

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:

NAME OF SITE PLAN 52 Fifty Acre

SCOPE OF WORK: Property line modification

SUFFOLK COUNTY TAX NUMBER: 0801-27-02789 LOT AREA 402 Acre Zoning A
Located at # 57, on the N/E/S/W (W) Side of: 402 Fifty Acre

Distance: 0 ft, from the N/E/S/W of: Bronxlebrink 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: William Paparella Phone #: 631-201-7885

Address: 7 Buckingham Ct. State: NY Zip: 11780

APPLICANT: Same Phone #:

Address: State: Zip:

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

PLAN PREPARER: FIRM NAME: Metes and Bounds Surveying

NAME: Ralph O'Heil

ADDRESS: 53 Probst Dr, Shirley State: NY Zip: 11967

ATTORNEY/AGENT: FIRM NAME: Nicholas Cunha

NAME: Nicholas Cunha

ADDRESS: 60 David's Dr, Haddonfield State: NY Zip: 11788

ncunha@broadwaynational.com

Site Plan Application

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?
Yes ☐ No ☒ Is the property within 500' of any 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: 0801-07-02-9

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

SUBDIVISION/LAND DIVISION:

Number of Lots: 2
Deed or deeds recorded in the Suffolk County Clerk's Office:
Date: 8/1/22 Liber: 020013167 Page: 114

Yes ☐ No ☒ Is the property subject to encumbrances or liens other than mortgages?
Yes ☒ No ☐ Will the entire preliminary layout be filed?
Yes ☐ No ☒ Will the map will be filed in sections?
Yes ☒ No ☐ All open space shown will be dedicated.

If the project requires Variances or Special Permits, please list:
Planning Board: set back variance, acreage, lot width

Zoning Board of Appeals: _____

Site Plan Application

VERIFICATION:

I ACKNOWLEDGE I HAVE MADE APPLICATION TO THE INCORPORATED 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 20th day of November 2024

Owner's Signature

State of New York)

) SS.:

County of Suffolk

(INDIVIDUAL)

On the 25th day of November 2024 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.

Hayley DeMott
(Notary Public)

State of New York)

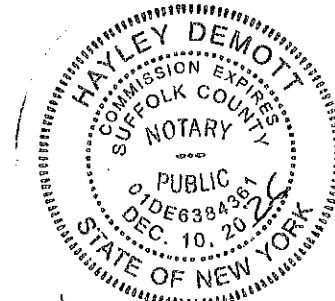
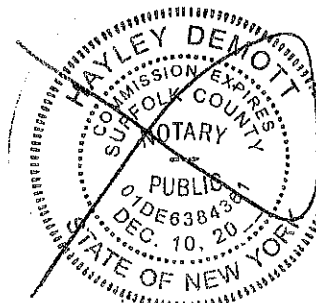
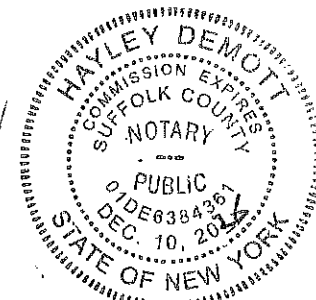
) SS.:

County of Suffolk

(CORPORATE)

On the 3rd day of December 2024 before me personally came to me known, who being duly sworn, did dispose and say that (s)he resides in 7 Buckingham Ct, St. James (street & city), that (s)he is the New York (state office) of the Surve Co (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.

Hayley DeMott
(Notary Public)



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

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

A. Applicant

1. Name: William Paparella
2. Address: 7 Buckingham Ct, St. James, NY 11780
3. Telephone: Area Code (): 631-201-7685

B. PROPOSED ACTIVITY

1. Location of activity: Village Head of The Harbor
Address 52 Fifty Acre Rd, St. James, NY 11780
2. Brief description of activity: Lot line modification
3. Village agency being applied to: Building Dept.
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

- | | YES | NO |
|---|-----|----|
| 1. Will the proposed activity involve or result in any of the following: | | |
| 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: (is 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:

	During	After	Components	Quantity	How disposed?
Sanitary sewage					
Clearing or demolition debris					
Spoil or sedimentation					
Surface water runoff					
Other (specify)					

9. Property description:
a. Total contiguous acres of property 4.02
b. Present developed acreage 2
c. Final developed acreage 2
d. Roads/driveways on site now 0 length 0 ft.
e. New roads/driveways to be built 0 length 0 ft, width 0 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			
Name of Action or Project: <i>Lot line modification</i>			
Project Location (describe, and attach a location map): <i>57 Fifty Acre Rd, St. James, NY 11780</i>			
Brief Description of Proposed Action: <i>Modify lot line from East-West to North-South</i>			
Name of Applicant or Sponsor: <i>William Paparella</i>		Telephone: <i>631-201-7685</i>	
		E-Mail: <i>newha@BroadwayNational.com</i>	
Address: <i>7 Buckingham Ct.</i>			
City/PO: <i>St. James</i>		State: <i>NY</i>	Zip Code: <i>11780</i>
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?		<i>4.02</i> acres	
b. Total acreage to be physically disturbed?		<i>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>4.02</i> 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: _____	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, _____	NO ☒	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		

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: <u>William P. Pappalardo</u> Date: <u>11/20/24</u> Signature: _____		

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