

Legal Notice  
Inc. Village of Head of the Harbor  
ZONING BOARD OF APPEALS

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, April 15, 2019 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 Mr. Robert Hansen for (i) a rear yard setback of 73.2' where the Village Code § 165-25 requires 100' and where a prior variance allowed a setback of 70.6' and (ii) a floor area ratio variance to allow 10.3 percent where Village Code § 165-25 allows 8 percent and the existing floor ratio is 9.24 percent and (iii) where Village Code § 165-5 limits the total garage area in the main and accessory buildings to 1,500 sq. ft., application proposes 2,118 sq. ft. where 863 sq. ft. is existing. Premises is located in the Residential A zoning district, 1 Arbor Lane, St. James, NY 11780 bearing SCTM # Sec 2.00, Blk 1.00, Lot 19.3 and Sec 2.00, Blk 1.00, Lot 20.

Application of Ms. Elizabeth Robillard, has requested relief (i) in the amount of 34' from side-yard setbacks requirements, Village Code § 165-25, for an existing patio and deck, and (ii) has requested relief in the amount of 92.6' from front-yard setback requirements and 48.6' from side-yard setbacks requirements, Village Code § 165-25, for an existing detached garage, and (iii) has requested relief in the amount of 9' from side-yard setbacks requirements, Village Code § 165-25, for an existing pool house. Premises is located in the Residential A zoning district, 12 Harbor Hill Rd., bearing SCTM # Sec 6.00, Blk 1.00, Lot 10.

The Village Hall is accessible to handicapped person. All interested parties are invited to attend.

DATE: March 28, 2019

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