

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