

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, 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 front-yard setback of 82' for a detached garage, Village Code § 165-25 requires a minimum front-yard setback of 100', and
- (ii) Applicant requests a setback of 34.9' to covered and uncovered patios and 34.7' to a detached garage, Village Code § 165-25 requires a minimum side-yard setback of 55' for accessory structures, and
- (iii) Applicant requests aggregate side-yard of 65.70', Village Code § 165-25 requires aggregate side-yard setbacks of 110', and
- (iv) Applicant requests 36.0' rear-yard setback to the swimming pool, Village Code § 165-25 requires a minimum rear-yard setback of 45', and
- (v) Applicant requests floor area ratio of 9.90% of the lot area or 4,175.43 sq. ft., Village Code § 165-25 limits the floor area ratio (FAR) of a two-story building to 8% of the lot area, on this property, 3,372.72 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: April 13, 2026

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