

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 Manuel Velez, SCTM#s: 0801-007.00-03.00-027.000, 17 Timothy Lane, St. James, NY 11780, request the following relief from Village Code § 165-25:

- (i) Applicant requests a side-yard setback of 26.2' and 39.2' for the principal building, Village Code § 165-25 requires a minimum side-yard setback of 55', and
- (ii) a side-yard setback of 39.2' for a pool and patio, Village Code § 165-25 requires a minimum side-yard setback of 55', and
- (iii) a side-yard setback of 65.90', Village Code § 165-25 requires aggregate side-yard setbacks of 110', and
- (iv) a rear-yard setback of 49' for the principal building, Village Code § 165-25 requires a minimum rear-yard setback of 75', and
- (v) a rear-yard setback of 40.9' for a swimming pool and 35' for a patio, where Village Code § 165-25 requires a minimum rear-yard setback of 45' for accessory structures, and
- (vi) lot area of 12.4% or 5,226', Village Code § 165-25 limit is 8% of the lot area, or 3,372 sq. ft.

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