



BUZZELL, BLANDA & VISCONTI, P.C.
ATTORNEYS AT LAW

June 9, 2026

VIA EMAIL

Harlan Fischer, Chairman
And Members of the Board
Planning Board of the
Village of Head of the Harbor
500 North Country Rd.
Saint James, N.Y. 11780

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

Dear Chairman Fischer and Members of the Board:

We represent the Monastery of the Glorious Ascension, Inc. On August 6, 2026, the Planning Board issued a Resolution approving the site plan. (Copy attached.) The Resolution was endorsed by the Chairman on August 12, 2026.

The Planning Board Resolution provided the Approval will expire on August 6, 2026 if Construction does not commence prior thereto. That date is now approaching. It is not feasible that construction could be commenced before August 6th.

On June 3, 2026 the Monastery appeared before the Board of Trustees on its Application concerning Architectural Review. At the conclusion of the hearing the Board of Trustees adopted a Resolution approving the Architectural Application. (Copy attached.)

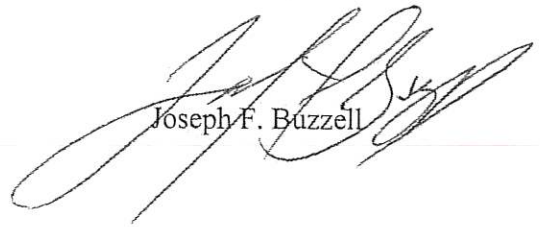
The Monastery is now assembling the full building permit application submission package, including the construction management plan required by the Planning Board and the Declaration of Covenants required by the Board of Trustees in issuing the Special Permit. The Building Inspector will need to review the submission, most particularly for compliance with the New York State Building Code. Then the Contractor must get the materials and the workers to the property. In short, it is just not possible construction could commence by August 6th.

This letter is sent to request an extension of the construction commencement date for a period of one (1) year.



If you have any questions, or would like an appearance, please do not hesitate to contact me.

Yours Truly,



Joseph F. Buzzell

Cc: Brian Egan, Esq.
Village Attorney
Christopher Bianco, Esq.
Associate Village Attorney
Margaret O'Keefe,
Village Clerk and Administrator

**RESOLUTION OF THE
THE VILLAGE OF HEAD OF THE HARBOR
PLANNING BOARD
August 6, 2025**

**S.C.T.M # 0801-007.00-03.00-029.001 & 037.000
481 NORTH COUNTRY ROAD
MONASTERY OF THE GLORIOUS ASCENSION INC.
CONSTRUCTION OF HOUSE OF WORSHIP
SITE PLAN APPROVAL**

WHEREAS, the Planning Board of the Village of Head of the Harbor, located in Suffolk County, New York, has received an application for Site Plan Approval, submitted by the **Monastery of the Glorious Ascension Inc.** (herein after referred to as the "Applicant"); and

WHEREAS, the proposed development is located at 481 North Country Road on the property designated as S.C.T.M # 0801-007.00-03.00-029.001 & 037.000, (hereinafter referred to as the "Property"); and

WHEREAS, the Property is approximately 202,215.47 square feet and lies within the Residence "A" District; and

WHEREAS, the proposed development consists of the construction of a house of worship of 3,341 square feet with a 982 square-foot wrap-around porch for a total proposed floor area of 4,323 square feet; and

WHEREAS, in addition to the house of worship, Applicant proposes the construction of a 33-space¹ parking lot to the rear of the house of worship with an adjoining brick walkway, the extension of existing gravel driveways to the proposed parking lot, a new on-site sanitary system, a dumpster enclosure at the north end of the parking lot, an A/C compressor and generator enclosure immediately north/northeast of the Church, a driveway apron expansion that includes work within North Country Road (State Route 25-A), and a landscape plan that includes new plantings, the removal of a tree, and the replacement of two trees; and

WHEREAS, the Property lies within the St. James Historic District, which is listed in the State and National Registers of Historic Places; and

WHEREAS, within the Property lies the Timothy House, a historic structure listed on the State and National Registers of Historic Places; and

WHEREAS, Applicant is a not-for-profit entity recognized by the IRS as a public charity and affiliated with the Russian Orthodox Church; and

¹ An additional nine parking spaces are proposed to be land-banked.

WHEREAS, Applicant currently uses the Timothy House as a monastery and place of worship for its religious Order; and

WHEREAS, under Section 165-23(B)(1) of the Village Code, Applicant's proposed use is permitted upon issuance of a special use permit by the Board of Trustees:

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

Churches and other places of religious worship located on adequate sites and with adequate provision for parking at times of maximum attendance or use of the premises, with landscaping and controls over lighting and signs as may be required so as to protect and not adversely affect adjoining properties and with means of ingress and egress which are properly related to the street system."; and

WHEREAS, Applicant applied to the Board of Trustees for a special use permit for the Church project; and

WHEREAS, the Board of Trustees declared the proposed development a Type 1 project under the State Environmental Quality Review Act (SEQRA), provided notice to potentially interested agencies, declared itself lead agency, and undertook a coordinated review under SEQRA; and

WHEREAS, by resolution dated March 13, 2024, the Board of Trustees issued a negative declaration of environmental significance for the Church project ("Negative Declaration Resolution"); and

WHEREAS, by resolution dated March 13, 2024, the Board of Trustees issued a special use permit to Applicant for the Church project (the "BOT Resolution"); and

WHEREAS, the BOT Resolution set forth 18 conditions that Applicant must comply with to maintain the special use permit; and

WHEREAS, the BOT Resolution and Negative Declaration Resolution were the subject of an Article 78 challenge in the Supreme Court, Suffolk County (*Acker, et al. v. Village of Head of the Harbor et al.*, Index No. 609399/2024) (the "Article 78 Action"); and

WHEREAS, by decision and order dated April 2, 2025, the Supreme Court, Suffolk County dismissed the Article 78 Action (the "Court's Decision"); and

WHEREAS, the Court's Decision upheld the findings and conditions in the BOT Resolution and Negative Declaration Resolution, including the Board of Trustees' interpretation of the Property's Van Liew Covenants; and

WHEREAS, on or about January 14, 2025, Applicant submitted a site plan application to this Board; and

WHEREAS, Joseph F. Buzzell of Buzzell, Blanda & Visconti, P.C. has represented Applicant throughout these proceedings; and

WHEREAS, the site plan application consists of the following documents (hereinafter referred to as the "Site Plan Application"):

- i) Village Site Plan Application Form
- ii) SEQRA Full Environmental Assessment Form, Part 1
- iii) Village Long Environmental Assessment Form with EAF Addendum
- iv) Coastal Assessment Form (LWRP)
- v) Board of Trustees Resolution dated March 13, 2024 issuing a Negative Declaration Pursuant to SEQRA for the subject project
- vi) Board of Trustees Full Environmental Assessment Form, Parts 2 and 3 dated March 13, 2024
- vii) Board of Trustees Resolution dated March 13, 2024 granting Applicant a special use permit with conditions (the "BOT Resolution")
- viii) Correspondence from the New York State Department of Transportation dated January 16, 2025 listing items to be addressed prior to issuance of highway work permit
- ix) a site plan drafted by Mark Wittenberg, R.A., P.C. with a latest revision date of March 8, 2025 and consisting of the following sheets:
 - SP1: Site Plan
 - SP2: Alignment Plan
 - SP3: Drainage and Sanitary Plan
 - SP4: Sanitary and Drainage Details
 - SP5: Landscape Plan
- x) building plans and elevations for the proposed Church with a latest revision date of March 8, 2025 and consisting of the following sheets:
 - FP1: Floor Plans no Seating
 - FP2: Floor Plans with Seating
 - EL1: Front and Rear Elevation
 - EL2: Left Side Elevation
 - EL3: Right Side Elevation

xi) letter dated May 15, 2025 from Applicant's counsel to the Board contending that the height of the proposed Church is in compliance with the Village Code's height requirement

xii) letter dated June 3, 2025 from the Suffolk County Department of Health detailing the status of Applicant's commercial wastewater application

xiii) the Court's Decision

xiv) June 18, 2025 letter from the Suffolk County Planning Commission; and

WHEREAS, a public hearing on the Site Plan Application was held before this Board on May 13, 2025; and

WHEREAS, at the hearing, the Board asked for clarification on the issue of the proposed Church's height and its compliance with the Village Code; and

WHEREAS, the BOT Resolution, upheld by the Suffolk County Supreme Court, did state that "[t]he height of the proposed church complies with the maximum height restriction in the Residence 'A' District"; and

WHEREAS, the BOT Resolution provides a rational interpretation of the Village Code's height requirement, which in certain cases excludes cupolas and appurtenances such as the proposed Church's Cross; and

WHEREAS, the Board also inquired as to the excavation necessary to complete construction of the proposed Church; and

WHEREAS, Applicant's architect appeared at the June 10, 2025 meeting and stated that approximately 850 cubic yards of soil would be removed at the location of the proposed Church and improvements and that all of the excavated material would be spread to other parts of the Property to ensure proper grading; and

WHEREAS, Applicant's counsel also stated that Applicant would be amenable to providing a more detailed excavation plan as a condition to site plan approval; and

WHEREAS, the proposed Church and wrap-around porch have a front-yard setback of 201.1 feet, a northern side-yard setback of 72.2 feet, a southern side-yard setback of 201.8 feet, and a rear yard setback of approximately 224 feet; and

WHEREAS, the proposed Church would lie approximately 200 feet or more from the nearest dwellings; and

WHEREAS, the northern edge of the parking lot would lie approximately 150 feet or more from the nearest dwelling north of the Property and much greater distances from the dwellings to the south/southwest of the Property; and

WHEREAS, there is significant existing vegetation on or near each of the property lines, including the front-yard property line which lies adjacent to North Country Road; and

WHEREAS, Applicant's landscape plan proposes the planting of vegetation and trees just north of the proposed Church and the replacement of two trees along the Timothy House driveway; and

WHEREAS, the first-floor building plan includes a vestibule at the entrance (212 sq. ft.), a "narthex" with 54 seats (400 sq. ft.), a worship area with an additional 43 seats (820 sq. ft.), and an alter area at the north end (230 sq. ft.); and

WHEREAS, the building plans also include a basement floor housing a 1,220 square-foot meeting room with seating for 80, a kitchen of approximately 132 square feet, a book room, a consult room, bathrooms, and storage and utility rooms; and

WHEREAS, no alterations are proposed for the Timothy House; and

WHEREAS, by letter dated January 16, 2025, the New York State Department of Transportation provided Applicant with comments to be addressed before issuance of a highway work permit for that portion of the proposed driveway/apron that lies on North Country Road (State Route 25-A); and

WHEREAS, Applicant has submitted a commercial wastewater application to the Suffolk County Department of Health ("SCDOH") and SCDOH has issued a comment letter to Applicant dated June 3, 2025; and

WHEREAS, during the duly-noticed public hearing all interested members of the public were given an opportunity to speak on the Site Plan Application; and

WHEREAS, the Board closed the hearing at the June 10, 2025 meeting; and

WHEREAS, the Board of Trustees undertook coordinated review of the proposed project under SEQRA and issued a negative declaration of significance (*see* Negative Declaration Resolution); and

WHEREAS, under 6 NYCRR § 617.6(b)(3), "[t]he determination of significance issued by the lead agency following coordinated review is binding on all other involved agencies"; and

WHEREAS, the Suffolk County Planning Commission issued a June 18, 2025 comment letter on the proposed project and determined that the Site Plan Application is "considered to be a matter for local determination as there appears to be no significant county-wide or inter-community impact(s)"; and

WHEREAS, the Planning Board has considered the Site Plan Application documents including the BOT Resolution and the Negative Declaration Resolution, the verbal commentary made during

the Planning Board's meetings pertaining to the review and evaluation of the Application, and the comments of the public;

NOW THEREFORE BE IT RESOLVED, that upon full consideration of the above, the Planning Board of the Village of Head of the Harbor hereby grants Site Plan Approval to the Monastery of the Glorious Ascension Inc. for the Proposed Action as described above, subject to the following conditions:

CONDITIONS PRIOR TO ENDORSEMENT OF SITE PLAN

The following conditions shall be completed by the Applicant prior to the endorsement of the Site Plan by the Planning Board Chairman:

1. This Site Plan Approval authorizes the Applicant to undertake only the activities specifically set forth herein, in accordance with this Resolution of Approval and as delineated on the Site Plan as endorsed by the Planning Board Chairman. *Any change in use, alteration or modification to the Site Plan, or to the existing or approved facilities and site shall require the review and approval by the Planning Board of the Village of Head of the Harbor.*
2. The Applicant shall pay to the Village of Head of the Harbor, by certified check, any outstanding professional review fees.
3. The Applicant shall furnish the Village Clerk with five (5) print sets and electronic copies of the Site Plan (in PDF format) as described above, for endorsement by the Planning Board Chairman, as the approved Site Plan.
4. Upon payment of all required fees and the satisfaction of all conditions of this resolution and following the endorsement of the Site Plan by the Planning Board Chairman, one print set will be returned to the Applicant, one set shall be filed with the Village Clerk, with copies provided to the Board of Architectural Review, Village Engineer and Building Inspector.
5. No changes, additions, erasures, modifications or revisions shall be made to the Site Plan following endorsement by the Planning Board Chairman. Any changes detected after endorsement of the Site Plan as final, shall result in the immediate termination and revocation of this Resolution of Approval, thereby making it null and void.

CONDITIONS PRIOR TO ISSUANCE OF A BUILDING PERMIT

The following conditions shall be completed by the Applicant prior to the issuance of a Building Permit by the Building Inspector:

6. The Building Inspector shall not issue a Building Permit pertaining to the activities approved herein until the Applicant has complied with Conditions 1 – 5.

7. Applicant shall obtain approval from the Village Architectural Review Board.
8. Authorized issuance of a Building Permit by the Building Inspector shall be fully based on, and in accordance with this Resolution of Approval and the signed and filed Final Site Plan. The Building Inspector shall include reference to the Final Site Plan and this Resolution of Approval on any Building Permit.

GENERAL CONDITIONS OF IMPLEMENTATION, CONSTRUCTION, AND USE

The following conditions shall apply during the implementation of the site improvements and construction of the Proposed Action and during the use of the Property after issuance of the Certificate of Occupancy:

9. No construction activity shall take place on the Property prior to the issuance of a Building Permit by the Building Inspector.
10. All comments of the Village Engineer shall be satisfactorily addressed.
11. The Applicant shall obtain a commercial wastewater permit from the Department of Health Services, Office of Wastewater Management.
12. The Applicant shall obtain a Highway Work Permit from the New York State Department of Transportation for the driveway apron improvement.
13. The hours of construction activity shall take place in conformance with the applicable Village Regulations.
14. All utilities and electrical conduits and connections shall be installed underground.
15. Proposed site lighting shall be dark sky compliant and not exceed 1 footcandle along all property lines.
16. Required erosion and sediment control is hereby made part of this approval, which shall be in conformance with both the Village of Head of the Harbor requirements and the New York State DEC Stormwater Management Design Manual (latest edition). In addition, practices may be employed that are based on the DEC New York State Standards and Specifications for Erosion and Sediment Control (latest edition).
17. Temporary and permanent site stabilization methods must be implemented before construction begins and continuously modified as necessary throughout construction to provide the best methods for stormwater management and pollution prevention.

18. A Construction Management Plan is required, and shall include, at a minimum:
- a. Temporary fencing shall be installed to isolate the construction zone from the site;
 - b. Dumpster locations shall be identified to efficiently manage the removal of debris from the site;
 - c. Construction vehicles shall be limited to designated entrances/exits, roadways and temporary access roads;
 - d. Temporary control measures shall be used to manage stormwater as required during the work;
 - e. Temporary pollution prevention measures shall be used to control litter and construction debris on site.
 - f. Temporary control facilities shall be implemented to control on-site erosion and sediment transfer;
 - g. Interceptor swales, if required, shall be used to direct stormwater runoff to temporary sediment basins for settlement.
 - h. The sediment traps, if required, shall be constructed as part of this project to serve as temporary sediment basins to remove sediment and pollutants from the stormwater runoff produced during construction.
19. All landscaping shall be installed in accordance with the Site Plan. Any substitutions to listed plant materials shall be submitted to the Building Inspector and Environmental Planner prior to installation of same. Should the Building Inspector and/or Environmental Planner determine that the substitutions constitute a substantive change to the approved Site Plan, the Applicant shall file an Amendment to the Site Plan Approval, which shall be reviewed and approved by the Planning Board, prior to the installation of the landscaping materials.
20. All site landscaping shall be maintained in a healthy state; should any plantings become damaged or die, said plantings shall be replaced in-kind as soon as practicable to insure appropriate planting and plant health.
21. No parking shall be permitted outside of the spaces delineated in the Site Plan. Vehicles shall not traverse over any areas outside of the marked driveways and parking lot.
22. As set forth in the Site Plan, Applicant shall be permitted to landbank nine (9) parking spaces and shall make said parking spaces available upon notice from the Building Inspector that said spaces are necessary to alleviate parking and traffic conditions at or near the Property.
23. Applicant shall submit an Excavation Plan that meets the approval of the Building Inspector and addresses how much soil and material will be

excavated, how said excavation shall take place, and where such excavated material will be deposited.

24. Applicant shall submit a Dumpster Plan that provides further detail on the materials used for the dumpster enclosure, the size of the dumpster, and the frequency that the dumpster will be serviced.
25. Applicant shall obtain any additional permits or approvals for the construction and occupancy of the Church as required by the Building Department and/or any other federal, state, or local body.
26. A clean and legible copy of this Resolution (as signed by the Planning Board Chairman) and a copy of the signed Final Site Plan shall be maintained at the subject property at all times.

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

The following conditions shall be complied with prior to the issuance of a Certificate of Occupancy by the Building Inspector:

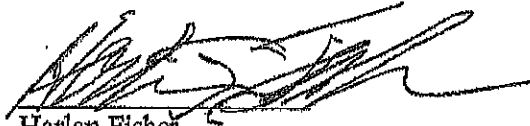
27. Prior to the issuance of a Certificate of Occupancy by the Building Inspector, an "As-Built" Plan showing the installed and completed improvements, certified by a New York State licensed Land Surveyor shall be prepared at the sole expense of the Applicant. Said As-Built Plan shall be provided to the Building Inspector, documenting satisfactory completion of all approved and authorized construction activities and zoning compliance.
28. The Applicant shall obtain all other necessary permits and approvals, and shall pay all other fees as may be required by other applicable agencies prior to the execution of the Site Plan.
29. Failure to comply with any of the conditions set forth herein shall be deemed a violation of this approval, which may lead to the revocation of the Approval and/or Certificate of Occupancy, in accordance with the applicable provisions of the Village of Head of the Harbor.

BE IT FURTHER RESOLVED, that this Site Plan Approval shall remain valid for a period of one (1) year from the date of its endorsement by the Planning Board Chairman. This Site Plan Approval shall become null and void on August 6, 2026, unless construction is commenced pursuant to an authorized Building Permit.

BE IT FINALLY RESOLVED, that this Site Plan Approval resolution shall have an effective date of August 6, 2025.

On a motion of Planning Board Member Sally Lynch, Seconded by Planning Board Member Jan Coughlin, this resolution was approved by the following vote:

Harlan Fisher, Chairman AYE
Sally Lynch AYE
John Honkanen AYE
Dale Salzberg NAY
Jan Coughlan AYE

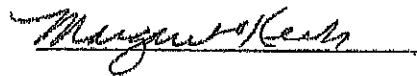


Harlan Fisher
Chairman

8/12/2025
Date

This Resolution Was Thereupon Duly Adopted

Filed in the Office of the Village Clerk on the 12th day of August, 2025



Margaret O'Keefe

Village Clerk

**RESOLUTION OF THE
THE VILLAGE OF HEAD OF THE HARBOR
BOARD OF ARCHITECTURAL REVIEW**

JUNE 3 2026

**S.C.T.M # 0801-007.00-03.00-029.001 & 037.000
481 NORTH COUNTRY ROAD
MONASTERY OF THE GLORIOUS ASCENSION INC.
CONSTRUCTION OF HOUSE OF WORSHIP**

WHEREAS, the Board of Trustees of the Village of Head of the Harbor, located in Suffolk County, New York serving as the **Board of Architectural Review ("BAR")**, has received an application for Architectural Plan Approval, submitted by the **Monastery of the Glorious Ascension Inc.** (herein after referred to as the "Applicant"); and

WHEREAS, the proposed development is located at 481 North Country Road on the property designated as **S.C.T.M # 0801-007.00-03.00-029.001 & 037.000**, (hereinafter referred to as the "Property"); and

WHEREAS, the Property is approximately 202,215.47 square feet and lies within the Residence "A" District; and

WHEREAS, the proposed development consists of the construction of a house of worship of 3,341 square feet with a 982 square-foot wrap-around porch for a total proposed floor area of 4,323 square feet; and

WHEREAS, in addition to the house of worship, Applicant proposes the construction of a 33-space¹ parking lot to the rear of the house of worship with an adjoining brick walkway, the extension of existing gravel driveways to the proposed parking lot, a new on-site sanitary system, a dumpster enclosure at the north end of the parking lot, an A/C compressor and generator enclosure immediately north/northeast of the Church, a driveway apron expansion that includes work within North Country Road (State Route 25-A), and a landscape plan that includes new plantings, the removal of a tree, and the replacement of two trees; and

WHEREAS, the Property lies within the St. James Historic District, which is listed in the State and National Registers of Historic Places; and

WHEREAS, within the Property lies the Timothy House, a historic structure listed on the State and National Registers of Historic Places; and

WHEREAS, Applicant is a not-for-profit entity recognized by the IRS as a public charity and affiliated with the Russian Orthodox Church; and

¹ An additional nine parking spaces are proposed to be land-banked.

WHEREAS, Applicant currently uses the Timothy House as a monastery and place of worship for its religious Order; and

WHEREAS, under Section 165-23(B)(1) of the Village Code, Applicant's proposed use is permitted upon issuance of a special use permit by the Board of Trustees:

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

Churches and other places of religious worship located on adequate sites and with adequate provision for parking at times of maximum attendance or use of the premises, with landscaping and controls over lighting and signs as may be required so as to protect and not adversely affect adjoining properties and with means of ingress and egress which are properly related to the street system."; and

WHEREAS, Applicant applied to the Board of Trustees for a special use permit for the Church project; and

WHEREAS, the Board of Trustees declared the proposed development a Type 1 project under the State Environmental Quality Review Act (SEQRA), provided notice to potentially interested agencies, declared itself lead agency, and undertook a coordinated review under SEQRA; and

WHEREAS, by resolution dated March 13, 2024, the Board of Trustees issued a negative declaration of environmental significance for the Church project ("Negative Declaration Resolution"); and

WHEREAS, by resolution dated March 13, 2024, the Board of Trustees issued a special use permit to Applicant for the Church project (the "BOT Resolution"); and

WHEREAS, the BOT Resolution set forth eighteen (18) conditions that Applicant must comply with to maintain the special use permit; and

WHEREAS, the BOT Resolution and Negative Declaration Resolution were the subject of an Article 78 challenge in the Supreme Court, Suffolk County (*Acker, et al. v. Village of Head of the Harbor et al.*, Index No. 609399/2024) (the "Article 78 Action"); and

WHEREAS, by decision and order dated April 2, 2025, the Supreme Court, Suffolk County dismissed the Article 78 Action (the "Court's Decision"); and

WHEREAS, the Court's Decision upheld the findings and conditions in the BOT Resolution and Negative Declaration Resolution, including the Board of Trustees' interpretation of the Property's Van Liew Covenants; and

WHEREAS, on or about January 14, 2025, Applicant submitted a site plan application to the Planning Board, which was approved by Resolution of that Board on August 6, 2025; and

WHEREAS, Joseph F. Buzzell of Buzzell, Blanda & Visconti, P.C. has represented Applicant throughout these proceedings; and

WHEREAS, the BAR application consists of the following documents (hereinafter referred to as the "BAR Application"):

- i) Village Application for Build Permit dated August 21, 2025
- ii) Survey of Property by AJC Land Surveying PLLC January 28, 2020
- iii) a site plan drafted by Mark Wittenberg, R.A., P.C. with a latest revision date of August 15, 2025 and consisting of the following sheets:

SP1: Site Plan
SP2: Alignment Plan

iii) building plans and elevations for the proposed Church by Mark Wittenberg, R.A., P.C with a latest revision date of August 15, 2025 and consisting of the following sheets:

FP1: Floor Plans no Seating
FP2: Floor Plans with Seating
EL1: Front and Rear Elevation
EL2: Left Side Elevation
EL3: Right Side Elevation; and

WHEREAS, Zachary N. Studenroth was retained by the BAR to act a consultant to advise the Board on eth application, and the consultant conducted a site visit at the property with representatives of the Applicant and the Village Attorney on May 8, 2026; and

WHEREAS, on May 21, 2026, Studenroth filed his "Site Inspection and Preservation Assessment Report", which made the following findings:

- a) The proposed project location and setting preserve the "overall site topography and vegetative density and character" of the property;
- b) The massing, scale and material components of the proposed building are well chosen to harmonize with the existing historic resources on the property and within the context of the St. James Historic District.
- c) The existing historic resource -- Timothy House -- is included and preserved as an integral feature of the site through its continued use as a residence for those serving the monastic community
- d) Construction of the church and parking facility will not "present an intrusive or disharmonious element in the historic district" because the scale and setting of the church have been chosen to minimize its visual impact; and

WHEREAS, a public hearing on the Application was held before this Board on June 3, 2026; and

WHEREAS, during the duly-noticed public hearing all interested members of the public were given an opportunity to speak on the Application; and

WHEREAS, the Board closed the hearing at the June 3, 2026 meeting; and


NOW THEREFORE BE IT RESOLVED, that upon full consideration of the above, the Board of Architectural Review of the Village of Head of the Harbor hereby grants **APPROVAL** to the Monastery of the Glorious Ascension Inc. for the Proposed Action as described above.

On a motion of Board Member Jeffrey D. Fischer,

Seconded by Board Member Judith C. Ogden,

This resolution was approved by the following vote:

Michael Utevesky, Mayor	AYE
Jeffrey D. Fischer	AYE
Kathleen Diana	AYE
Judith C. Ogden	AYE
Robert E Kent	AYE



Michael Utevesky, Mayor

June 8, 2026
Date

This Resolution Was Thereupon Duly Adopted