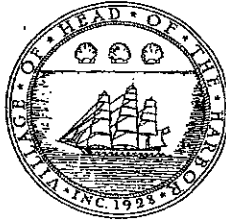


Village of Head-of-the-Harbor



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

January 22, 2026

Mr. Manuel Velez
17 Timothy Lane
St. James, NY 11780

Re: 17 Timothy Lane, St. James, NY
SCTM # 801-07-03-027
A - district

Dear Mr. Velez,

I have completed my preliminary review of your revised application to construct one and two-story additions, a 2 story detached garage, an in-ground swimming pool and patio and driveway modifications at your home. Your application must be denied for the following reasons:

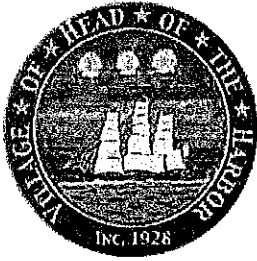
1. Section 165-25 requires a minimum front yard setback of 100 feet for all buildings.
Your application calls for a setback of 82.0 feet to a detached garage.
2. Section 165-25 requires a minimum side yard setback of 55 feet for accessory structures.
Your application calls for a setback of 34.9 feet to covered and uncovered patios and 34.7 feet to a detached garage.
3. Section 165-25 requires aggregate side yard setbacks of 110 feet.
Your application calls for 65.70 feet.
4. Section 165-25 requires a minimum rear yard setback of 45 feet for accessory structures.
Your application calls for setbacks of 36.0 feet to the swimming pool.
5. Section 165-25 limits the floor area ratio (FAR) of a two-story building to 8% of the lot area, or in your case, 3,372.72 square feet
Your application calls for 9.90% of the lot area or 4,175.43 square feet.

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: 3/3/26

To: Zoning Board of Appeals

I (We) Manuel Velez
 (name of Applicant)

Owner(s) of 17 Timothy Lane, St. James, NY 11780
 (insert complete mailing address)

Home phone number 631-681-7155 Office phone number 631-681-7155 Cell phone 631-681-7155

Bearing Suffolk County Tax Map Number 801 Sec. _____ Blk. _____ Lot _____

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? 6/9/25

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

Min front yard - 100 req. 82 to detached garage. Min side yard for acc. structures is 55 feet, 34.9/34.7 is proposed. Agg side yard, 110 required. 65.7 is proposed. Rear yard accessory structure 45 required, 36 proposed. 8% max / 3,372.72 sq. ft floor area, 9.9% / 4,175.43 sq. ft proposed

CERTIFICATION

Manuel Velez 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 17 Timothy Lane
- 3. The nature of my interest in the aforesaid application is as follows: owner

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

President: _____ 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
- B. Any officer or employee of the Village or adjacent Town of Suffolk County.

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
- b. Is an officer, director, partner, or employee of the applicant or owner, or
- c. Legally or beneficially owns or controls stock of a corporate applicant or owner, or
- 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.

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)

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

The proposed variance will not produce an undesirable change in the neighborhood, as it maintains the style / character of the house

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

There is no feasible method other than the proposed, as the lot is severely undersized.

Is the variance substantial?

Yes, due to the lot being undersized

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

The variance will have no adverse effect or impact on the physical or environmental conditions in the neighborhood, as it maintains the character and size permitted if the lot was the required size

State whether the alleged difficulty was self-created:

The difficulty is not self created, as the existing dwelling is already non conforming

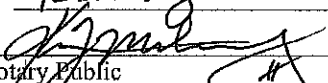
This application is submitted as follows (initial each, as applicable):

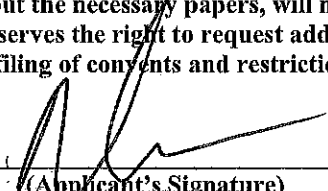
1. After denial of Building Permit application TOL
2. In eight (8) copies, inclusive of the two (2) originals TOL
3. Notarized properly..... TOL
4. With eight (8) current, accurate surveys, by a New York State licensed survey..... TOL
5. With a completed and executed Environmental Assessment Form (except setback variances) TOL
6. With a copy of Certificate of Occupancy..... TOL
7. With a certified abstract of single and separate ownership (for dimensional variances on undersized lots).....
8. With New York State department of Environmental Conservation determination or "no jurisdiction letter" (if within 300' of tidal waters).....
9. With a written consent statement of the owner (if the application is by contract vendee or a tenant)
10. 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..... TOL
11. With the appropriate filing fee payable to "Village of Head-of-the-Harbor" (see Village Clerk)..... TOL

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.

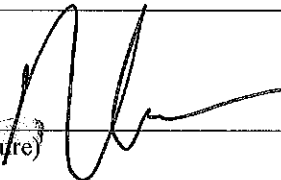
Any application not filled in properly, or submitted without the necessary papers, will not be processed until completed. The Zoning Board of Appeals reserves the right to request additional documentation and drawings, and to condition relief on the filing of covenants and restrictions with the Suffolk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

Sworn to before me this 24th day
of February, 2026

Notary Public


(Applicant's Signature)
KAREN MELENDEZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME0011938
Qualified in Suffolk County
Commission Expires August 14th, 2027

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: _____

(signature)

Manuel V. 2
(print name of owner or agent)

Village of Head of the Harbor
ZONING BOARD OF APPEALS

In the Matter of the Application of:

AFFIDAVIT OF MAILING

For a Variance from § _____

Of the Village of Head of the Harbor Zoning Code

Property Location: _____

SCTM# _____

STATE OF NEW YORK)

)ss:

COUNTY OF SUFFOLK)

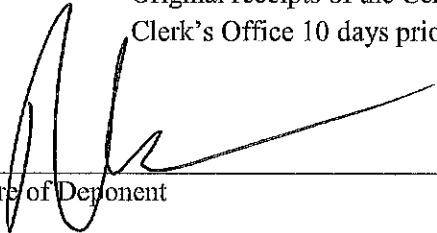
I, Manuel Velazquez, being duly sworn, deposes and says:

1. I reside at

17 Timothy Lane

2. Pursuant to the provisions of Section of the Village of Head of the Harbor Zoning Code, deponent mailed copies of the annexed Notice of Public Hearing by certified mail, return receipt requested, addressed as set forth on the annexed original postmark receipts.

3. Notices must be post marked at least ten (10) days prior to schedule hearing. Original receipts of the Certified Mailings must be submitted to Village Clerk's Office 10 days prior.



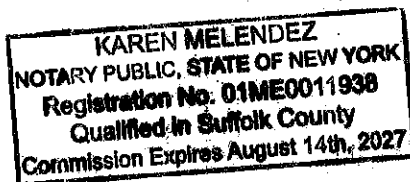
Signature of Deponent

Sworn to before me this

24th day of February, 2026.



Notary Public



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

Application/sponsor: **Todd O'Connell**

Project location (tax map number and street address): **17 Timothy Lane, St. James NY 11780**
Section: 07 Block: 03 Lot: 27

Description project briefly:

Proposed Additions, Alterations, expanded driveway, pool + patio

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):

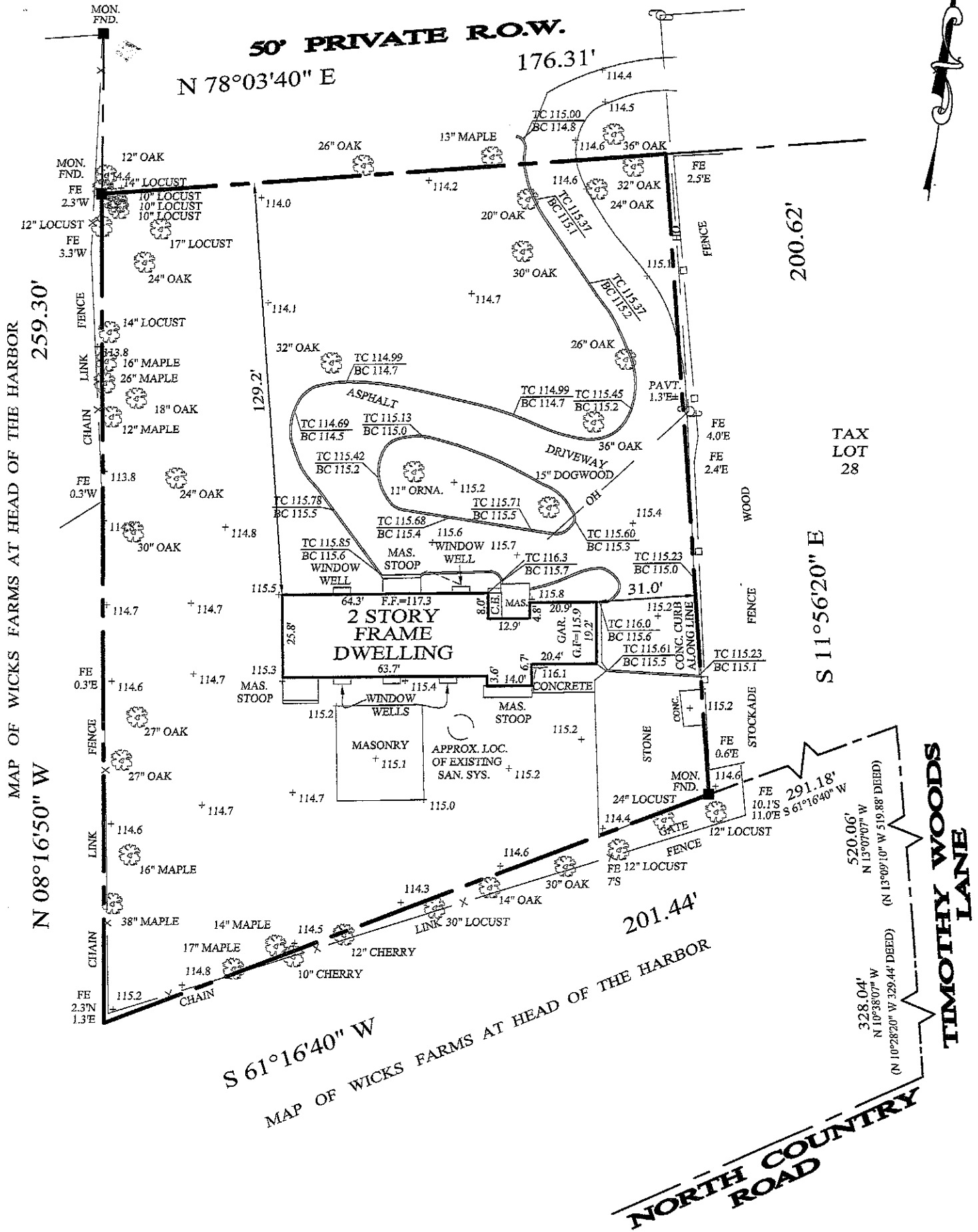
1. Will Project result in a large physical change to the project site or alter its topography? **No**
2. Will it change any unique or unusual land form found on the site? **No**
3. Will it alter or have any effect on an existing body of water? **No**
4. Will it impact existing groundwater quality and 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? **No**
Will it involve the removal of large trees? **Yes (3)**
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

Date: **3/3/20**

Title: **Architect**

CERTIFICATIONS HEREON SIGNIFY THAT THIS PLAT OF PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A RECENT SURVEY MADE UNDER MY DIRECTION IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON WHOM THE SURVEY WAS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON, ITS NOT A CERTIFICATION OF TITLE, ZONING, OR FREEDOM FROM ENCUMBRANCES. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL OR SUBSEQUENT OWNERS.

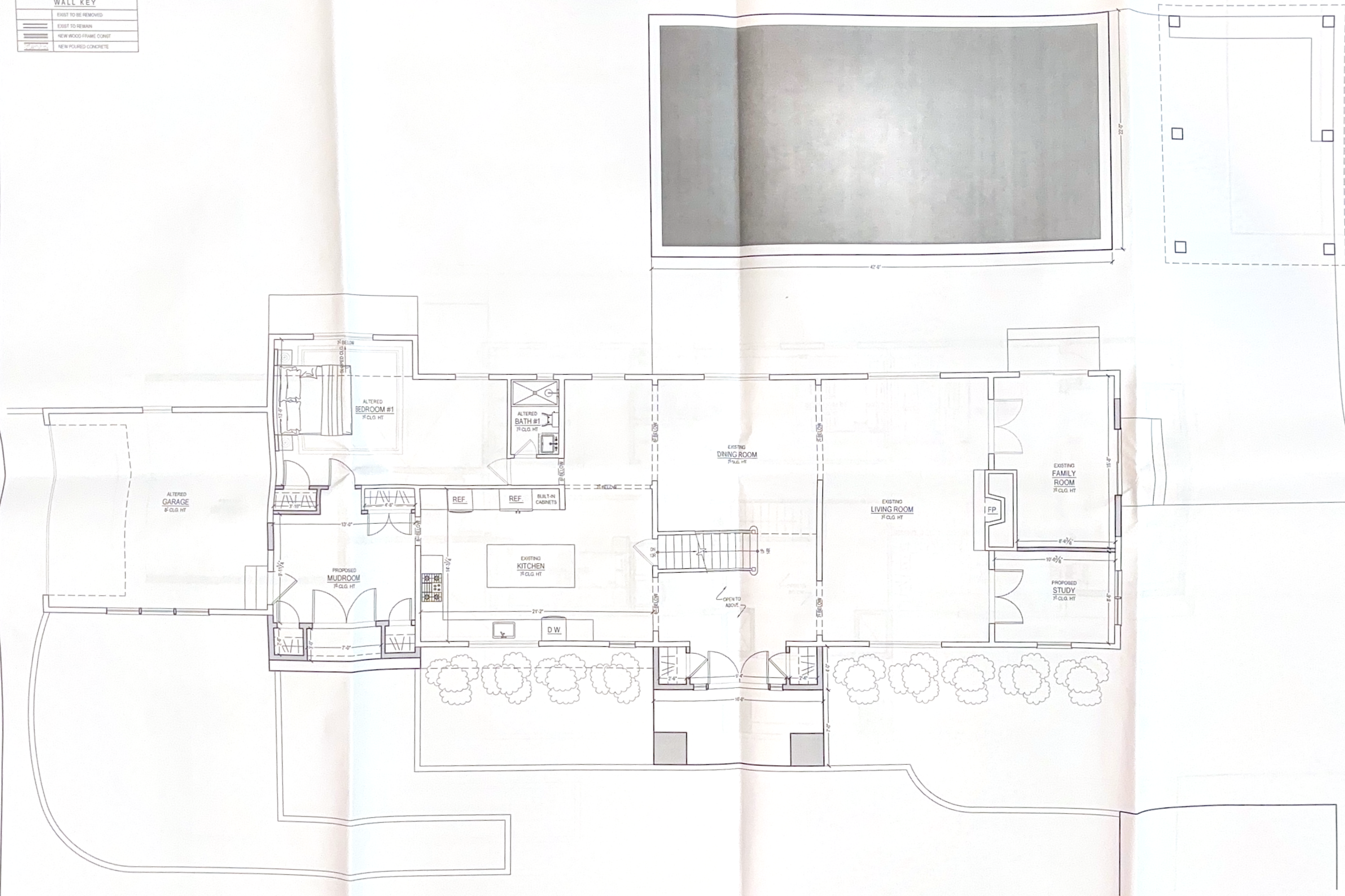


THE OFFSETS OR DIMENSIONS SHOWN FROM THE IMPROVEMENTS TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE, AND THEREFORE ARE NOT INTENDED TO BE USED AS A GUIDE IN THE ERECTION OF FENCES, WALLS, POOLS, PATIOS, BUILDINGS, ADDITIONS TO BUILDINGS OR ANY OTHER IMPROVEMENTS. SUBSURFACE AND ENVIRONMENTAL CONDITIONS NOT SHOWN. PROPERTY CORNER MARKERS WERE NOT SET AS A PART OF THIS SURVEY. EASEMENTS AND OR RIGHTS-OF-WAY OF RECORD, IF ANY, NOT SHOWN.

PJM LAND SURVEYING, PLLC 132 CLYDE STREET / SUITE 16 WEST SAYVILLE, NY 11796 PHONE 631-563-0400 FAX 631-563-5808 PJMSURVEYING@AOL.COM		UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF NEW YORK STATE EDUCATION LAW.
LOT: --- MAP OF: DESCRIBED PROPERTY FILED: --- NO: --- COUNTY: SUFFOLK SITUATE: INCORPORATED VILLAGE OF HEAD OF THE HARBOR CERTIFIED TO: TITLE NO.: EAS3152S	REVISIONS	COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL AND SIGNATURE SHALL NOT BE CONSIDERED A TRUE AND VALID COPY PROJECT NO.: 2021-335B DATE: 03/19/2025

DRAWN: CM CHECKED BY: PM SCALE: 1" = 40' DISTRICT: 0801 SECTION: 07 BLOCK: 03 LOT(S): 27

WALL KEY	
	EXIST TO BE REMOVED
	EXIST TO REMAIN
	NEW WOOD FRAME CONST
	NEW POURED CONCRETE



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

TCC ARCHITECTS
TODD O'CONNELL, AIA
 1200 Veterans Memorial Highway
 Suite 120
 Hauppauge, NY 11788
 P (631) 650-6666
 F (631) 650-6667
 C (516) 658-0325
 www.tccarchitects.com
 todd@tccarchitects.com



CONSULTANTS
 NYS LIC #027935

DESIGNED BY
 TCC
 DRAWN BY
 MF

REV #	DATE	NOTE	BY	CHK
1	9/25/25	DESIGN #1	MF	NO
2	9/25/25	DESIGN #1	MF	NO

PROPOSED ADDITIONS/ALTERATIONS
VELEZ RESIDENCE
 17 TIMOTHY LANE
 ST. JAMES, NY 11780

JOB # VE-25-102
 DATE 02/25
 SCALE AS NOTED
 DRAWING NUMBER
A.3

WALL KEY	
	EASY TO BE REMOVED
	EASY TO REMAIN
	NEW WOOD FRAME CONCRETE
	NEW POURED CONCRETE

TOC ARCHITECTS
 TODD O'CONNELL ARCHITECT P.C.
 TODD O'CONNELL, AIA
 1200 Veterans Memorial Highway
 Suite 228
 Hauppauge, NY 11788
 P (631) 650-6646
 F (631) 650-6667
 C (516) 658-9325
 www.tocarchitects.com
 info@tocarchitects.com



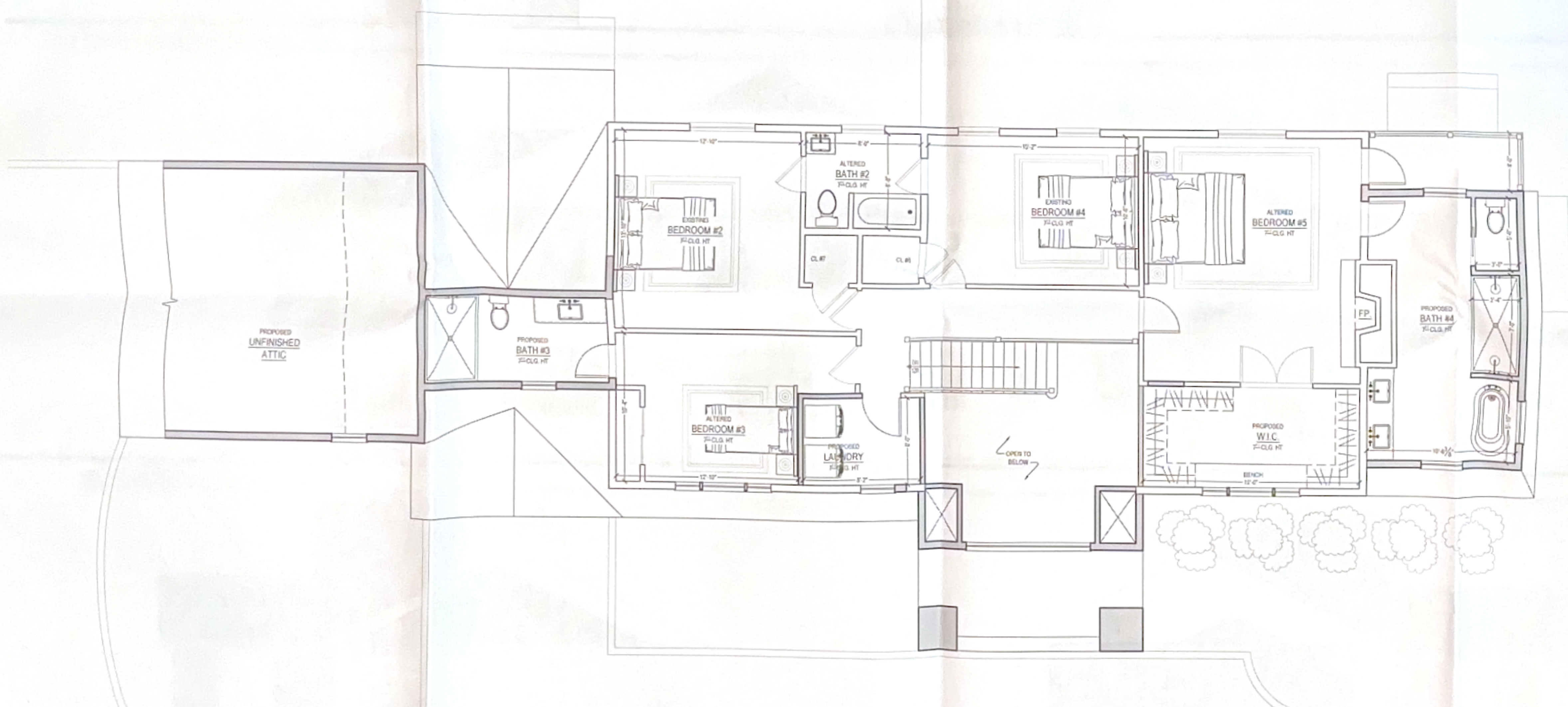
CONTRACT NO.
 NYS LIC #027935

DESIGNED BY
 TOC
 DRAWN BY
 MF

REV #	DATE	NOTE	BY
01	9/25/25	DESIGN #2	MF
02	9/25/25	DESIGN #1	MF
03	4/27/25	EXISTING CONDITIONS	MF

PROPOSED ADDITIONS/ALTERATIONS
VELEZ RESIDENCE
 17 TIMOTHY LANE
 ST. JAMES, NY 11780

JOB# 15-26-82
 DATE 4/22/25
 SCALE AS NOTED
 DRAWING NUMBER
A.4



PROPOSED SECOND FLOOR PLAN

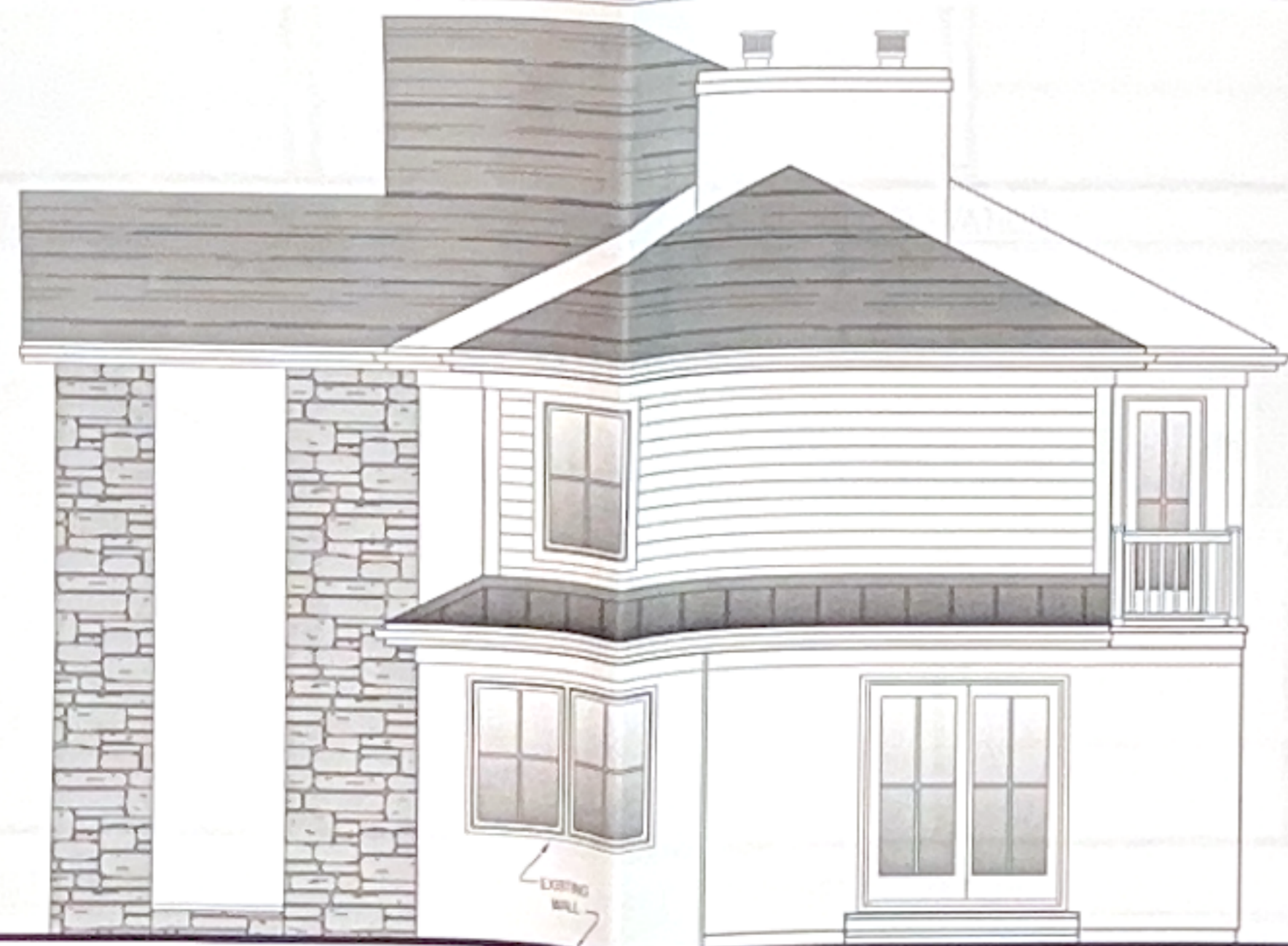
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED RIGHT ELEVATION



PROPOSED LEFT ELEVATION



TOD O'CONNELL, AIA
 2200 Veterans Memorial Highway
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 P (631) 450-6666
 F (631) 450-6667
 C (516) 458-0325

www.todarchitects.com
 todd@todarchitects.com



CONSULTANTS

NYS LIC #027935

DESIGNED BY:
 TOD O'CONNELL, AIA

DRAWN BY:
 M.F.

DATE:
 10/15/18

SCALE:
 AS NOTED

PROJECT:
 VELEZ RESIDENCE

LOCATION:
 17 TIMOTHY LANE
 ST. JAMES, NY 11780

REVISIONS:

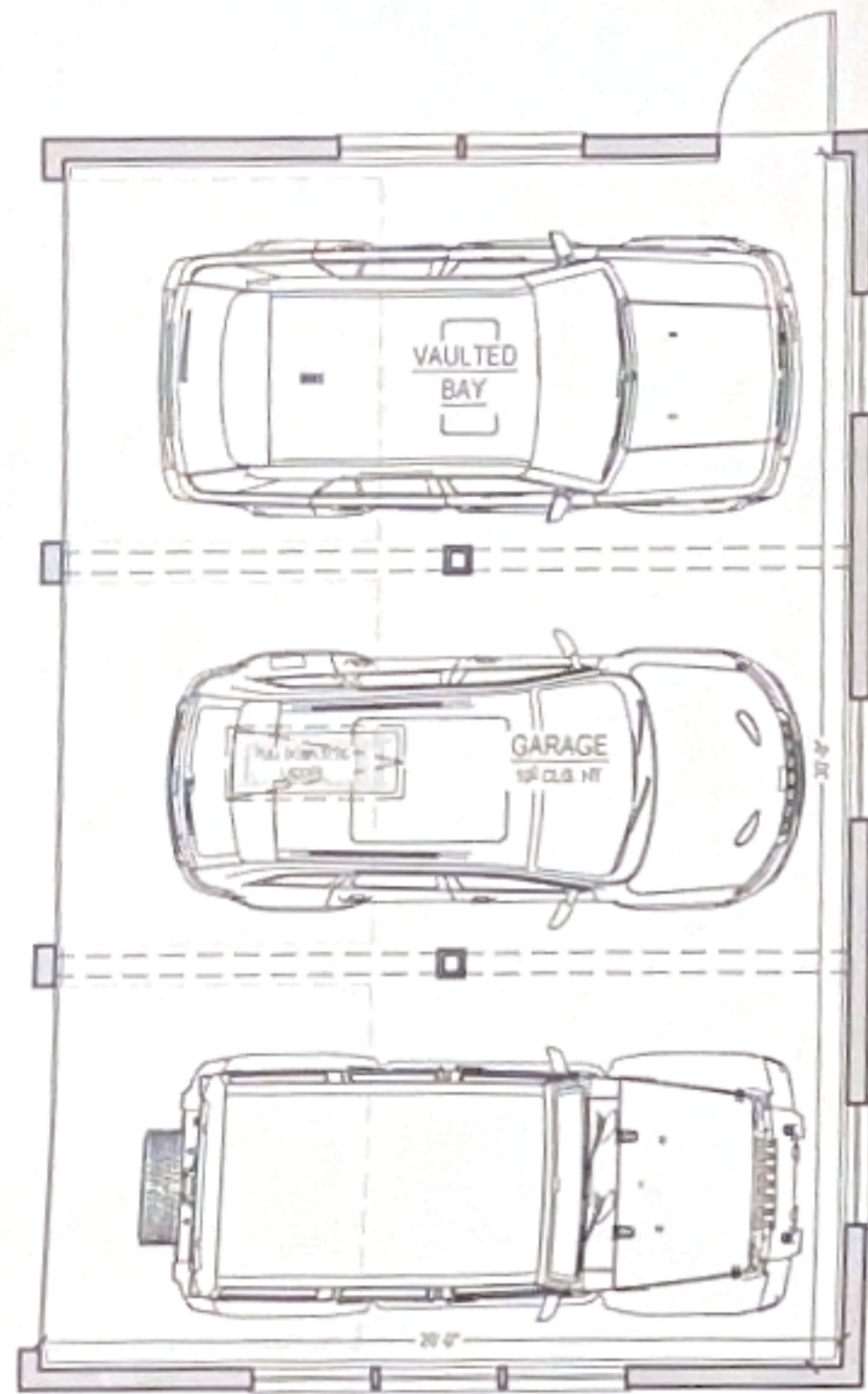
NO.	DATE	DESCRIPTION

PROPOSED ADDITIONS/ALTERATIONS
VELEZ RESIDENCE
 17 TIMOTHY LANE
 ST. JAMES, NY 11780

DATE: 10/15/18
 SCALE: AS NOTED
 DRAWING NUMBER:
A.5

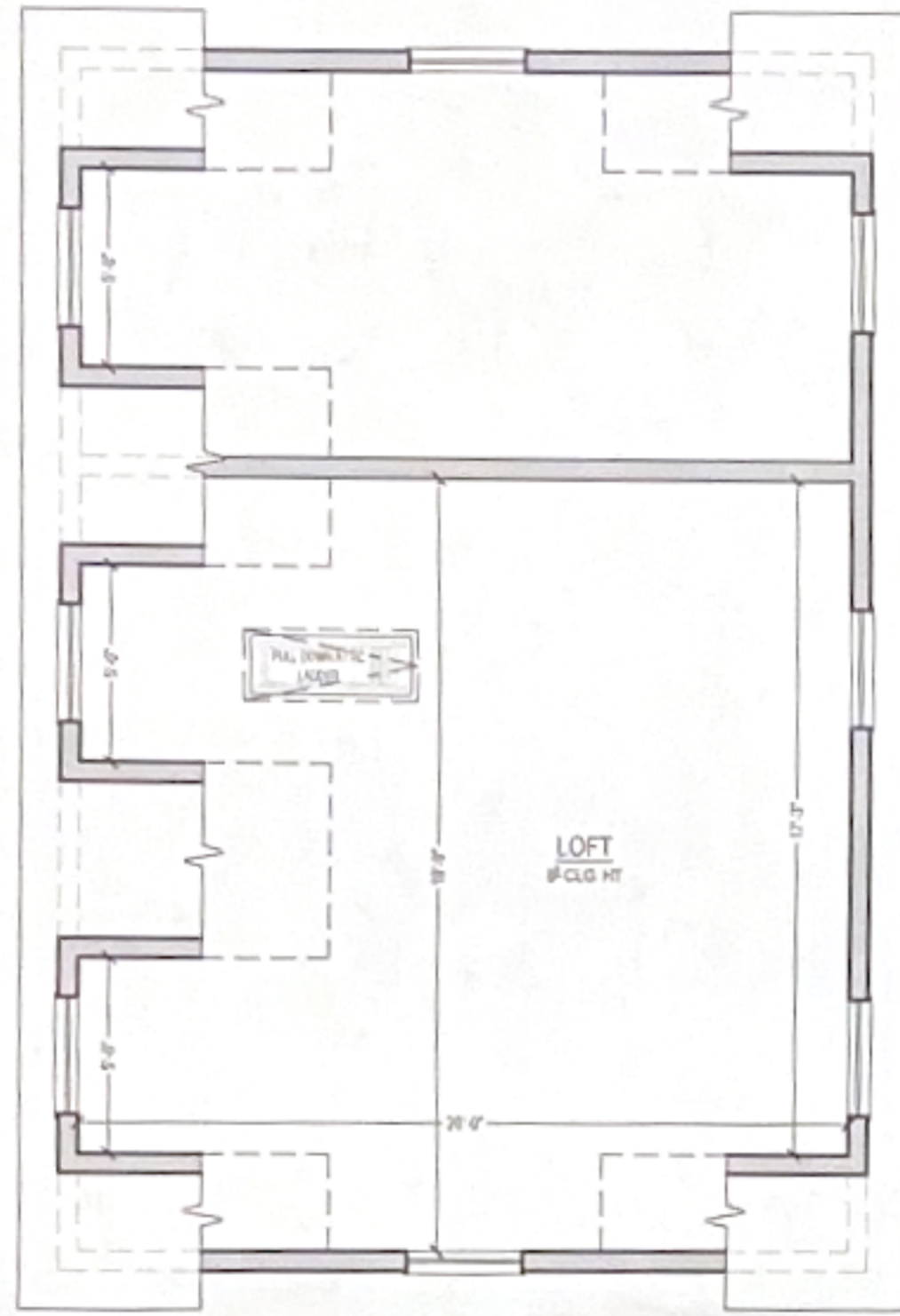
SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"



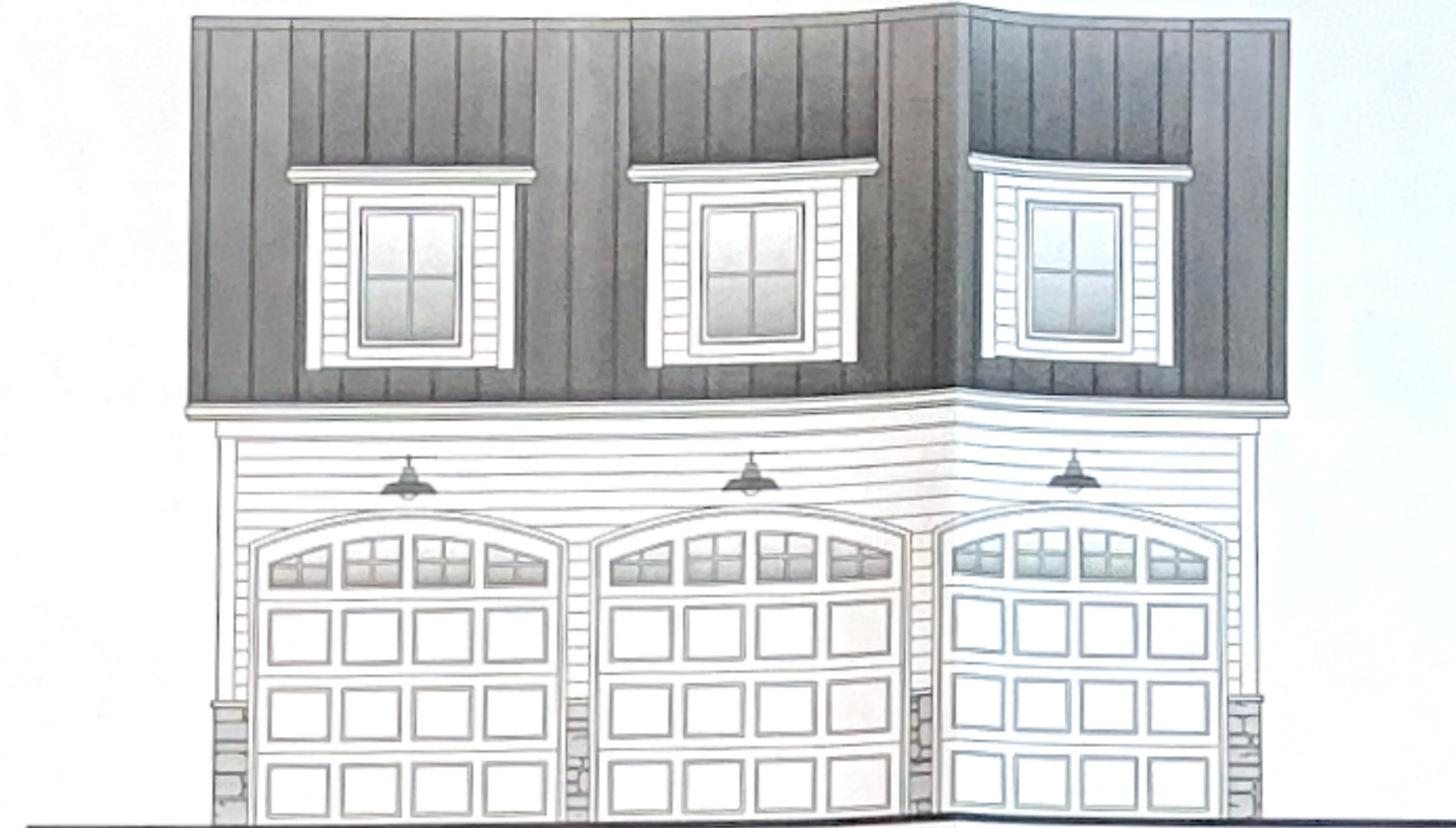
GARAGE FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



GARAGE SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



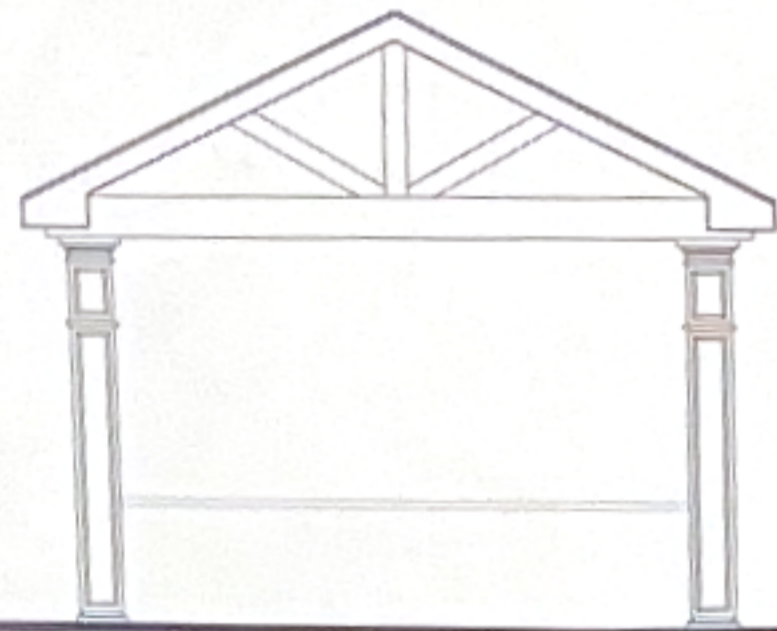
GARAGE FRONT ELEVATION

SCALE 1/4" = 1'-0"



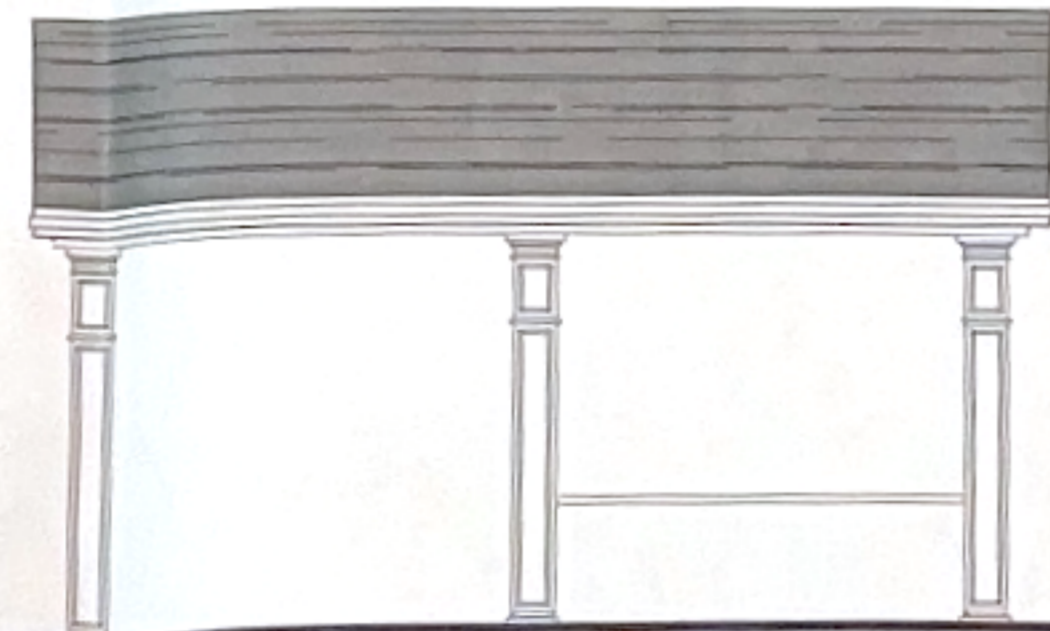
GARAGE REAR ELEVATION

SCALE 1/4" = 1'-0"



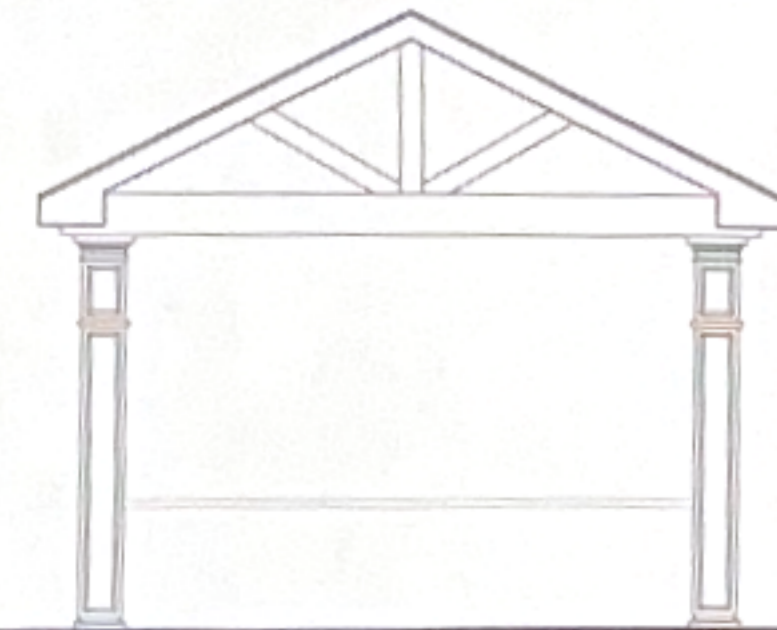
COVERED PATIO FRONT ELEVATION

SCALE 1/4" = 1'-0"



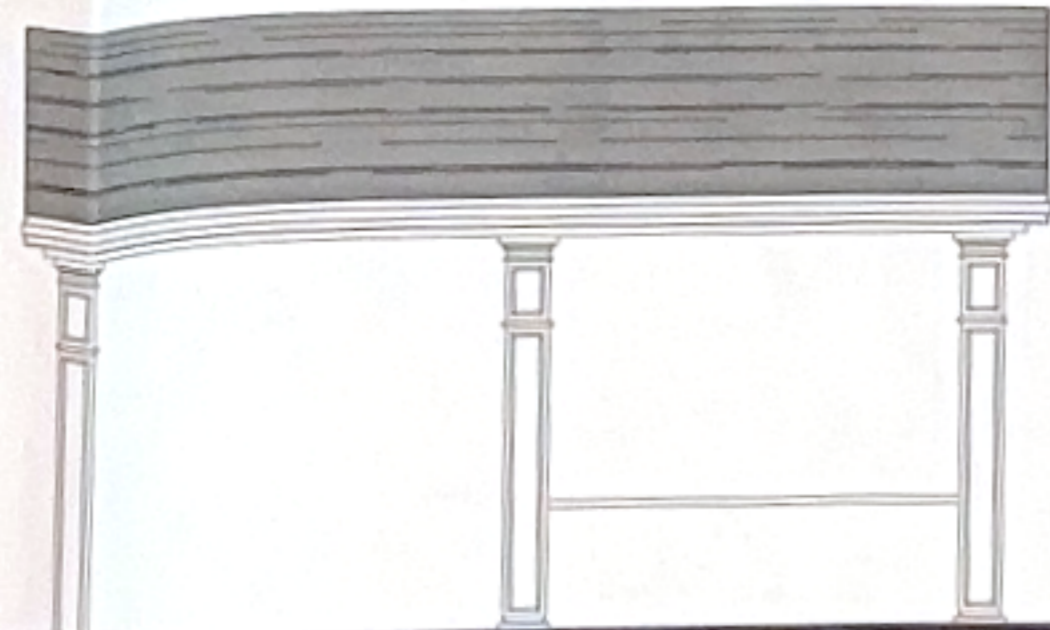
COVERED PATIO RIGHT ELEVATION

SCALE 1/4" = 1'-0"



COVERED PATIO REAR ELEVATION

SCALE 1/4" = 1'-0"



COVERED PATIO LEFT ELEVATION

SCALE 1/4" = 1'-0"



GARAGE RIGHT ELEVATION

SCALE 1/4" = 1'-0"



GARAGE LEFT ELEVATION

SCALE 1/4" = 1'-0"

TOC
 ARCHITECTURE
 TODD O'CONNELL
 2011-11-27-12

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 www.tocarchitect.com
 todd@tocarchitect.com



CONSULTANTS
 NYS LIC #027035

DESIGNED BY
 TOC

DRAWN BY
 MF

REV. #	DATE	NOTE	BY	CHK

PROPOSED ADDITIONS/ALTERATIONS
VELEZ RESIDENCE
 17 TIMOTHY LANE
 ST JAMES, NY 11780

DRAWING NUMBER
A.6