

Site Plan Application

Subdivision/Single Family Residential Construction & Additions

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

APPLICATION DATA:

455-
NAME OF SITE PLAN 465 North Country Rd Lot Line Change

SCOPE OF WORK: Lot Line Change

SUFFOLK COUNTY TAX NUMBER: 0801-007-00-03.00 LOT AREA 83 ACRES Zoning Existing A Residence
Located at # 465, on the N/E/S/W Side of: North Country Rd

Distance: 0 Feet, from the N/E/S/W of: Timothy Woods Rd

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

OWNERS CONSENT:

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

OWNER: DEAN JOHNSON + YVONNE MC-HRIN Phone #: 631-637-1564

Address: 465 North Country Rd ST JAMES State: NY Zip: 11780

APPLICANT: SAME Phone #: _____

Address: _____ State: _____ Zip: _____

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

N/A
PLAN PREPARER: FIRM NAME: HOWARD M BERGSON ESP.

NAME: HOWARD M BERGSON

ADDRESS: 194 MAIN ST E. SETAUKET State: NY Zip: 11733

ATTORNEY/AGENT: FIRM NAME: HOWARD M BERGSON ATT AT LAW

NAME: HOWARD M BERGSON

ADDRESS: 194 MAIN ST E. SETAUKET State: NY Zip: 11733

Yes ☒ No ☐ Are there any existing covenants or restrictions affecting the premises for which approval is sought? If yes, attach a copy certified by the Suffolk County clerk.

Yes ☒ No ☐ Have any Special Permits or Variances been applied for or obtained for this property? If yes, state date and case number and attach a copy of the Board of Appeals decision letter.

Yes ☒ No ☐ Is the property improved with structures? If so, attach a copy of all Certificate of Occupancy(s). Any structures requiring c.o.'s must be made part of the application.

Yes ☒ No ☐ Is the property within 500' of a municipal boundary?
Yes ☒ No ☐ Is the property within 500' of a Town or State roadway?
Yes ☒ No ☐ Is the property within 500' of any publicly-held land or wetland or waterway?
Yes ☒ No ☐ Is the property within a designated historic area?
Yes ☒ No ☐ Is the property in an environmentally significant area?
Yes ☒ No ☐ Is electric & public water available to the property?
Yes ☒ No ☐ Does the applicant or owner have any interest in any contiguous property? If so, list S.C. Tax Number: contiguous parcel (Lot 31) Consenting to Application

Yes ☐ No ☒ Have you applied for Health Dept. sanitary approval? If so, attach a copy of the application. N/A

SUBDIVISION/LAND DIVISION:

Number of Lots: Change of Lot Line between 2 contiguous parcels
Deed or deeds recorded in the Suffolk County Clerk's Office: Parcel Lots 31 & 32 Parcel

Date: 7/8/81 12/4/81
Page: 9047 386
Is the property subject to encumbrances or liens other than mortgages? No
Yes ☒ No ☐ Will the entire preliminary layout be filed?
Yes ☒ No ☐ Will the map will be filed in sections? N/A
Yes ☒ No ☐ All open space shown will be dedicated. N/A

If the project requires Variances or Special Permits, please list: _____
Planning Board: _____

Zoning Board of Appeals: _____

Site Plan Application

VERIFICATION:

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

IN WITNESS WHEREOF, I have hereto set my hand this 9th day of

March 2026
[Signature]
Owner's Signature

State of New York)

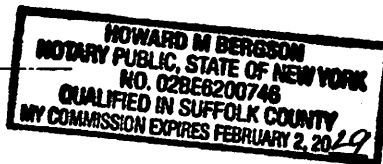
) SS.:

County of Suffolk

..(INDIVIDUAL)

On the 26th day of MARCH 2026 before me personally came
to me known to be the individual described in and who executed the
foregoing instrument, and (s)he thereupon duly acknowledged to me that
(s)he executed same.

[Signature]
(Notary Public)



State of New York)

) SS.:

County of Suffolk

(CORPORATE)

On the _____ day of _____ 20____ before me personally came
to me known, who being duly sworn, did disvise and say that (s)he
resides in _____ (street & city), that (s)he is
the _____ (state office) of the
_____ (name of corporation); the corporation
described in and which executed the foregoing instrument; and that (s)he
signed his/her name thereto by authority of the Board of Directors of
said corporation.

(Notary Public)

NOTARY PUBLIC STATE OF NEW YORK
NO. 0386300748
QUALIFIED IN SUFFOLK COUNTY
EX. COMMISSION EXPIRES FEBRUARY 1, 2011

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

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

A. Applicant

1. Name: DEAN JOHNSON

2. Address: 465 NORTH COUNTRY RD ST. JAMES, NY

3. Telephone: Area Code (631): 637-1564

B. PROPOSED ACTIVITY

1. Location of activity: Village Head of the Harbor

Address 465 + 455 NORTH COUNTRY RD ST. JAMES NY

2. Brief description of activity:

Lot Line Change between 465 + 455 NORTH COUNTRY RD
ST. JAMES

3. Village agency being applied to: PLANNING Bd

4. If applications have been file with other agencies (town, county, state, etc.) provide type of permit applied for, agency application number, date of application, and copy of the application.

C. COASTAL ASSESSMENT

1. Will the proposed activity involve or result in any of the following:

YES (NO)

a. Physical alteration of the site requiring preparation of an environmental impact statement?.....

___ ✓

b. Physical alteration of land along the shoreline, land under water, or tidal or freshwater wetland?.....

___ ✓

c. Mining, excavation or dredging activities, or placement of dredged or filled materials, on land along the shoreline, land under water, or tidal or freshwater wetlands?.....

___ ✓

d. Draining of storm water runoff or sewer overflows into coastal waters or wetlands?.....

___ ✓

e. Discharge of any pollutants into coastal waters?.....

___ ✓

2. Will the activity proposed have a significant effect on:

a. Scenic quality of the coastal environment?.....

___ ✓

b. Other scenic resources?.....

___ ✓

c. Structures, sites or districts of historic, archaeological or cultural significance?.....

___ ✓

d. Fish or wildlife habitats?.....

___ ✓

e. Land currently farmed or farmed within the last 5 years?.....

___ ✓

- | | YES | NO |
|---|-----|----|
| 3. Will the proposed activity require: | | |
| a. A federal permit?..... | — | ✓ |
| b. A state permit?..... | — | ✓ |
| c. A county permit?..... | — | ✓ |
| d. A town permit?..... | — | ✓ |
| 4. Is the proposed activity within? | | |
| a. 100 feet of mean high water along Long Island Sound or Stony Brook Harbor?..... | — | ✓ |
| b. 150 feet of mean high water along the Nissequogue River?..... | — | ✓ |
| c. 100 feet of any freshwater or tidal wetland?..... | — | ✓ |
| d. 100 feet from the ridgeline of a bluff?..... | — | ✓ |
| e. Sites with steep slopes in excess of 15% in Head-of-the-Harbor or 20% in Nissequogue?..... | — | ✓ |
| f. A Coastal High-Hazard Flood Area (V-zone)?..... | — | ✓ |
| g. A federal state designated flood hazard or erosion hazard area?..... | — | ✓ |
| h. A beach, dune, or other natural feature that provides protection against flooding or erosion?..... | — | ✓ |
| i. For septic systems, 150 feet from the upland boundary of a freshwater or tidal wetland, or the face of a bluff, or where seasonal high groundwater is less than 3 feet below the surface?..... | — | ✓ |

PART II

- | | |
|--|---|
| 5. Will the proposed activity require: | |
| a. Removal of more than 25% of the total trees on a property?..... | ✓ |
| b. Removal of trees within 25 feet of a property border or within 25 feet of any roadside frontage of the property?..... | ✓ |
| c. Removal of trees within 100 feet of a barrier bluff ridgeline?..... | ✓ |
| d. Removal of trees within 100 feet along Long Island Sound, Stony Brook Harbor, or the Nissequogue River?..... | ✓ |

YES NO

6. Will the proposed activity require construction on or alteration of: (if so describe)
- a. A beach, bluff, or dune?.....
- b. A tidal or freshwater wetland?.....
7. Will there be any: (if so describe)
- a. Removal of topsoil, sand or gravel from the site?.....
- b. Disturbance of groundcover of a beach, bluff, or dune?.....
- c. Alteration of grade (cutting or Filling)?.....
- d. Increase in erosion or flooding due to the proposed action?.....
- e. Interference with natural tidal flows?.....
- f. Dredging (max depth ___ ft, length ___ ft, amount of spoil ___ cu. yds.
Disposal area _____)?.....
8. Wastes and pollutants generated during project construction and after completion:

NOA F

	During	After	Components	Quantity	How disposed?
Sanitary sewage					

Clearing or demolition debris

Spill or sedimentation

Surface water runoff

Other (specify) _____

9. Property description: - Lot 32
 a. Total contiguous acres of property Existing .83 ACRE to 2.0 ACRE
 b. Present developed acreage .83 ACRES
 c. Final developed acreage 2.0 ACRES
 d. Roads/driveways on site now Yes length 130 ft. - Approx
 e. New roads/driveways to be built No length _____ ft. width _____ ft.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
455-465 NORTH COUNTRY RD Lot Lino CHANG			
Name of Action or Project: 455-465 NORTH COUNTRY RD Lot Lino CHANG			
Project Location (describe, and attach a location map): 455-465 NORTH COUNTRY RD ST. JAMES, NJ 11780			
Brief Description of Proposed Action: INCREASE LOT 32 FROM EXISTING .83 ACRES to 2.0 ACRES ADJOINING PROPERTY (LOT 31) to be reduced to 2.3 ACRES			
Name of Applicant or Sponsor: DAN JOHNSON		Telephone: 631 637-1564	
		E-Mail: danjohnson@legalrevieword.com	
Address: 465 North Country Rd			
City/PO: ST. JAMES		State: NJ	Zip Code: 11780
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO ☒	YES ☐
3.a. Total acreage of the site of the proposed action?		.83 acres EXISTING	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.83 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☐	YES ☒	N/A ☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO ☐	YES ☒
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO ☒	YES ☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☒	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO ☒	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Exist septic Systems</u> <u>For Both Lots - 31 + 32</u>	NO ☐	YES ☒	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☒	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☐	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☒	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. (Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐	
16. Is the project site located in the 100 year flood plain?	NO ☒	YES ☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ ☐ NO ☐ YES	NO ☒	YES ☐	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO ☒	YES ☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Dean Johnson Date: 3-10-26

Signature: Dean Johnson

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	☐ ☐	☐ ☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____ Name of Lead Agency _____ Date	
_____ Print or Type Name of Responsible Officer in Lead Agency _____ Title of Responsible Officer	
_____ Signature of Responsible Officer in Lead Agency _____ Signature of Preparer (if different from Responsible Officer)	

PRINT

State Environmental Quality Review VISUAL EAF ADDENDUM

Visibility

Distance Between Project and Resource (in Miles)

1. Would the project be visible from:

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

• A parcel of land which is dedicated to and available to the public for the use, enjoyment and appreciation of natural or man-made scenic qualities?	☐	☒	☐	☐	☐
• An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities?	☐	☐	☐	☐	☒
• A site or structure listed on the National or State Registers of Historic Places?	☐	☒	☐	☐	☐
• State Parks?	☐	☐	☐	☐	☒
• The State Forest Preserve?	☐	☐	☐	☐	☒
• National Wildlife Refuges and State Game Refuges?	☐	☐	☐	☐	☒
• National Natural Landmarks and other outstanding natural features?	☐	☐	☐	☐	☒
• National Park Service lands?	☐	☐	☐	☐	☒
• Rivers designated as National or State Wild, Scenic or Recreational?	☐	☐	☐	☐	☒
• Any transportation corridor of high exposure, such as part of the Interstate System, or Amtrak?	☐	☐	☐	☐	☒
• A governmentally established or designated interstate or inter-county foot trail, or one formally proposed for establishment or designation?	☐	☐	☐	☐	☒
• A site, area, lake, reservoir or highway designated as scenic?	☐	☒	☐	☐	☐
• Municipal park, or designated open space?	☐	☐	☐	☐	☒
• County road?	☐	☐	☐	☐	☒
• State road?	☒	☐	☐	☐	☐
• Local road?	☒	☐	☐	☐	☐

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

☐ Yes

☒ No

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

N/A

☐ Yes

☒ No

DESCRIPTION OF EXISTING VISUAL ENVIRONMENT

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

	Within	
	* 1/4 mile	* 1 mile
Essentially undeveloped	☐	☐
Forested	☐	☐
Agricultural	☐	☐
Suburban Residential	☒	☐
Industrial	☐	☐
Commercial	☐	☐
Urban	☐	☐
River, Lake, Pond	☐	☐
Cliffs, Overlooks	☐	☐
Designated Open Space	☐	☒
Flat	☒	☐
Hilly	☐	☐
Mountainous	☐	☐
Other	☐	☐

NOTE: add attachments as needed

5. Are there visually similar projects within:

* 1/4 mile	☐ Yes	☒ No
* 1 mile	☐ Yes	☒ No
* 2 miles	☐ Yes	☒ No
* 3 miles	☐ Yes	☒ No

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

EXPOSURE

6. The annual number of viewers likely to observe the proposed project is UNKNOWN

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

CONTEXT

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

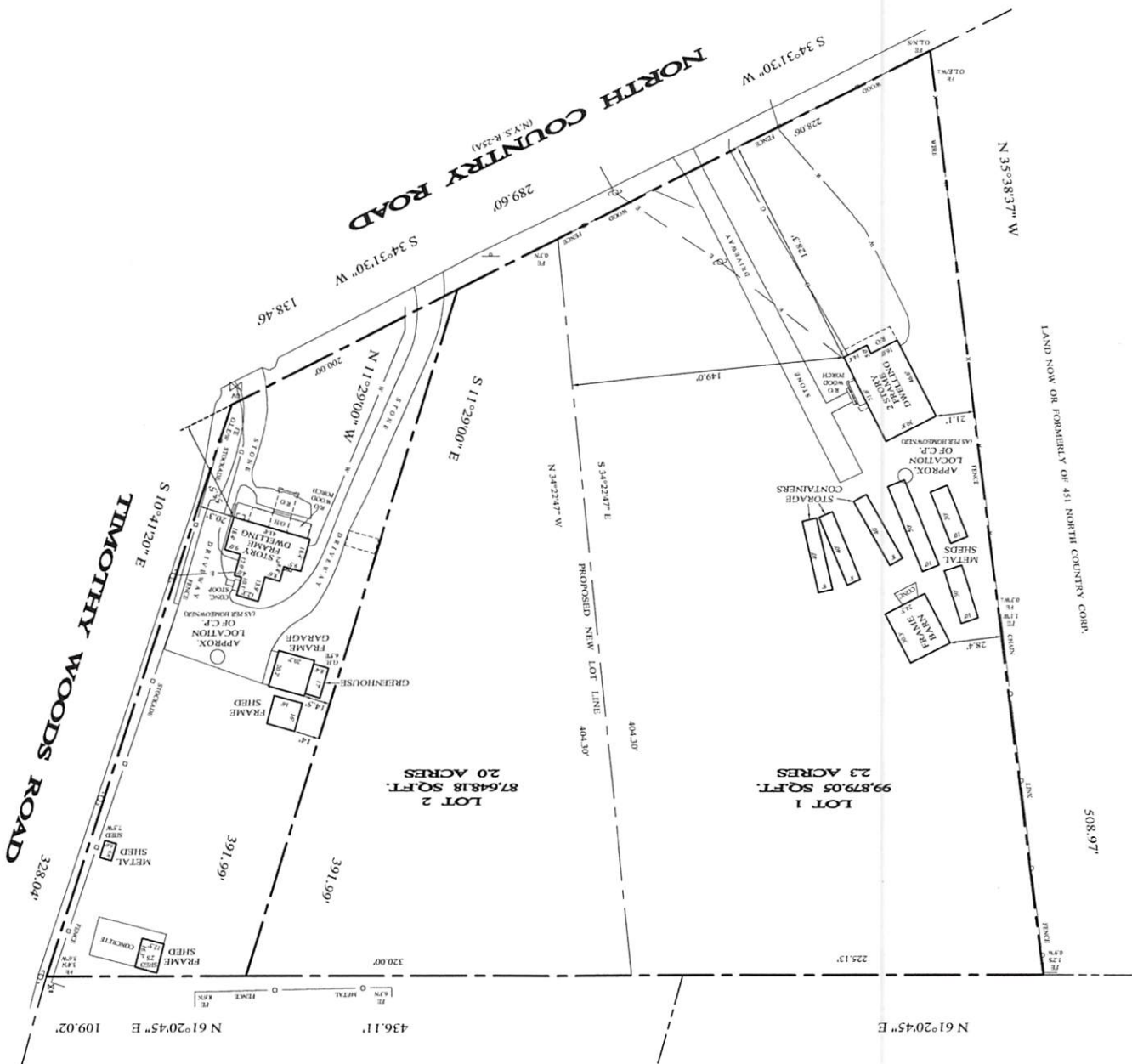
FREQUENCY

Activity	Daily	Weekly	Holidays/ Weekends	Seasonally
Travel to and from work	☐	☐	☐	☒
Involved in recreational activities	☐	☐	☐	☐
Routine travel by residents	☐	☐	☐	☐
At a residence	☐	☐	☐	☐
At worksite	☐	☐	☐	☐
Other	☐	☐	☐	☐

EXCEPTIONS: THESE ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE SURVEY. THE SURVEYOR'S RESPONSIBILITY IS TO THE CLIENT AND NOT TO THE PUBLIC. THE SURVEYOR'S RESPONSIBILITY IS TO THE CLIENT AND NOT TO THE PUBLIC. THE SURVEYOR'S RESPONSIBILITY IS TO THE CLIENT AND NOT TO THE PUBLIC.

DATE: 12/27/2024		PROJECT NO.: 2024-118	
COPIES OF THIS SURVEY MAP NOT BE LOANED, REPRODUCED, COPIED, OR IN ANY MANNER USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE SURVEYOR'S RESPONSIBILITY IS TO THE CLIENT AND NOT TO THE PUBLIC.		REVISIONS	
UNAUTHORIZED ALTERATION OF THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.		REVISIONS	
PJM LAND SURVEYING, PLLC 132 CLYDE STREET / SUITE 16 WEST SAVERILLE, NY 11796 TEL: 607-553-3000 FAX: 607-553-3001 PJM.LAND.SURVEYING@AOL.COM		REVISIONS	
PROPERTY SAINT JAMES STUATE SUTCLIFF COUNTY, NY		REVISIONS	
TOWN OF SMITHTOWN		REVISIONS	
DRAWN: CM CHECKED BY: PM SCALE: 1" = 40'		REVISIONS	

THE SURVEYOR'S RESPONSIBILITY IS TO THE CLIENT AND NOT TO THE PUBLIC. THE SURVEYOR'S RESPONSIBILITY IS TO THE CLIENT AND NOT TO THE PUBLIC. THE SURVEYOR'S RESPONSIBILITY IS TO THE CLIENT AND NOT TO THE PUBLIC.



225.13'

508.97'

S 34°22'47" E

P/O
TAX
LOT
31

LAND NOW OR FORMERLY OF 451 NORTH COUNTRY CORP.

N 35°38'37" W

THE OFFICES OR ENCLOSURES SHOWN FROM THE APPROXIMATIONS TO THE PROPERTY LINES ARE FOR A GUIDING PURPOSE AND ARE, AND THEREFORE ARE NOT DESIGNED TO BE USED AS A GUIDE IN THE EJECTION OF FENCES, WALLS, POLES, PIERCE, BALUSTRADES, COLUMNS TO BUILDINGS OR ANY OTHER APPROXIMATIONS, SUBSURFACE AND DIMENSIONAL LOCATIONS NOT SHOWN, PROPERTY CORNER MARKERS NOT SET AS A PART OF THIS SURVEY, DIMENSIONS AND OR SHOWN-ON-OF RECORD, IF ANY, NOT SHOWN.

PJM LAND SURVEYING, PLLC
132 CLYDE STREET / SUITE 16
WEST SAYVILLE, NY 11796
TEL: 631-563-0400
FAX: 631-563-3808
PJM SURVEYING@aol.com

UNAUTHORIZED ALTERATION OR
ADDITION TO THIS SURVEY IS A
VIOLATION OF SECTION 2708 OF
NEW YORK STATE EDUCATION LAW

**PROPERTY
SITUATE
SAINT JAMES**

REVISIONS	
REVISION NO.	REVISIONS
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**PROPOSED
LOT LINE
CHANGE**

DRAWN: CM CHECKED BY: PM SCALE: 1" = 40'

PROJECT NO.: 2024-318-1
DATE: 12/27/2024

CONSUMER: HEREIN ADVISE THAT THIS PART OF PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A RECENT BANCROFT UNDER MY DIRECTION IN ACCORDANCE WITH THE CURRENT IDEAS OF PRACTICE LAWYERS ADVISE ME THIS NEW YORK AREA OFFICE OF PROPERTY, LAWYERS, AND BANCROFT IS NOT A BANCROFT AND THE BANCROFT WAS PREPARED AND ON THEIR OWN/TO THE TITLE COMPANY. BANCROFT, ABOUT LOCATING BANCROFT, AND BANCROFT IS ONLY FOR THE LIMITED CREDITED PERIODS AS HAS A CERTIFICATION OF LAW, 12/04/04.