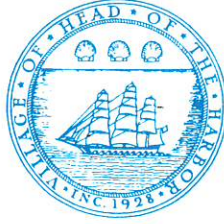


Village of Head-of-the-Harbor



DOUGLAS A. DAHLGARD
Mayor

TRUSTEES

DANIEL W. WHITE
(Deputy Mayor)

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Village Administrator/Clerk

PATRICIA A. MULDERIG
Village Treasurer

CHARLES M. LOHMANN
Police Chief

July 20, 2023

Mayor Douglas Dahlgard
Inc. Village of Head of the Harbor
500 North Country Road
St. James. NY 11780

Re: Monastery of the Glorious Ascension

Dear Mayor Dahlgard,

During the public hearings concerning the Monastery of the Glorious Ascension's application for a Special Permit to allow the construction of a House of Worship, testimony was given that the Monastery has been a good steward for the historic Timothy House. Following the public hearing held on May 17, 2023, I visited the property and have prepared a report of my observations.

On June 12, 2023, Frank Prinzevalli and I met with Father Vasileios Willard, who gave us a tour of the Timothy House and the property. While walking around the property, Father Vasileios pointed out a few dead trees that they would like to have removed. An arborist will be submitting a report on the condition of the trees and the reason they need to be removed. Overall, I observed that the grounds are being properly maintained to the standards set by Village and State Codes. No overgrown lawn or weeds, or accumulations of garbage or debris were observed.

We then moved on to the Timothy House. The Timothy House is over 200 years old, and as such, it requires ongoing maintenance. Some of the work that I could see as I walked through and around the house were new water heaters, waterproofing of basement walls, structural repairs in the basement, first and second floors, repairs to flashing, roofing and siding at front and side porches and gutter repairs around the entire building. Based on my observations, the Timothy House is in good overall condition and is well-maintained.

After my visit, I was given the following list of repairs that have been completed by the Monastery since they took ownership of the property:

A/C: Mid-Summer Failure / Replacement, 3 Floors

Basement: H2O Cleanup, Plumb Repair, Hot Water System, Commercial Dehumidifier, H2O Filtration

Basement: Waterproofing Interior/Exterior Walls, Floor, Sealing Window-Well, Foundation

Basement: Above Ground Repairs + Shingle Repairs @ Ground Level

Electrical: Candlehut

Electrical: House

Garage Repair, Engineering Retainer Fee

Gutter Repair: Water Leaks into Walls & Basement

Pest Control: Powder Post Beetle Inspections

Pest Control: Household

Plumbing: Shower, Sewage Leak, Emergency Ceiling Repair in 2 Rooms, Sink/Toilet Repair

Property Insurance

Roof Repair: Leaking H2O, Mold Remediation, 3rd Floor

Roof Repairs currently needed

Sanitation: Garbage P/U & Recycling

Sanitation: Landfill

Septic, Emergency Repair, Overflow

Structural Repair, E Wing: Basement, 1st Floor, 2nd Floor – Footings, Steel/LVL Posts, LVL Headers

Wood Porch: Falling Beams, Emergency Repair

Wood Porch: Front Stoop, Emergency Repair

Wood Porch: Roof Repair, Walls, Mold, Water Damage, Water Tight

Wood Repair & Painting

Woodworking: Carpentry, Candlehut

This list is part of an affidavit that I am told will be signed and submitted by the Monastery's counsel as part of the Monastery's application.

To get a better understanding of the history of this property, I reviewed the subdivision "Map of Timothy Fields", dated 11/21/91.

Original tax map # 801-7-3-29

Total lot area of 11.9 acres

Lot 1 – 2.96 acres

Lot 2 – 2.00 acres

Lot 3 – 2.70 acres

Lot 4 – 4.23 acres (Timothy House)

Health Dept. approval – 4/6/93

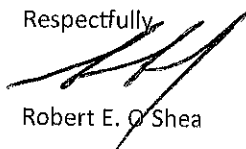
HOTB Planning Board approval – 5/11/93

County Clerk – 6/30/93

Note #4 refers to Local Law 1 of 1965 which established the Board of Architectural Review
Restriction #2 refers to Local Law 1 of 1988 which had to do with subdivision of land
Nowhere on the filed map is the 1973 Historic Place and Open Space Easement ever mentioned.

I have been unable to find any surveys or maps of the Timothy House property to indicate prior subdivision of the property.

Respectfully,



Robert E. O'Shea