

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, May 18, 2026 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 for a lot line modification:

Application of William and Christine Paparella, SCTM#: 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 the following relief from Village Code § 165-25:

- (i) a front lot line of 164.62' on Branglebrink Rd., Village Code § 165-25 requires a minimum front lot line of 200', and
- (ii) a front-yard setback of 77' on Fifty Acre Rd., Village Code § 165-25 requires a minimum front-yard setback of 100' and
- (iii) a side-yard setback of 32' for the dwelling, 33' to a patio, and 37' to a pool, 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: April 8, 2026

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