

PUBLIC NOTICE

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Head-of-the-Harbor will hold a public hearing at the Village Hall, 500 North Country Road, St. James, NY 11780 on the 16th day of April 2018, at 7:00 PM on the following applications:

Application of Scott and Lorraine Schwartz for a variance to construct a two story accessory building and an asphalt sports court with a ten foot high fence. Relief is sought from Village Code Sections: § 165-25, § 165-28B, § 149-4A(7)(a) as follows:

Section 165-28B limits the height of a fence in a rear or side yard to six (6) ft. Application requests a fence of ten (10) ft. high.

Section 165-5 limits the cumulative total of garage area in the main building and accessory buildings to 1,500 sq. ft. Application requests 2,065.52 sq. ft.

Section 149-4A(7)(a) limits the amount of lot disturbance on lots greater than 120,001 sq. ft. to 20% of the lot area. Application requests 41.2%.

Section 165-25 limits the floor area of accessory buildings to 1,500 sq. ft. Application requests 2,861.37 sq. ft.

Section 165-25 requires a minimum front-yard setback of 112'. Application requests a 102.8' front-yard setback to the proposed detached garage.

The premise is located in the Residential District A, at 23 Hitherbrook Rd., St. James, NY 11780 and bear SCTM 801-5.-1.-13.1.

Application of Diana Lynne Mercer for height variances to construct an 8'-0" high fence. Relief is sought from Village Code § 165-28-B as follows: permits fence height of 4'-0" in a front yard and 6'-0" in side and rear yards. The premises is located in Residential District A. Subject premises is 149 Harbor Rd., 2 Sunset Drive, 4 Sunset Drive, 6 Sunset Drive and 8 Sunset Drive. SCTM are 801-1-1-3.1, 801-1-1-2.12, 801-1-1-2.29, 801-1-1-2.30, 801-1-1-2.8, and 801-1-1-2.13.

Village Hall is accessible to the handicapped. All persons with an interest may attend and will be heard.

Dated: March 6, 2018

Margaret O'Keefe, Village Clerk
Village of Head-of-the-Harbor
500 North Country Road
St. James, New York 11780
631-584-5550