as an open space or recreation area? _____ Yes, No

12. Does the present site offer or include Scenic views or Vistas known to the community? _____ Yes, No

13. Are there any streams within or contiguous to project area? _____ Yes, No

14. Are there lakes, ponds, or wetland areas within or contiguous to project area? Yes, _____ No

If Yes, (a) Name: MILLS POND, (b) Size in acres: 1.0000

15. What is the dominant Land Use and Zoning Classification within a 1/2 mile radius of the project (e.g. single family residential) and the scale of development (e.g. two story)
ZONE B Residential

B: PROJECT DESCRIPTION

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

a. Total contiguous acreage owned by project sponsor 4.99 acres.

b. Project acreage developed: _____ acres initially; _____ acres ultimately.

c. Project acreage to remain undeveloped _____ acres.

d. Length in miles _____

e. if project is an expansion of existing structure(s), indicate percent of expansion proposed:

Building square footage N/A developed acreage N/A

A f. Number of off-street parking spaces existing 0 Proposed 0

A g. Maximum vehicular trips generated per hour 0
(Upon completion of project).

h. If residential, number and type of housing units:

	<u>One Family</u>	<u>Two Family</u>	<u>Multiple Family</u>	<u>Condominium</u>
Initial	<u>2</u>	_____	_____	_____
Ultimate	<u>2</u>	_____	_____	_____

i. If: Orientation

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

j. Total height of tallest proposed structure 14'-0" feet.

2. How many acres of land will be graded? 0 acres.

3. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 tons; 0 cubic yards.

14 4. Approximate percentage of developed project area with slopes:
_____ 15% or greater, _____ 10-15%, 0-10%

5. How many acres of vegetation (trees, shrubs, ground covers) will be removed from the site? 0 acres.

6. Will any mature forest (over 100 years old) or other locally important vegetation be removed by this project? _____ Yes, No

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

8. If single phase project:

(a) Anticipated date of commencement: Month _____, Year _____

(b) Approximate completion date: Month _____, Year _____

9. If multi-phased project:

(a) Total # of phases anticipated? _____ 1 _____

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

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

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

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

11. Number of jobs eliminated by this project: _____ 0 _____

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

If yes, explain: _____

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

14. (a) Is surface or subsurface liquid waste disposal involved? _____ Yes, 0 No

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

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

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

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

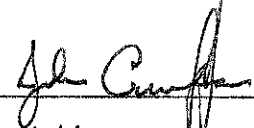
17. (a) Does project involve disposal of solid waste? _____ Yes, No

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

Federal Agencies:

_____ Yes, No _____

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

PREPARER'S SIGNATURE:  TITLE: ARCHITECT
REPRESENTING: Ms. Judith Ogden DATE: 5.29.2023

FILING PROCEDURE

1. Submit 10 completed copies of the SPECIAL PERMIT/SITE PLAN APPLICATION form to:
The Village of Head of the Harbor
ATTN: Board of Trustees
500 North Country Rd.
St. James, NY 11780
2. Request must be received no later than 60 days prior to the Village of Head of the Harbor Board of Trustees meeting.
3. The Board of Trustees meeting dates can be confirmed by calling (631) 584-5550 Mon.-Thurs. from 9 AM until 2 PM.
4. All required supporting information must accompany the application.
5. The application fee (payable to the Inc. Village of Head of the Harbor), see fees schedule*.

This fee covers permit processing and is non-refundable.

* This fee is for the special use permit only; it does not include any fees that may be deemed necessary by the Planning Board, Zoning Board of Appeals, or Building Department.

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

Instructions for Completing Part 1

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

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

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

A. Project and Sponsor Information.

Name of Action or Project: NISSEQUOQUE FARM, LLC		
Project Location (describe, and attach a general location map): 650 & 654 NORTH COUNTRY RD ST JAMES NY 11780		
Brief Description of Proposed Action (include purpose or need): MAINTAIN A WHOLESALE PLANT NURSERY		
Name of Applicant/Sponsor: JOHN CUNIFFE, RA	Telephone: 631 751 0590	E-Mail: John@JDCARCHITECTS.COM
Address: 17 HILLSIDE RD		
City/PO: STONY BROOK	State: NY	Zip Code: 11790
Project Contact (if not same as sponsor; give name and title/role): HOWARD M. BERGSON	Telephone: 1.631.675.6996	E-Mail: HMB@bergsonlaw.com
Address: 194 MAIN STREET		
City/PO: SETAUKET	State: NY	Zip Code: 11733
Property Owner (if not same as sponsor): Jodith Ogden	Telephone: 1.516.523.6720	E-Mail: Jody@OGDENS.COM
Address: 654 NORTH COUNTRY RD		
City/PO: ST JAMES	State: NY	Zip Code: 11780

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, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SPECIAL USE PERMIT	
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SITE PLAN APPROVAL	
c. City Council, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	AREA VARIANCES	
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, 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 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):

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?
ZONE "B"

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? _____

b. What police or other public protection forces serve the project site?
SCPD & HOFF CONSERVABLE POLICE DEPARTMENT

c. Which fire protection and emergency medical services serve the project site?
ST JAMES FIRE DEPARTMENT

d. What parks serve the project site?
NONE

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)?
COMMERCIAL

b. a. Total acreage of the site of the proposed action? 4.99 acres
b. Total acreage to be physically disturbed? 3.995 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.99 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)? % _____ Units: _____

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 proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

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

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

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: 14' height; 13' width; and 32 length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

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

i. Purpose of the impoundment: _____

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

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

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

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

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

D.2. Project Operations

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

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

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

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

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

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

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

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

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

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

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

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

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

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will 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: _____ 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: _____
- 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), 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: _____ 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): _____

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

If Yes:

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

• Do existing sewer lines serve the project site? Yes No
 • Will line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____
 v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

 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)?

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

 • Will stormwater runoff flow to adjacent properties? Yes No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

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

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

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

- i. Estimate methane generation in tons/year (metric): _____
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

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

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

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

If Yes:

- i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.
- ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____
- iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
- iv. Does the proposed action include any shared use parking? Yes No
- v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

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

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

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

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

If Yes:

- i. Estimate annual electricity demand during operation of the proposed action: _____
- ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): Local utility.

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

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

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>
<p>n.. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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>_____</p>
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p>
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <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"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will 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:

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): _____
 ii. If mix of uses, generally describe:
COMMERCIAL/AGRICULTURE RELATES TO BBAG TO THE NORTH
RESIDENTIAL TO THE SOUTH & WEST.

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			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)	4 ACRES	SAME	0
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

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

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
i. Identify Facilities:

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

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

iii. Describe any development constraints due to the prior solid waste activities: _____

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

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 10 feet

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

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

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

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: 98 % of site
 Poorly Drained: 2 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

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

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

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

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

If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:	<u>RACCOONS</u> <u>DEER</u> <u>RABBITS</u> <u>FOX</u> <u>BIRDS</u> <u>OPOSSUM</u>
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. Describe the habitat/community (composition, function, and basis for designation): _____ _____	
ii. Source(s) of description or evaluation: _____	
iii. Extent of community/habitat:	
<ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature	
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. CEA name: _____	
ii. Basis for designation: _____	
iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource:	<input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District
ii. Name:	<u>MILLS POND DISTRICT.</u>
iii. Brief description of attributes on which listing is based:	<u>9 CONTRIBUTING BUILDINGS INCLUDING THE MILL POND HOUSE (ADJACENT)</u>
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Describe possible resource(s):	_____
ii. Basis for identification:	_____
h. Is the project site within 5 miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify resource:	_____
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:	_____ miles.
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No

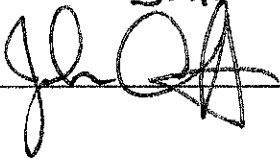
F. Additional Information

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 JOHN CUNIFFE Date 7.2.2023

Signature  Title ARCHITECT

NISSEQUOGUE FARM, LLC.

November 2023

STATEMENT OF OPERATION

The following is a statement of operations for your consideration regarding the application of Nissequogue Farms, LLC. (**Applicant**) for a special use permit to operate a wholesale plant nursery at 654 North Country Road pursuant to Section 165-23 B. (4) of the Head of the Harbor Village Code.

The property is owned by Ogden St. James Holding Company, LLC., (**St James Holding**). The Applicant operates a wholesale nursery business and Ogden's Design & Plantings, Inc. (**Ogden's Design**) provides landscaping service as an integral component of the nursery business. The hours of operation are 8 am to 6:00 pm, Monday through Saturday. Ms. Ogden is the owner and operator of all three entities.

History:

The property was acquired by **St. James Holding** in August of 2006 from the Kusick family who had, for many years, used the property in the course of their business as "Nurserymen & Landscape Contractors" as well as their place of residence. The **Applicant**, in conjunction with **Ogden's Design**, has continue to operate and use the property for similar purposes (the Ogden residence, the Applicant's wholesale nursery and the related/integral landscaping business) in a similar manner. It is the **Applicant's** intention to continue these uses, consistent with the requirements of the Village Code.

Nissequogue Farm, LLC:

The **Applicant** utilizes the property to grow and hold plants for wholesale use, display of sample landscapes materials and for the growing of hard to cultivate plants and specimen sized (larger than typically available) plants used by **Ogden's Design**.

Ogden's Design and Plantings, Inc.:

Ogden's Design is a licensed landscape design and installation company which provides landscape and hardscape installation and maintenance services. **Ogden's Design** utilizes the property to collect landscape materials from the Applicant for offsite delivery to **Ogden's Design's** customers. Additionally, Ogden's landscaping equipment and materials are stored on the property at discreet screened locations.

Site Plan:

A full proposed site plan has been submitted for Village review and comment. Without limitation, the plan locates current and proposed structures, provides for buffers, screening, and storage areas, and provides ingress and egress as well as internal pervious gravel driveway. The following information is, in many respects, a summary of the specifics illustrated in the site plan itself.

Land Use:

The property is used for the creative display of gardens, growing plants and storage of equipment and material necessary for the running of the nursery and landscaping company. The **Applicant** has used, and will continue to use, the property in a manner that allows it to highlight its abilities. In this regard the **Applicant** has integrated beautiful gardens throughout the nursery including the entrance and carefully camouflaged equipment and storage areas.

Plant and Landscape materials:

Some plant materials are in the ground, and some are in pots. Various plant materials are stored in temporary greenhouses, often referred to as hoop houses that are covered in plastic and removed annually within the months of April and May. Landscaping materials such as hardscape masonry products, gravel and mulch are dispersed within the center of the property in small and separate areas and total just under 3,000 sf of area where up to 5,000sf is permitted. These materials are not on display as there are no public retail sales. Some of the materials are used to support the Applicant's operations and some are utilized by Ogden's Design.

Vegetated Buffer:

The property is surrounded by natural trees, shrubs, and other plant species, providing a significant buffer on property boundaries. In conjunction with the planted and potted material arranged in natural but organized groupings, a near infinite buffer between the historical district of Route 25, boarding properties and any of the permitted operations exists now.

Property access:

The property is accessed by one ingress and egress curb cut on Route 25A that is 28'-0" wide at the property line. This curb cut has been approved by the New York State Department of Transportation.

Interior gravel driveway:

A pervious gravel drive loops through the interior of the site. Its layout within the vegetated buffer and interior of the site allows for screening of vehicles and persons from the property boundaries. The pervious drive offers screened positioning of vehicles and equipment that serve the Applicant and Ogden's Design.

Irrigation and Fertilizers:

The plantings are irrigated from an existing well. Water conservation is practiced by slow drip watering on the ground and overhead spray. Natural slow released fertilizers are used selectively for nursery stock and display gardens. There are no pesticides used in conjunction with the nursery or the landscaping businesses.

Storm water retention:

The soil type, grading, and bulk of planted specimen on the property reflects a well-drained and contained condition for storm water retention and the retention of water produced from irrigation practices. There is no visible run off to neighboring properties or roadways. There are several drain inlets and a storm water retention basin servicing the gravel driveway that have been working effectively for years.

Buildings, accessory structures, and sheds:

On lot 1 there is a 3,176 square foot two story barn frame house that has common living space on the first floor and sleeping space on the second floor for staff of Ogden's Design. There is a 465 square foot home office within the house on the ground floor that supports the Applicant's administrative and booking functions. On the same lot and in proximity is a 390 square foot accessory structure that houses tools and small equipment used by the Applicant and a 95 square foot framed shed.

On lot 2 there is a 95 square foot shed structure that houses irrigation supplies.

On lot 3 there is a 2,674 square foot ranch style house with an attached garage that is owned and occupied by Ms. Ogden. Vehicular access is by way of the gravel drive isle loop. The house utilizes a 99 square foot shed, vegetable garden and patio.

Site lighting:

There is a minimal amount of site lighting around the structures found on the site that would be considered customary to residential properties.



MEMORANDUM

To: Chairman Fischer & Members of the Planning Board
From: Patrick Cleary, AICP, CEP, PP, LEED AP
Date: January 30, 2024
Re: Nissequogue Farm – 650 North Country Road (S.C.T.M. 0801-5,-2-34.20, 34.21 & 34.22) – Site Plan, Special Exception Use Review

The following memorandum addresses the Site Plan application submitted by Nissequogue Farm, LLC for property located at 650 North Country Road. The material reviewed consisted of a Special Permit/Site Plan Application Form, Environmental Assessment Forms, Owners Endorsement and the following plans, prepared by John Cunniffe Architect:

T1.1 Zoning Data Tables and Notes, dated July 17, 2023
SP-1 Proposed Site Plan, dated July 17, 2023

PROPOSED PROJECT:

The proposal involves the legalization of the operation of a wholesale nursery operation (Nissequogue Farm). The nursery consists of 3 separate tax lots totaling 4.99 acres:

- Lot 1 – 2.955 acres
- Lot 2 – 1.040 acres
- Lot 3 – 1.004 acres

The larger 1.955-acre lot fronts on North Country Road, and the two smaller lots are located behind this lot. While consisting of three separate lots, the site functionally operates as a single parcel.

The following structures are located on the property:

- Lot 1
 - 2-story, 2,700 sf residence and office building
 - 391 sf shed
 - 6 seasonal greenhouses (7,024 sf)
 - 185 sf shed
- Lot 2
 - 95 sf shed

- 3 seasonal greenhouses (3,213 sf)
- Lot 3
 - 1-story, 2,184 sf residence
 - 416 sf shed
 - 101 sf shed

In addition to the various structures noted above, the property contains planting stock areas, soil and material storage areas, a dumpster and gravel and asphalt driveways throughout the site.

The Proposed Site Plan (SP-1) notes two proposed improvements; a new 13' x 40' (520 sf) pole barn on the west side of Lot 3, the relocation of the existing 95 sf shed on Lot 1, approximately 10' to the east, and a new fence and gate on Lot 3.

SPECIAL PERMIT VILLAGE BOARD REFERRAL

The project site is located in the B – Residence zoning district. A “Wholesale Plant Nursery” is classified as a Special Permit Use within this district.

In accordance with §165-36, an application must first be made to the Village Board, who shall then refer the application to the Planning Board for a report and recommendation.

The following Special Permit conditions and standards, as set forth in §165-36 A. - F must be met by the pending application. The following commentary notes how the project complies with each standard:

- 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.*

The nursery has been in operation for many years. No change to the intensity of the use of the site is proposed. Its location on North Country Road allows for direct access, and its continued operation is consistent with the uses along the North Country Road corridor.

- 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.*

The site is bounded by existing residences to the west and south, and the Mills Pond Gallery to the east. No additional development opportunities are available in the immediate vicinity of the site. The nursery use is consistent with the character of this portion of North Country Road, as well as the BB & GG Farms & Nursery operation located on the opposite side of North Country Road

- 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.*

No change to the existing operation of the site is proposed.

- 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.*

No change to the existing parking configuration is proposed. A centrally located gravel parking area is present.

- E. *Adequate arrangements for maintenance of the premises, for refuse removal and for sewage disposal will be provided.*

The two existing residences are currently served by existing sanitary sewage disposal systems. The site plan notes the location of a dumpster that is used for the disposal of refuse.

- 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*

Appropriate fees are required.

In addition to the general Special Permit Standards and Conditions noted above, the following additional standards set forth in §165-23 B. (4) apply to a Wholesale Plant Nursery:

- (a.) *The minimum lot area is five acres*

The site is 4.99 acres in size. **This is a preexisting non-conforming condition.**

- (b.) *Any such use shall be located within the B Residential District and within 500 feet of New York State Highway 25A, which shall be the principal means of ingress and egress to and from the property;*

The principal means of ingress and egress for this site is Route 25A.

- (c.) *Retail sales are prohibited;*

The applicant is requested to clarify if retail sales occur at this site.

- (d.) *Greenhouses, excepting temporary (with plastic removed annually no later than April 1, excepting unusual, adverse weather conditions, in which event any such plastic shall be removed by May 1) plastic over-wintering structures, are prohibited;*

The applicant is requested to clarify if the “metal-plastic greenhouses” remain standing year-round.

(e.) Accessory uses such as landscaping services and the display of sample landscaping materials are permitted, provided the landscaping service shall be an integral component of and not independent of the nursery business, shall be owned and operated by the same person or persons as operating the nursery and shall employ no more than five persons on the site, exclusive of no more than three part-time employees on the site and exclusive of seasonal workers who are primarily located off site, and provided further that the display of landscaping materials (not plants) shall be limited in area to 5,000 square feet; and

The applicant is requested to document the ownership of the landscaping business operation and number of employees.

A note on drawing T1.1 indicates that the size of the landscape material storage area is 2,830 square feet, which complies with the maximum permitted size of 5,000 square feet.

(f.) Any such use shall maintain a vegetated buffer of no less than 50 feet on all boundaries; however, if adjacent to the historical district of Route 25A, such use shall maintain a natural buffer of 200 feet and an historic buffer of 500 feet.

The existing greenhouses do encroach into the required 50’ buffer.
This is a preexisting non-conforming condition.

(g.) Any regular use of chemical pesticides, fungicides, fertilizers, or other agricultural chemicals shall be subject to review and approval by the Environmental Review Board or its designee and the Joint Coastal Commission.

A note on drawing T1.1 indicates that no pesticides are used at the site and that only organic fertilizer is used.

SITE PLAN REVIEW COMMENTS:

1. Zoning Compliance:

There are several zoning dimensional non-conformities on the site today. These exist as legal pre-existing nonconformities.

The yard designations need to be clarified for Lot 3 to determine in the proposed pole barn meets the front and side yard setbacks. As a landlocked parcel, the yard designations are unclear.

The relocated shed on Lot 1 meets the applicable side yard setback.

2. Buildings per Lot:

§165-11 B. establishes that in the B zoning district the maximum number of buildings per lot shall not exceed a main residential structure, and 1 additional accessory structure.

All 3 lots exceed this maximum number of permitted buildings. ***This is a preexisting non-conforming condition.***

However, the addition of a new pole barn on Lot 3 would represent an increase in the number of non-conforming buildings. A determination by the Building Inspector is necessary to establish if this increased non-conformity requires a variance.

3. Proposed Fence & Gate:

The Proposed Site Plan indicates a “proposed fence and gate” on Lot 3. Details should be provided, and the method to accommodate emergency access should be identified.

SEQR REVIEW

In accordance with the provisions of §81-24 F. of the Village Code, the proposed action is classified as a Type I Action. Because the Special Permit requires the approval of the Village Board, a Coordinated Review must be conducted. Prior to any approval decision, a SEQRA Determination of Significance must be adopted.

It is recommended that the Planning Board designate its intention to serve as Lead Agency at this time.

John Cunniffe

Architect

Transmittal

Date 11.20.2023

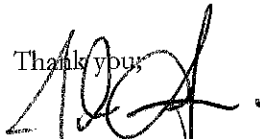
Village of Head of the Harbor
500 North Country Road
St. James NY 11780
Attn: Mr. Robert O'Shea, Building Inspector

Re: Nissequogue Farm, LLC -- Special use application.
650 RT 25A
St. James, NY 11780

Dear Bob;

Please find attached, the Statement of Operations you requested for this application.

Thank you;



John Cunniffe, RA

cc: Mr. Howard Bergson, Esq.
Mrs. Judy Ogden

NISSEQUOGUE FARM, LLC.

November 2023

STATEMENT OF OPERATION

The following is a statement of operations for your consideration regarding the application of Nissequogue Farms, LLC. (**Applicant**) for a special use permit to operate a wholesale plant nursery at 654 North Country Road pursuant to Section 165-23 B. (4) of the Head of the Harbor Village Code.

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History:

The property was acquired by **St. James Holding** in August of 2006 from the Kusick family who had, for many years, used the property in the course of their business as "Nurserymen & Landscape Contractors" as well as their place of residence. The **Applicant**, in conjunction with **Ogden's Design**, has continue to operate and use the property for similar purposes (the Ogden residence, the Applicant's wholesale nursery and the related/integral landscaping business) in a similar manner. It is the **Applicant's** intention to continue these uses, consistent with the requirements of the Village Code.

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Vegetated Buffer:

The property is surrounded by natural trees, shrubs, and other plant species, providing a significant buffer on property boundaries. In conjunction with the planted and potted material arranged in natural but organized groupings, a near infinite buffer between the historical district of Route 25, boarding properties and any of the permitted operations exists now.

Property access:

The property is accessed by one ingress and egress curb cut on Route 25A that is 28'-0" wide at the property line. This curb cut has been approved by the New York State Department of Transportation.

Interior gravel driveway:

A pervious gravel drive loops through the interior of the site. Its layout within the vegetated buffer and interior of the site allows for screening of vehicles and persons from the property boundaries. The pervious drive offers screened positioning of vehicles and equipment that serve the Applicant and Ogden's Design.

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The plantings are irrigated from an existing well. Water conservation is practiced by slow drip watering on the ground and overhead spray. Natural slow released fertilizers are used selectively for nursery stock and display gardens. There are no pesticides used in conjunction with the nursery or the landscaping businesses.

Storm water retention:

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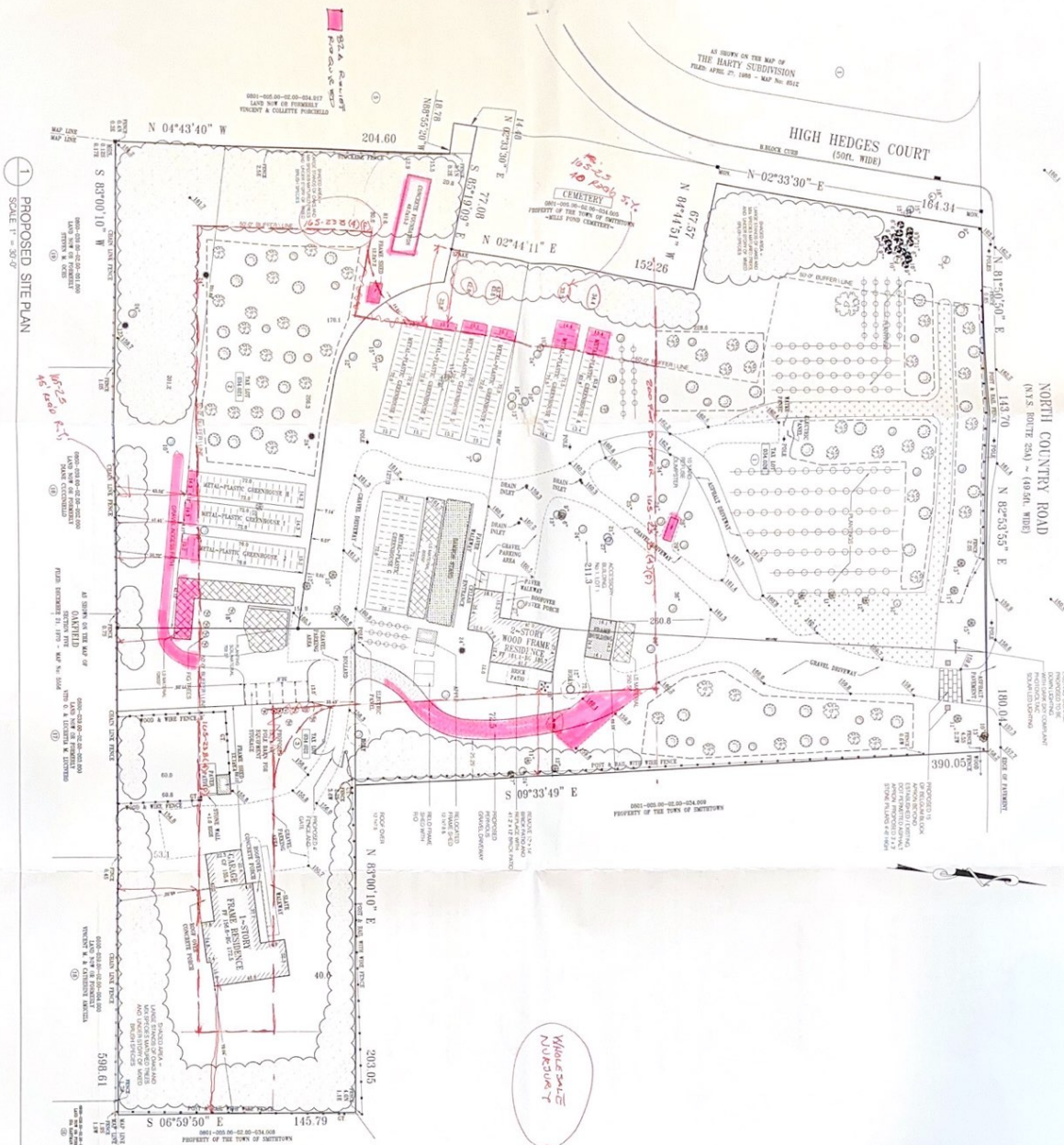
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Site lighting:

There is a minimal amount of site lighting around the structures found on the site that would be considered customary to residential properties.



PROPOSED SITE PLAN
SCALE: 1" = 50'-0"

Value of the NUISANCE

- GRAPHIC LEGEND**
- PREDOMINANT CANALS AREA
 - SHADY AREA - MATURE TREES AND UNDERSTORY OF MIXED BIRCH SPECIES
 - PROPOSED FERMOSIS ORNAMENTAL
 - POTTED IN-GROUND PLANT MATERIAL
 - IN-GROUND PLANTS
 - SEASON HOOP HOUSES
 - LANDSCAPE MATERIAL STORAGE AREA



LOCATION MAP

SITE AND ZONING CRITERIA

PROJECT ADDRESS:
650 RT. 25A, NISSEQUOQUE FARM, LLC
NORTH COUNTRY ROAD, ST. JAMES, NY 11780
SECTION 24, TOWNSHIP 14, RANGE 12
INCORPORATED VILLAGE OF MADISON HARBOR
ZONE: R1 RESIDENTIAL
TOTAL AREA = 217.77 ACRES
0.44 ACRES - LOT 1 - 1.28 IN 22 SQ FT 1.28 ACRES
0.44 ACRES - LOT 2 - 1.28 IN 22 SQ FT 1.28 ACRES
0.44 ACRES - LOT 3 - 1.28 IN 22 SQ FT 1.28 ACRES

NISSEQUOQUE FARM, LLC

650 Rt. 25A
St. James, New York

DRAFT

NO. DATE COMMENTS
1 11/15/2018 PREPARED SITE PLAN, LAYOUT, AND ZONING CRITERIA



JOHN CUNIFFE, ARCHITECT
17 Hudson Street
St. James, New York 11780
Phone: 845.338.1130
Landscaping@nissequogue.com

LISA MACQUEEN, LAND SURVEYING
224 E. Main Street
St. James, New York 11780
Phone: 845.338.1130
Landscaping@nissequogue.com

SP-1

PROPOSED SITE PLAN

1 PROPOSED SITE PLAN
SCALE 1" = 50'



GENERAL NOTES

REGULATION FOR PLANTINGS IS PROVIDED BY WELL, WHICH WILL BE PERMITTED ON THE SITE.

THESE ARE NOT PERMITTED FOR THE OPERATION OF THE SITE:

- ALL PERMITTED STRUCTURES, INCLUDING BUT NOT LIMITED TO, SHALL BE CONFINED TO THE SITE.
- THESE ARE NOT PERMITTED FOR THE OPERATION OF THE SITE:
- LANDSCAPE MATERIALS STORED AND REMAINS, STORED ON THE SITE, SHALL BE CONFINED TO THE STORAGE AREA.
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LOCATION MAP

SITE AND ZONING CRITERIA

THE PROPERTY IS LOCATED ON THE CORNER OF HIGH HEDGES COURT AND NORTH COUNTRY ROAD. THE PROPERTY IS ZONED R-100 (RESIDENTIAL SINGLE-FAMILY).

THE PROPERTY IS 1.99 ACRES.

THE PROPERTY IS 1.99 ACRES.

THE PROPERTY IS 1.99 ACRES.

NISSEQUOGUE FARM, LLC

650 Rt. 25A
St James, New York

SP-1

JOHN QUINNE, ARCHITECT
1701 Avenue C
St James, New York 11780
516-231-1100
john@quinne.com

LESA MCKELLEN, LAND SURVEYING
274 Main Street
St James, New York 11780
516-231-1100
lesam@lmsurvey.com

PROPOSED SITE PLAN
DATE: 01/18/2018

John Cunniffe

Architect

Transmittal

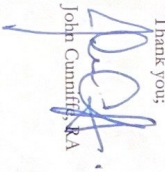
Date 07/06/2023

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

Re: Nissequogue Farm, LLC
650 RT 23A
St. James NY 11780

Please find attached (three) copies of the draft / proposed site plan dated
07/06/2023.

Thank you;



John Cunniffe, R.A.

cc: Mr. Howard Bergson, Esq.
Mrs. Judy Ogden

FORM 42 (09/09)

State of New York
Department of Transportation

forward to
Tom Celsner
Thomas.gencor@dot.ny.gov

Highway Work Permit

Permit No.: 2018107428
Date Issued: 11/15/2018

Project ID No:

Expiration Date: 12/15/2018

Return this page to:

Tom Celsner, Acting Resident Engineer
371 Cartesian Avenue
Central Islip, NY 11722

Permittee: J. ALDY OGDEN
650-654 NORTH COUNTY ROAD
SAINT JAVES, NY 11780

FOR COMPANY USE ONLY: THIS PERMIT IS FOR THE PERMITTEE'S USE ONLY. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE PERMITTEE IS RESPONSIBLE FOR THE PROTECTION OF THIS PERMIT. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE PROTECTION OF THIS PERMIT. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE PROTECTION OF THIS PERMIT.

DATE: 12/01/2018
BY: J. ALDY OGDEN
RESIDENT ENGINEER

TO BE COMPLETED BY NYSDOT

Work authorized by this permit has been satisfactorily completed and is accepted. Inspection Report must be completed.

Retention of Deposit is authorized

Return of deposit is authorized

Retain bond for future permit

DATE: 1/4/2019

RESIDENT ENGINEER

Address of return has been verified

The Regional Office will forward this permit to the Main Office with the appropriate box checked

Return of Deposit is authorized

Retention of Deposit is authorized

DATE: 01/04/2019

RESIDENT ENGINEER

State of New York
Department of Transportation
HIGHWAY WORK PERMIT DISPOSITION

PERMIT NO. 7042 RETURN DEP/BOND TO Judy Ogden
REG. 10 RESIDENCY at CURRENT ADDR. 54 W. ...
PERMITTEE: ...

WORK AUTHORIZED BY THIS PERMIT HAS BEEN SATISFACTORILY COMPLETED
 CANCEL PERMIT — WORK NOT COMPLETED

CLOSE PERMIT ONLY — NO DEPOSIT OR BOND

DEPOSIT AMOUNT _____

REFUND OF DEPOSIT IS AUTHORIZED

FORFEITURE OF DEPOSIT IS AUTHORIZED

CHECK ONE

BOND AMOUNT _____ BOND NUMBER: _____

RETURN OF BOND IS AUTHORIZED

AMOUNT CHARGED AGAINST BOND FOR THIS PERMIT MAY BE RELEASED

RETAIN BOND FOR FUTURE PERMITS

RECOVER FROM BOND FOR DAMAGE/INCOMPLETE WORK FOR \$ _____

DATE: _____
Res/Asst Res Engineer _____

APPROVAL OF AUTHORIZED ACTION

FORWARD TO HIGHWAY PERMIT AGENT FOR PROCESSING

DATE: _____
Regional Permit Engineer _____

DATE: _____ ACTION: _____

Permit Closed (Recorded in Highway Work Program as Completed)

Forwarded to Highway Permit Agent

Deposit/Bond Returned/Released

Other: _____