

Public Hearing Notice
Inc. Village of Head of the Harbor
Zoning Board of Appeals
St. James, NY 11780

NOTICE IS HEREBY GIVEN that a public hearing will be convened by the Zoning Board of Appeals of the Village of Head-of-the Harbor on Monday, October 20, 2025 at 7:00 p.m. at Village Hall, located at 500 North Country Road, St. James, NY, for the purpose of hearing and considering the following application for a variance:

Application of William and Christine Paperella, SCTM#s: 0801-007.00-02.00-008.000 and 0801-007.00-02.00-009.000 AKA , 57 Fifty Acre Rd, St. James, NY 11780, request a lot line modification, and demolition of the existing dwelling and rebuilding of a two-story home with swimming pool and request relief from Village Code § 165-25:

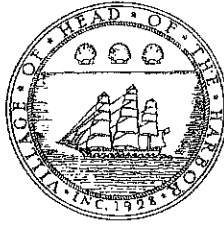
- (i) Applicant request lot area of 1.81 acres, where the Village Code § 165-25 requires 2 acres, and
- (ii) a front lot line of 164.62', Village Code § 165-25 requires a minimum front lot line of 200', and
- (iii) a front-yard setback of 77', Village Code § 165-25 requires a minimum front-yard setback of 100' and
- (iv) a side-yard setback of 43' for the dwelling, Village Code § 165-25 requires a minimum side-yard setback of 55', and
- (v) a side-yard setback of 31' for a pool and patio, Village Code § 165-25 requires a minimum side-yard setback of 55'.

Premises is located in the Residential A zoning district.

The Village Hall is accessible to handicapped persons. All interested parties are invited to attend.

DATE: September 29, 2025 BY ORDER OF THE ZONING BOARD OF APPEALS
Inc. Village of Head of the Harbor
Margaret O'Keefe, Village Clerk

Village of Head-of-the-Harbor



MICHAEL D. UTEVSKY
Mayor

TRUSTEES

LISA DAVIDSON
(Deputy Mayor)

JUDITH C. OGDEN

JEFFREY D. FISCHER

KATHLEEN DIANA

500 N. Country Road
St. James, New York 11780
Phone (631) 584-5550
Fax (631) 862-1417
HeadoftheHarborNY.gov

EGAN & GOLDEN LLP
Village Attorney

MARGARET O'KEEFE
Village Administrator/Clerk

PATRICIA A. MULDERIG
Village Treasurer

CHARLES M. LOHMANN
Police Chief

August 7, 2025

SERVCO ELECTRIC USA, LLC
C/O Mr. William Paparella
7 Buckingham Court
St. James, NY 11780

Re: 57 Fifty Acre Road, St. James, NY
SCTM # 801-07-02-008 and 801-07-02-009
A - district

Dear Mr. Paparella

I have completed my preliminary review of your application for a lot line modification between the above referenced properties. The configuration and building setbacks you propose for Lot # 9 violate the following sections of the Village Code:

1. Section 165-25 requires a minimum lot area of 2 acres.
Your application calls for 1.81 acres.
2. Section 165-25 requires a minimum front lot line of 200 feet.
Your application calls for a front lot line of 164.62 feet on Branglebrink Road.
3. Section 165-25 requires a minimum front yard setback of 100 feet.
Your application calls for 77 feet on Fifty Acre Road.
4. Section 165-25 requires a minimum side yard setback of 55 feet.
Your application calls for 43 feet to the house and 31 feet to a pool and patio.

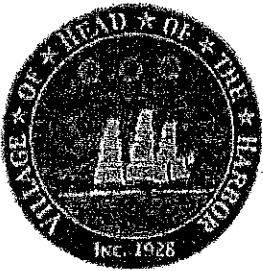
Village code allows you to make an application to the Board of Appeals to seek relief from these requirements. I have enclosed the necessary forms and instructions should you decide to take this course of action.

Please contact me at the Village office if I may be of any assistance in this matter.

Yours truly,

Robert E. O'Shea

Robert E. O'Shea
Building Inspector



Village of Head of the Harbor
500 North Country Rd. St. James, New York 11780
Application for the Zoning Board of Appeals

Date: 8/15/25

To: Zoning Board of Appeals

I (We) William Paparella
(name of Applicant)

Owner(s) of 57 Fifty Acre Rd, St. James, N.Y 11780
(insert complete mailing address)

Home phone number _____ Office phone number 631-201-7685 Cell phone _____

Bearing Suffolk County Tax Map Number 801 Sec. 07 Blk. 02 Lot 008/9

Apply for : (check one (1) or more)

- ☒ An Area Variance
☐ A Use Variance
☐ An interpretation of the Zoning Ordinance
☐ Other

The applicable provisions of the Zoning Ordinance from which variance relief is sought are:

Article VII Section 165 Subsection 25
Article _____ Section _____ Subsection _____
Article _____ Section _____ Subsection _____
Article _____ Section _____ Subsection _____

Has a prior variance or special use permit or interpretation ever been applied for on this property?

_____ Yes ☒ No If "Yes", on what date? _____

State in factual terms the exact manner in which applicant seeks relief from the Zoning Board of Appeals:

Minimum lot area of 2 Acres, proposed 1.81 Acres
Minimum front line of 200', proposed 164.62 on Branglebrink, 487' of Fifty Acre
Minimum front yard setback of 100', proposed 77' on Fifty Acre, 128' on Branglebrink
Minimum sideyard setback of 55', proposed 43' to house, 77' on Fifty Acre Rd.

Specify whether a grant of the variance will produce an undesirable change in the neighborhood or community and if not explain:

The grant of this variance will allow for the development of a residence on a reasonable plot of land without encroachment on a nature conservancy, other neighbors, no additional driveways on Fifty Acre Rd, and will preserve the functionality of a natural drainage feature.

Describe any feasible alternative method, if any, to achieve the benefit sought in lieu of the variance relief:

The only way to develop the property in question in lieu of the variance relief would be to fill the natural drainage feature to allow access to the back of the property to be developed. This impacts the natural storm water drainage for the village.

Is the variance substantial?

No, much of this is already achieved, and subject to interpretation of front yard/side yard.

Describe in detail whether the variance has any adverse effect or impact on the physical or environmental conditions in the neighborhood:

This variance will protect the natural drainage feature entirely, and will preserve natural storm water runoff in the area. We will also not have to put a driveway on Fifty Acre Rd.

State whether the alleged difficulty was self-created:

The drainage feature is purely natural and was identified as an important feature to be protected and preserved on or before 1988 in the declaration of covenant from the Village of Head of the Harbor.

CERTIFICATION

William Paparella

states as follows:

(Applicants name)

1. I am interested in an application now pending before the Head of the Harbor Zoning Board of Appeals.
2. I reside at 7 Buckingham Ct.
3. The nature of my interest in the aforesaid application is as follows: property owner

4. If applicant or owner is a corporation, list officers:

President: William Paparella Vice-President:
Secretary: Treasurer:

5. Do any of the following individuals have an interest as defined below, in the owner or applicant:

- A. Any New York State officer, or No
B. Any officer or employee of the Village or adjacent Town of Suffolk County. No

For the purpose of this disclosure, an officer or employee shall be deemed to have an interest in the owner or applicant when he, his spouse, or their brothers, sister, parents, children, grandchildren, or the spouse of any of them

- a. Is the applicant or owner, or No
b. Is an officer, director, partner, or employee of the applicant or owner, or No
c. Legally or beneficially owns or controls stock of a corporate applicant or owner, or No
d. Is a party to an agreement with such an applicant or owner, expressed or implied, whereby he may receive any payment or other benefit, whether or not for services rendered dependent or contingent upon the favorable approval of such application. No

A person who knowingly and intentionally fails to make such disclosure shall be guilty of misdemeanor as provided in General Municipal Law, Section 809

☐ Yes

☒ NO

If "YES" state the resident and nature and extent of the interest of such individual.

(name)

(residence)

(extent of interest)

This application is submitted as follows (initial each, as applicable):

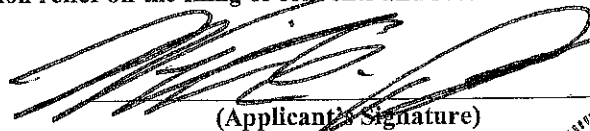
- ☒ After denial of Building Permit application WP
- ☒ In eight (8) copies, inclusive of the two (2) originals WP
- ☒ Notarized properly..... WP
- ☒ With eight (8) current, accurate surveys, by a New York State licensed survey..... WP
- ☒ With a completed and executed Environmental Assessment Form (except setback variances) WP
- ☒ With a copy of Certificate of Occupancy..... WP
- ☒ With a certified abstract of single and separate ownership (for dimensional variances on undersized lots)..... WP
- ☒ With New York State department of Environmental Conservation determination or "no jurisdiction letter" (if within 300' of tidal waters)..... WP
- ☒ With a written consent statement of the owner (if the application is by contract vendee or a tenant) WP
- ☒ Applicant affirms that he/she will notify all properties within a two hundred (200') foot radius by Certified Mail with a Return Receipt. Notices must be at least ten (10) days prior to scheduled hearing. Original receipts of the Certified Mailings must be submitted to Village Office with Affidavit of Service prior to the hearing..... WP
- ☒ With the appropriate filing fee payable to "Village of Head-of-the-Harbor" (see Village Clerk)..... WP

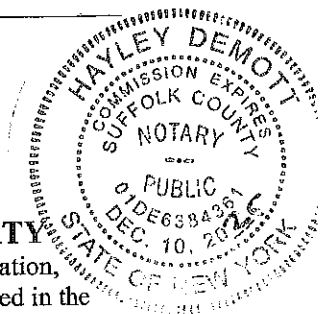
All data relating to the variance request must be submitted in 8 packets. Each packet must contain one copy of this request, and one copy of the above referenced material, and be bound and folded no larger than 8 1/2" X 14". The required application fee, see fees schedule, must be submitted with all of the above BEFORE a hearing date can be scheduled. Submissions may be made to the Office of The Village Clerk.

Applicant or representative must appear before the Zoning Board.

Any application not filled in properly, or submitted without the necessary papers, will not be processed until completed. The Zoning Board of Appeals reserves the right to request additional documentation and drawings, and to condition relief on the filing of covenants and restrictions with the Suffolk County Clerk.

Sworn to before me this 2nd day
of September, 2025
Hayley DeMott
Notary Public


(Applicant's Signature)

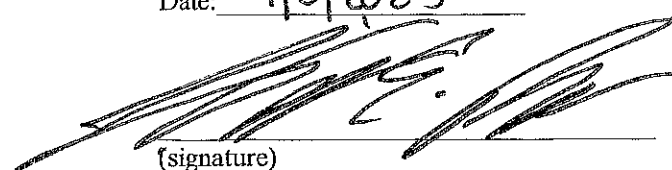


AUTHORIZATION AND CONSENT FOR INSPECTION OF PROPERTY

The undersigned, being the owner or agent of the property described in the within application, hereby authorizes the members of the Zoning Board of Appeals to enter upon the property described in the within application for the purpose of inspecting such property in connection with the relief requested in the within application, and the undersigned hereby consents to said entry for said purposes.

Date: 9/2/2025

William Baparula
(print name of owner or agent)


(signature)

SHORT ENVIRONMENTAL ASSESSMENT FORM (SEAF)
INCORPORATED VILLAGE OF HEAD OF THE HARBOR

Application/sponsor: Lot line modification

Project location (tax map number and street address):

SCTMA#: 801-07-02-008/9
52 Fifty Acre Rd, St. James, NY 11780

Description project briefly:

Modify the lot line from ~~be~~ horizontal to vertical dividing property North to South instead of West to East.

Please answer all questions either YES or NO. In the event that one or more large significant adverse impacts may occur, please prepare the Long Environmental Assessment Form (LEAF):

1. Will Project result in a large physical change to the project site or alter its topography? No
2. Will it change any unique or unusual land form found on the site? No
3. Will it alter or have any effect on an existing body of water? No
4. Will it impact existing groundwater quality and quantity?
Are Suffolk County Health Services approvals required? No
5. Will the project result in erosion, drainage or flooding problems on adjacent properties or on village roads? No
6. Will it have an impact on public health or safety? No
7. Will it effect significant habitats or threatened or endanger plants or animals?
Will it involve the removal of large trees? No
8. Will it affect air quality or produce objectionable odors? No
9. Will it change the visual character of the community or scenic views and vistas? No
10. Will the project impact any structure of recognized historic importance or an historic district? No
11. Will it affect any site of archeological significance? No
12. Will it impact a site designated as an environmentally significant area? No
13. Will it impair existing or future recreational opportunities? No
14. Will it affect existing traffic patterns adversely? No
15. Will the project regularly cause noise, glare, vibration, or electrical disturbances? No
16. Will it result in significant increases in solid wastes? No
17. Is there, or is there likely to be, controversy related to potential adverse environmental impacts? No
If yes, explain briefly:

Preparer's signature



Title:

Owner's Representative

Date: 8/15/25

Short Environmental Assessment Form

Part 1 - Project Information

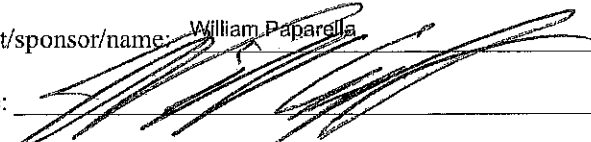
Instructions for Completing

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							
57 Fifty Acre Rd, St. James, NY 11780 - Lot Line Modification							
Name of Action or Project: Lot Line Modification							
Project Location (describe, and attach a location map): 57 Fifty Acre Rd, St. James, NY 11780							
Brief Description of Proposed Action: We are proposing to move the lot line from East to West direction to North to South direction in the middle of the property located at 57 Fifty Acre Rd, St. James, NY 11780.							
Name of Applicant or Sponsor: William Paparella		Telephone: (631) 201-7685 E-Mail: blile@broadwaynational.com					
Address: 7 Buckingham Ct.							
City/PO: St. James		State: NY	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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		4.0 acres					
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?		4.0 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):							
<input type="checkbox"/> Parkland							

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ _____		
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ _____		
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ _____		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>William Paparella</u> Date: <u>8/15/25</u>		
X Signature: <u></u> Title: <u>Mr.</u>		

BUILDING DEPARTMENT

CERTIFICATE OF OCCUPANCY

Village of
Head-of-the-Harbor
St. James, New York, 11780

Cost \$ 2,000

Date 10 Oct. 1979

THIS CERTIFIES that the building located on the West side
of Fifty Acre Road distant 1242 feet
from the intersection of Moriches Road
and Fifty Acre Road in this village
Head of the Harbor and designated as

Lot (s) --- Block ---

Map of Described Property (57 Fifty Acre Road)

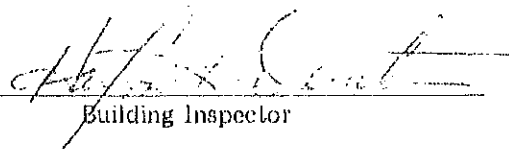
conforms to the application and PERMIT NO. 301 Dated 18 Oct. 1976
on file in this office and complies with the requirements of the BUILDING CODE of
the Incorporated Village of Head of the Harbor, New York.

ZONE A OCCUPANCY Residence

This certificate issued to Robert & Alice Keenan
57 Fifty Acre Road
owner of the aforesaid building. Address St. James, NY 11780

By Order Board of Trustees
Incorporated Village of
Head of the Harbor

No. 046


Building Inspector

*Addition of a porch to existing dwelling

uncertified copy

DEPT. OF BUILDINGS

CERTIFICATE OF COMPLIANCE

INCORPORATED VILLAGE OF HEAD OF THE HARBOR

ST. JAMES, NEW YORK 11780

Cost: \$30.00

Date: July 2, 2014

THIS CERTIFIES that the building located on the WEST side
of FIFTY ACRE RD. Distant 0 feet
from the intersection of FIFTY ACRE RD
and BRANGLEBRINK RD. in the village
of Head of the Harbor New York, and designated as

Suffolk County Tax Map # 801 SEC: 7 BLK: 2 LOT: 8
Map of _____

conforms to the application and PERMIT NO. 1709 Dated: 4/28/14

on file in this office and complies with the requirements of the BUILDING CODE of the
INCORPORATED VILLAGE OF HEAD OF THE HARBOR.

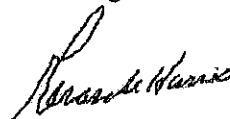
ZONE A OCCUPANCY GAS HEAT CONVERSION

This certificate issued to ROBERT KEENAN (owner)

Of the aforesaid building. Address 57 FIFTY ACRE RD.

CC # 1110

BY ORDER OF THE BOARD OF TRUSTEES
Inc. Village of Head of the Harbor



Building Inspector

DEPT. OF BUILDINGS

CERTIFICATE OF COMPLIANCE

INCORPORATED VILLAGE OF HEAD OF THE HARBOR

ST. JAMES, NEW YORK 11780

Cost: \$30.00

Date: February 15, 2016

THIS CERTIFIES that the building located on the WEST side
of FIFTY ACRE RD. Distant 1242.14 feet
from the intersection of MORICHES RD.
and FIFTY ACRE RD in the village
of Head of the Harbor New York, and designated as

Suffolk County Tax Map # 801 SEC: 7 BLK: 2 LOT 8

Map of

conforms to the application and PERMIT NO. 1772 Dated: 12/2/15

on file in this office and complies with the requirements of the BUILDING CODE of the
INCORPORATED VILLAGE OF HEAD OF THE HARBOR.

ZONE A

OCCUPANCY GENERATOR

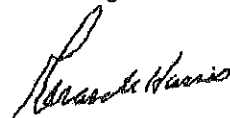
This certificate issued to ROBERT KEENAN (owner)

Of the aforesaid building.

Address 57 FIFTY ACRE RD. ST. JAMES, NY 11780

CC # 1165

BY ORDER OF THE BOARD OF TRUSTEES
Inc. Village of Head of the Harbor



Building Inspector

uncertified copy

