

COUNTY OF SUFFOLK



EDWARD P. ROMAINÉ
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING

SARAH LANSDALE
COMMISSIONER

MAUREEN GETCHELL
CHIEF DEPUTY COMMISSIONER

RORY WHELAN
DEPUTY COMMISSIONER

July 27, 2026

Village of Head of the Harbor
500 Country Road
St. James, New York 11780
Attn: Margaret O'Keefe

Dear Ms. O'Keefe:

Pursuant to Section 239 l & m of the General Municipal Law, the following special permit which has been submitted to the Suffolk County Planning Commission is considered to be a matter for local determination as there appears to be no significant county-wide or inter-community impact(s). A decision of local determination should not be construed as either an approval or disapproval.

Special Permit

Nissequogue Farm

Address

0801 00500 0200 034020 et. al.

File No.

N/A

NOTE: Does not constitute acceptance of any zoning action(s) associated therewith before any other local regulatory board.

Very truly yours,

Joseph E. Sanzano

By Victoria Malvone

Joseph E. Sanzano, Planning Director
Division of Planning and Environment

JES/vm

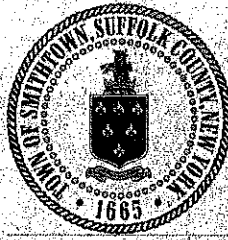
TOWN OF SMITHTOWN

SUPERVISOR

EDWARD R. WEHRHEIM

TOWN COUNCIL

Thomas J. McCarthy
Lynne C. Nowick
Lisa M. Inzerillo
Thomas W. Lohmann



Planning Department

Peter Hans, Town Planning Director

P.O. Box 575
Smithtown, NY 11787

Tel: (631) 360-7540

Fax: (631) 360-7546

smithtownplanning@smithtownny.gov

Margaret O'Keefe, Village Clerk
Village of Head of the Harbor
500 North Country Road
St. James, NY 11780

August 27, 2026

Subject: Nissequogue Farm, LLC Special Use application

Dear Ms. O'Keefe,

The Town of Smithtown Planning Department is in receipt of your referral concerning the above referenced application which is a zoning matter located within 500 feet of the Town boundary.

Based on review of the plans and application documents, it appears that the proposal will not be a detriment to properties located in the Town of Smithtown based on the following:

1. The application appears to be a legalization of the nursery operation as it currently exists. Upon a recent inspection, the nursery use was barely visible from the adjacent Town owned facility (Mills Pond House/ Smithtown Arts Council). See attached photos.
2. The applicant does not appear to be proposing any new structures within 50 ft. of the Town boundary.
3. Access is onto a State controlled roadway within the Village.
4. The Use has been in operation for approximately 20 years and has not had a negative impact on the Mills Pond House site.

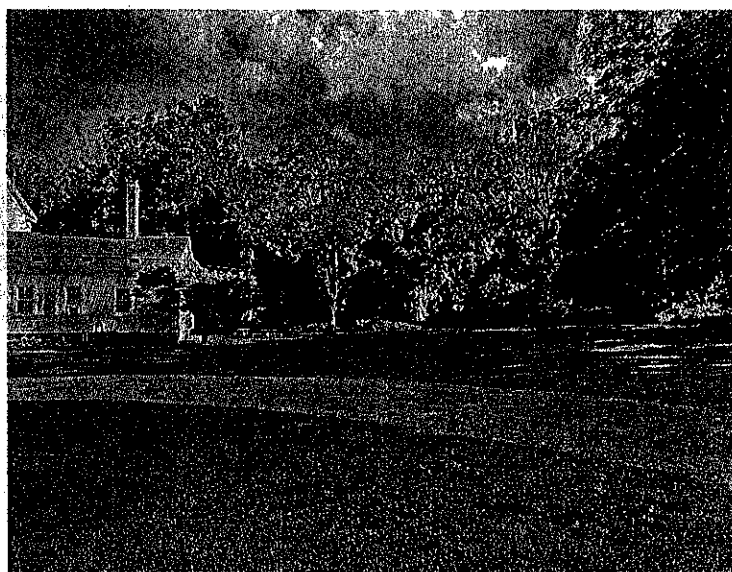
Based on the above considerations, the Town of Smithtown does not have an objection to the proposed application provided that existing vegetation along the Town owned property is preserved.

If you have any questions or comments, please feel free to contact my office at (631)360-7540.

Peter Hans,

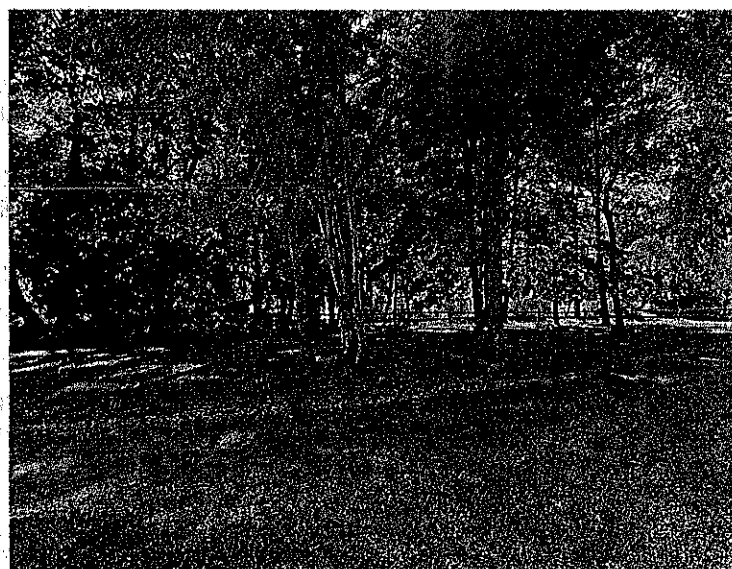
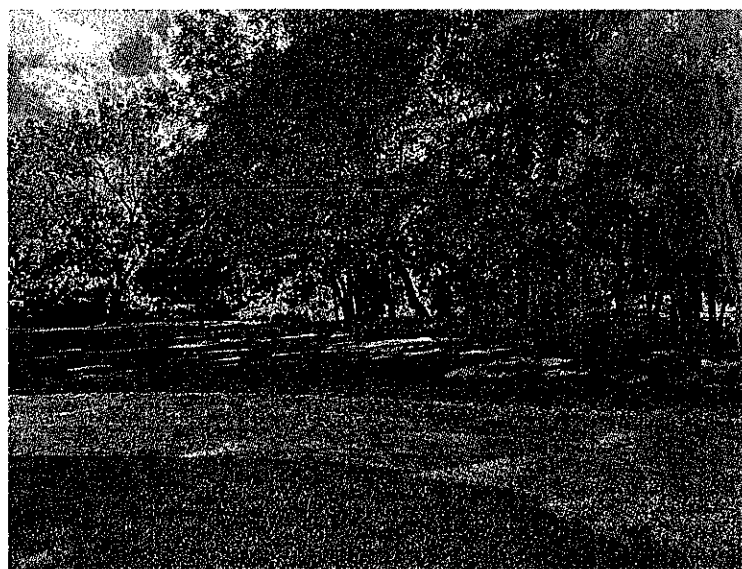
Town Planning Director

CC: Hon. Edward R. Wehrheim, Town Supervisor
Thomas D. McCarthy, Town Clerk



South side of the house
with the garden

View of the house from the garden



View of the house from the garden

View of the house