



## VILLAGE of NORTHPORT

INCORPORATED IN 1894

224 Main Street, Northport, New York 11768, 631-261-7502, fax: 631-261-7521

March 11, 2020

Thomas Kehoe  
21 McKinney Avenue  
Northport, NY 11768

Dear Mr. Kehoe:

Re: Building Permit Application No. 20-021 – Construct New Single Family Dwelling  
at 51 Mariners Lane, Northport, N.Y. S: 006 B: 02 L: 047  
Residence District C

Your application to construct a new single family dwelling at the above-referenced address is hereby denied. Review of the proposed site plan by George H. Suddell Architect dated 3/10/20 based upon a survey by Paul Barylski Land Surveying dated 3/5/20 indicates that this is a non-conforming lot specific to Lot Area, Lot Width, Street Frontage, Front Yard, Rear Yard, Side Yard, Tot. Side Yard, Lot Depth and Lot Coverage. Examination of Proposed Plot Plan SP-1, dated 3/10/20, by George H. Suddell Architect indicates that the construction would create a Lot Coverage of 30% and a footprint of 1,482 sf.

The proposed construction is, therefore, in violation of the Code of the Village of Northport, Chapter 306, "Zoning," Section 306-22B (3), 306-22D (3), 306-22E (3), 306-22F (3), Section 306-22G (3), Section 306-22H (3), Section 306-22I (3), Section 306-22J (3) and 306-22K (1) (c).

Section 306-22B (3): Min. Lot Area – 14,520s.f. required to 5,017s.f. (existing)

Section 306-22D (3): Min. Lot Width – 100ft. required to 50ft. (existing)

Section 306-22E (3): Min. Street Frontage – 80ft. required to 50ft. (existing)

Section 306-22F (3): Min. Front Yard Depth – 35ft. required to 24.15ft.

Section 306-22G (3): Min. Rear Yard Depth – 40ft. required to 19.27ft.

Section 306-22H (3): Min. Side Yard Depth – 18ft. required to 7.40ft. and 6.27ft.

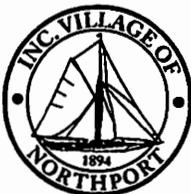
Section 306-22I (3): Min. Total Side Yard Depth – 40ft. required to 13.67ft.

Section 306-22J (3): Min. Lot Depth – 125ft. required to 100ft. (existing)

Section 306-22K (1) (c): Max Lot Coverage – 20% required to 30%

Further, by a prior decision of the Northport Zoning Board of Appeals, the applicant was directed to pay for a surveyor selected by the Village of Northport and the applicant failed to pay money to the Village of Northport to retain the surveyor to determine the correct location of the





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foundation on the property. This fee of \$1,500 must be paid at the time the application is filed with the Northport Zoning Board of Appeals. The exterior foundation side stairway is to be removed to bring the foundation into compliance with Permit #18-123.

If you wish to file for variance relief from the Northport Zoning Board of Appeals, you may contact Georgina Cavagnaro at (631) 261-7502.

Sincerely,  
INC. VILLAGE OF NORTHPORT

A handwritten signature in black ink, appearing to read "Donald Tesoriero" with a stylized flourish at the end.

Donald Tesoriero  
Asst. to the Mayor/CEO

cc: Village Attorney  
cc: ZBA Secretary

An original and seven copies of this application must be filed with the Village clerk together with a filing fee of \$250.00

**INC. VILLAGE OF NORTHPORT  
Board of Zoning Appeals  
APPLICATION**

Date 03-09-20

Applicant Name: George H. Suddell  
(Please Print)

Address 202-11 East Shore Road Huntington, N.Y. 11743  
Telephone No. 631-423-2595

Owner Name: Thomas Kehoe  
Address 51 Mariners Lane Northport, N.Y. 11768

306.22 B(3), 306.22 D(3), 306.22 E(3)  
306.22 F(3), 306.22 G(3), 306.22 H(3)  
306.22 I(3), 306.22 J(3), 306.22 K(1)(c)

1 Application is hereby made for a variance or permit under Chapter  
2 Location of Property #51 Mariners Lane +/- 156 ft. South of Avenue C

3 Location in Zone Designated as: Residential "C"

4 Reason for this request: New Single Family Dwelling  
1st Floor of 1, 030 sf, Open Deck of 169 sf and Garage of 260 s.f.  
2nd Floor of 1, 165 s.f. and Open Deck of 100 s.f.

5 Name and addresses of all property owners within 200 feet of the premises:  
( Mailing must be accomplished 14 days prior to hearing date and proof presented at the hearing.)

6 Is there a school, or church within 200 feet of the premises? NO

7 Approximate cost of work involved \$ \_\_\_\_\_

8 Type of road: Town width: +/- 30'

\_\_\_\_\_  
Signature of Owner *[Handwritten Signature]*

The undersigned hereby certifies that (he/she) (is/are) the owners(s) of the property referred to in this application and has (have) read the notice below.

\_\_\_\_\_  
Signature of Owner *[Handwritten Signature]*

**NOTICE TO APPLICANTS TO BOARD OF ZONING APPEALS**

Be advised that the Board must base its decisions on affirmative evidence. All determinations will, therefore, rest on presentation of factual proof.

The Board is bound by law in rendering decisions to follow the criteria set forth in the Zoning Ordinance and the burden is upon the applicant to present facts which satisfy these criteria.



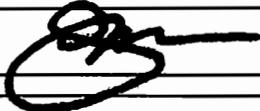
PROJECT I.D. NUMBER

617.21  
Appendix C

SEQR

State Environmental Quality Review  
SHORT ENVIRONMENTAL ASSESSMENT FORM  
For UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR George H. Suddell, A.I.A.		2. PROJECT NAME Kehoe Residence	
3. PROJECT LOCATION Municipality <u>Northport</u>		County <u>Suffolk</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>#51 Mariners Lane +/- 156' North of Avenue C</u>			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <u>New 2 sty Residence - 1st floor of 1, 030 s.f., Garage of 260 s.f. Deck of 169 s.f. 2nd floor of 1, 165 s.f., 2nd sty deck of 100 s.f.</u>			
7. AMOUNT OF LAND AFFECTED Initially <u>0.12</u> acres    Ultimately <u>0.12</u> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If No, describe briefly <u>Variance Required: 306.22 B(3),D(3),E(3),F(3),G(3),H(3),I(3),J(3), &amp; K(1)(c)</u>			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <u>Existing Single Family Residence</u>			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE, OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If yes, list agency(s) and permit approvals <u>Village of Northport BZA Approval &amp; Building Permit</u>			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit approvals			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <u>George H. Suddell, A.I.A.</u>		Date: <u>03-09-20</u>	
Signature: 			

I.C. 9/2005

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment



INC. VILLAGE OF NORTHPORT  
BOARD OF ZONING APPEALS  
CHECKLIST

This sheet must be completed, signed, and returned with your application.

Please answer the following questions:

- X Is the need for the variance or other relief listed on the application?
- X Does the Letter of Denial reflect all structures and improvements that need legalization on your property? ALL STRUCTURES on the lot must have a Certificate of Occupancy or must be legalized via this application process.
- X Are there eight (8) copies of the letter of denial?
- X Are there eight (8) copies of a legible survey showing all existing structures or improvements on the lot, (with their dimensions) and exact distances from all property lines?
- X Are all proposed improvements (with their dimensions) and exact distances from the property lines and set backs noted on the survey?
- X Is the size and configuration of all improvements, including a side view of the existing and proposed improvements with elevation measurements included with the site plan?
- X Is the approximate contour of the grade surrounding the improvement contained on the site plan? (Only applicable if the grade effects the applicant's ability to construct an improvement)
- X Is the size and location of any vegetation, trees, cesspools, or natural conditions affecting the applicant's ability to construct the improvement noted on the site plan?

I have read and answered all of the above questions.

  
APPLICANT SIGNATURE

6-2-47

TAX MAP NO.

LOCATION

5. *Marina Lane 530*

FILED MAP

LOT NO.

PERMIT NO.	DATE	CO DATE	VARIANCE NO.	DATE
19-154 Demo building struct.	11-19-19		#1269	6/6/18
19-155 Demo foundation	11-19-19		#1269 withdrawn/denied	6/20/19
			#1269 - REVOKED	9/18/19

LETTER IN LIEU OF CO

DATE 11-28-17

ZONING STATUS

SPECIAL USE PERMIT FOR:

DATE

REMARKS: Original house burned 2017



**SURVEY OF:**

PROPERTY LOCATED IN THE INC. VILLAGE OF NORTHPORT  
LOT 15 & P/O LOTS 13 & 17. BLOCK B AS SHOWN ON  
MAP OF J.S. LEWIS

FILED: AUGUST 2, 1886: FILE No. 182  
TOWN OF HUNTINGTON  
SUFFOLK COUNTY, NEW YORK  
S.C.T.M. # 404-6-2-47  
SCALE: 1"=20'

NOTE: THE EXISTENCE OF RIGHT OF WAYS,  
WETLANDS AND/OR EASEMENTS OF RECORD  
IF ANY. NOT SHOWN ARE NOT GUARANTEED.

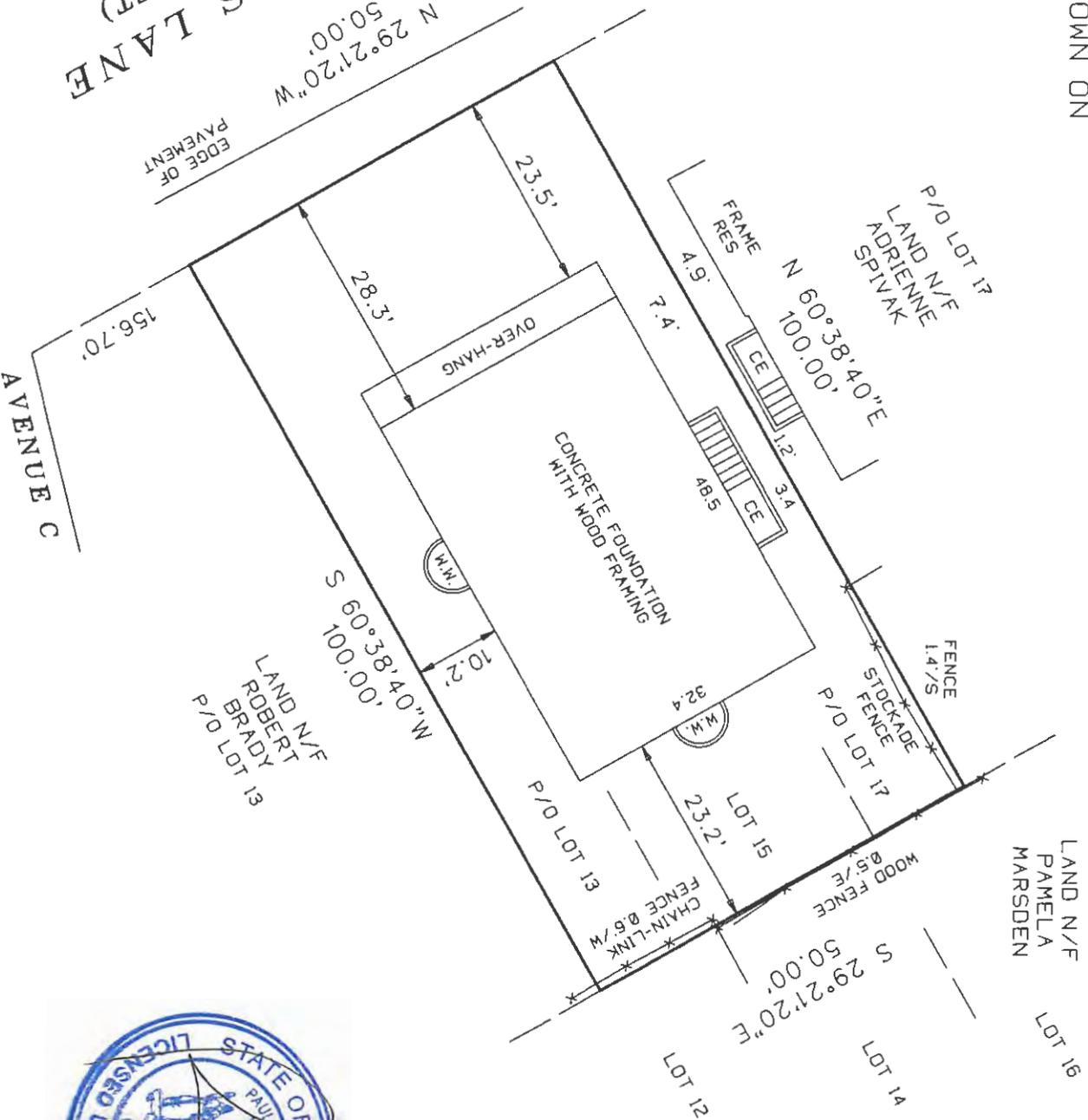
RECEIVED  
INC. VILLAGE OF NORTHPORT

MAR 5 2020

SURVEYED BY:  
PAUL BARYLSKI LAND SURVEYING  
PATCHOGUE, NY.  
PHONE 631-294-6985  
FAX 631-627-3186  
PAULBARYLSKI@YAHOO.COM  
MARCH 5, 2020

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION  
OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.  
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED  
OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.  
GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO  
THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO  
THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION  
LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION,  
GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL  
INSTITUTIONS OR SUBSEQUENT OWNERS.

MARINERS LANE  
(SECOND STREET)



LAND N/F  
ROBERT  
BRADY  
P/O LOT 13

LAND N/F  
PAMELA  
MARSDEN

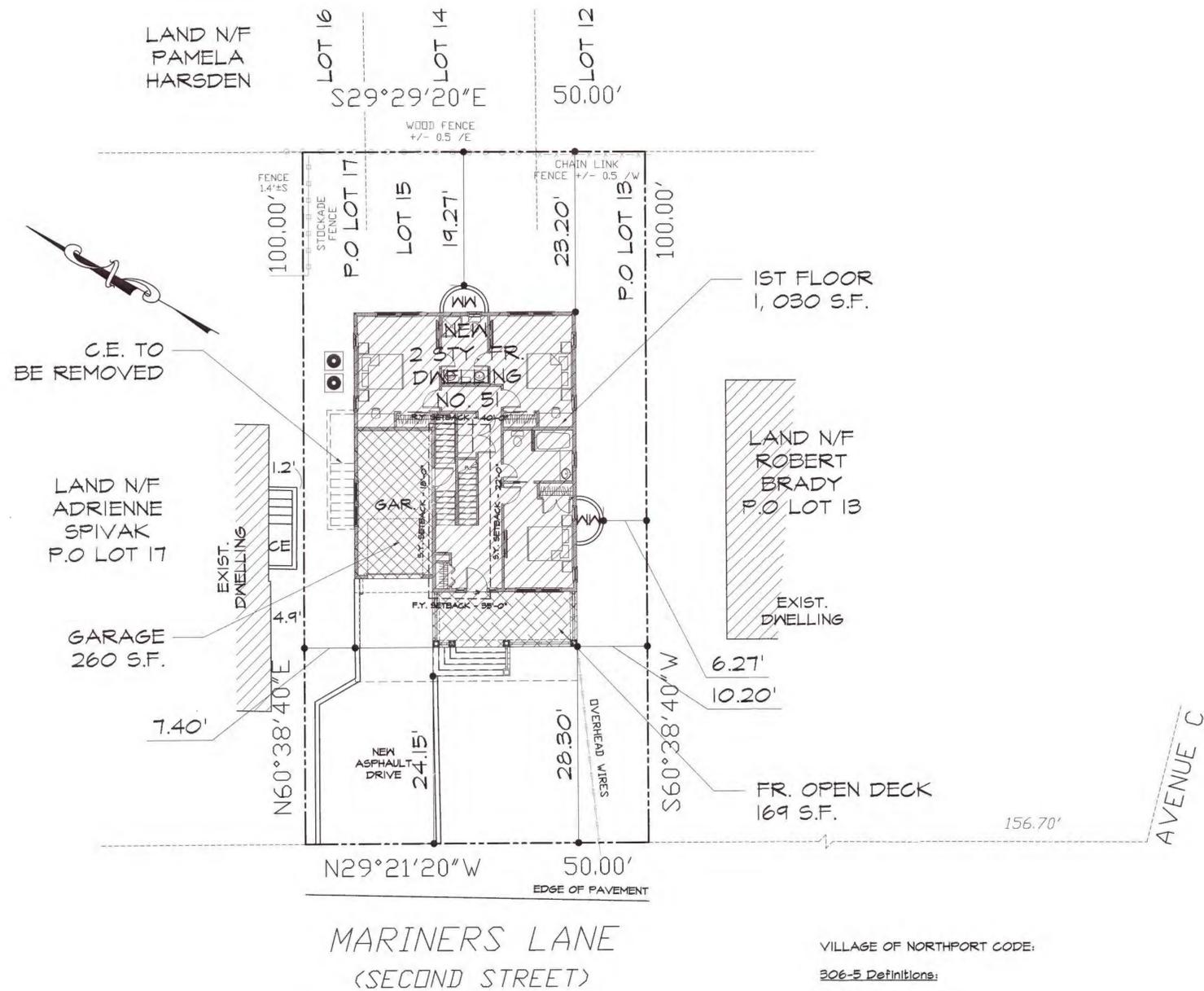
LAND N/F  
MATTHEW  
ZEBROWSKI



DEFENDANT'S  
EXHIBIT  
4

# KEHOE RESIDENCE

51 MARINERS LANE  
NORTHPORT, N.Y. 11768



**PROPOSED SITE PLAN**  
SCALE = 1" = 10'-0"

**VILLAGE OF NORTHPORT CODE:**

**306-5 Definitions:**

**BUILDING, HEIGHT OF**

THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE PROPOSED FINISHED GRADE OR THE AVERAGE NATURAL GRADE (WHICHEVER IS LOWEST) AT THE LOWEST SIDE OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF FOR FLAT ROOFS, TO THE DECLINE OF MANSARD ROOFS AND TO THE MEAN HEIGHT BETWEEN EAVES AND RIDGE FOR GABLE, HIP AND GAMBREL ROOFS. CHIMNEYS, TOWERS, CUPOLAS, SPIRES, DOMES AND OTHER ORNAMENTAL FEATURES ARE TO BE EXCLUDED IN THE COMPUTATION OF BUILDING HEIGHT. VENTILATORS, AIR-CONDITIONING DEVICES AND MACHINERY, TANKS, BULKHEADS AND OTHER ACCESSORY FEATURES REQUIRED ABOVE ROOFS SHALL BE INCLUDED IN THE COMPUTATION OF BUILDING HEIGHT. ANY CHANGE IN THE NATURAL GRADE REQUIRES A VARIANCE FROM THE BOARD OF ZONING APPEALS, EXCEPT FOR RETAINING WALLS AUTHORIZED BY THE PLANNING BOARD. [AMENDED 11-16-1976 BY L.L. NO. 14-1976; 9-5-2006 BY L.L. NO. 9-2006]

SITE AND ZONING DATA				
ZONING REQ.	ZONE "RES-C"	EXISTING CONDITIONS	PROPOSED APPROVED	PROPOSED CONDITIONS
LOT AREA MIN.	14,520 SQ. FT.	5,000 SQ. FT. ± ACRES	5,000 SQ. FT. ± ACRES	5,000 SQ. FT. ± ACRES
LOT FRONTAGE MIN.	50 FT.	50.00 FT.	50.00 FT.	50.00 FT.
FRONT YARD SETBACK	35 FT.	29.00 FT.	23.29 FT.	24.15 FT.
REAR YARD SETBACK	40 FT.	29.36 FT.	23.28 FT.	19.21 FT.
SIDE YARD SETBACK	15 FT.	15.00 FT. ± 11.00 FT.	8.29 FT. ± 9.29 FT.	7.40 FT. ± 6.21 FT.
TOTAL - BOTH SIDES	40 FT.	36.00 FT.	17.58 FT.	13.67 FT.
MAX. LOT AREA	20% (1,003 SF.)	814 SF.	1,005 SF. - 32%	1,482 SF. 30%
MAXIMUM HEIGHT	30 FT.	± 24 FT.	± 29 FT.	± 25.5 FT. (per code)
LANDSCAPE AREA	n/a	n/a	n/a	n/a
APPROVED 06-06-18				

TOWN OF HUNTINGTON  
VILLAGE OF NORTHPORT  
S.C.T.M. 0404-006.00-02.00-047.000  
INFORMATION TAKEN FROM FOUNDATIO  
LOCATION SURVEY  
DATED : MARCH 5, 2020  
PREPARED BY  
PAUL BARYLSKI, L.S.

**EXISTING LOT AREA**

1ST FLOOR	=	790 S.F.
SHED	=	24 S.F.
<b>TOTAL</b>	=	<b>814 S.F.</b>

**PROPOSED APPROVED LOT AREA**

1ST FLOOR (REMOVED)	=	- 790 S.F.
NEW 1ST FLOOR	=	1,299 S.F.
NEW GARAGE	=	261 S.F.
NEW R.O. PORCH	=	169 S.F.
SHED	=	24 S.F.
<b>TOTAL</b>	=	<b>1,752 S.F.</b>

**PROPOSED APPROVED GROSS AREA**

1ST FLOOR (REMOVED)	=	- 790 S.F.
NEW 1ST FLOOR	=	1,299 S.F.
NEW GARAGE	=	261 S.F.
NEW R.O. PORCH	=	168 S.F.
NEW 2ND FLOOR	=	1,271 S.F.
NEW 2ND FLR DECKS	=	584 S.F.
SHED	=	24 S.F.
<b>TOTAL</b>	=	<b>3,607 S.F.</b>

**PROPOSED LOT AREA**

1ST FLOOR (REMOVED)	=	- 790 S.F.
NEW 1ST FLOOR	=	1,030 S.F.
NEW GARAGE	=	260 S.F.
NEW OPEN PORCH	=	169 S.F.
SHED	=	24 S.F.
<b>TOTAL</b>	=	<b>1,482 S.F.</b>

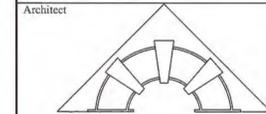
**PROPOSED GROSS AREA**

1ST FLOOR (REMOVED)	=	- 790 S.F.
NEW 1ST FLOOR	=	1,030 S.F.
NEW GARAGE	=	260 S.F.
NEW OPEN PORCH	=	169 S.F.
NEW 2ND FLOOR	=	1,165 S.F.
NEW 2ND FL OPEN DECK	=	100 S.F.
SHED	=	24 S.F.
<b>TOTAL</b>	=	<b>2,747 S.F.</b>

<b>PROPOSED TOTAL LIVABLE</b>	=	<b>2,195 S.F.</b>
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KEHOE RESIDENCE

51 MARINERS LANE  
NORTHPORT, N.Y. 11768



GEORGE H. SUDDPELL  
ARCHITECT

MEMBER OF  
THE AMERICAN INSTITUTE OF ARCHITECTS  
202-11 EAST SHORE ROAD  
HUNTINGTON, NEW YORK  
11743

Info@Suddell.com  
www.Suddell.com

(631) 421-2595 FAX (631) 421-2528

Consultants:

Seal & Signature



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17	08-10-20	Resubmission- ZBA Per Changes
16	08-10-20	Changes per Bldg. for Denial
15	02-06-20	Bldg. Submission for Denial
14	02-08-20	New Building Design
13	10-18-19	Changes per GHS
12	09-16-19	Changes per GHS
11	04-26-19	Basemtn Entry Removal
10	01-14-19	Construction Drawings
9	01-11-19	Plans to Client
8	12-21-18	Plans to Client
7	10-12-18	Design Changes
6	09-27-18	NMM Submission
5	06-06-18	ZBA Approval
4	04-24-18	ZBA Meeting
3	04-01-18	Changes Per Client Meeting
2	04-04-18	Design Development
1	03-28-18	Site Visit

No. Date Issue  
Sheet Name:

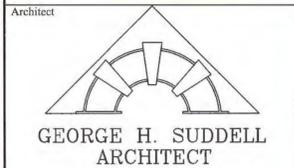
**PROPOSED SITE PLAN**

Drawn by: JWG  
Date: SEE REV. BLOCK  
Scale: AS NOTED

Sheet No.

**SP-1**

DEFENDANT'S EXHIBIT



MEMBER OF  
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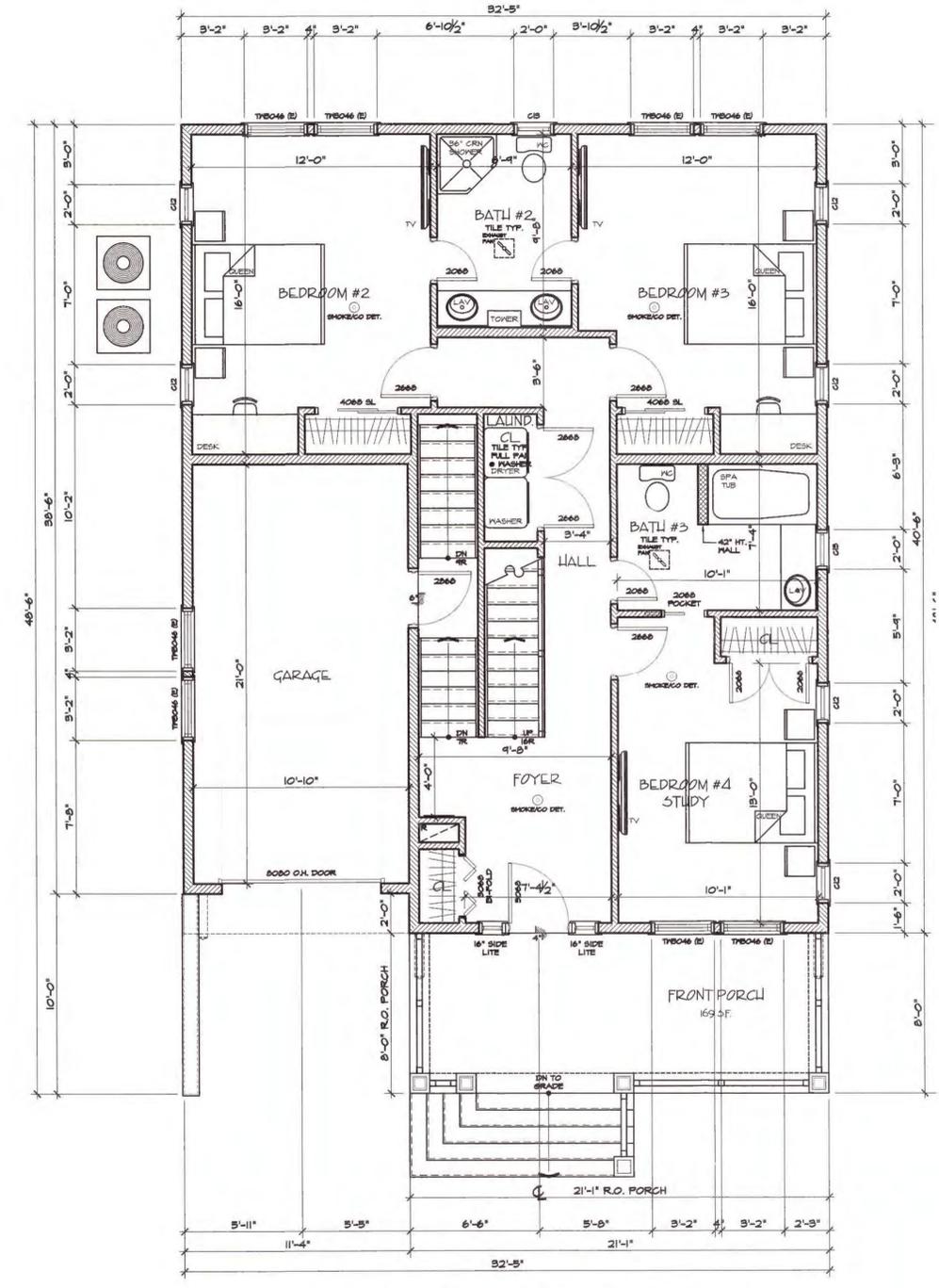
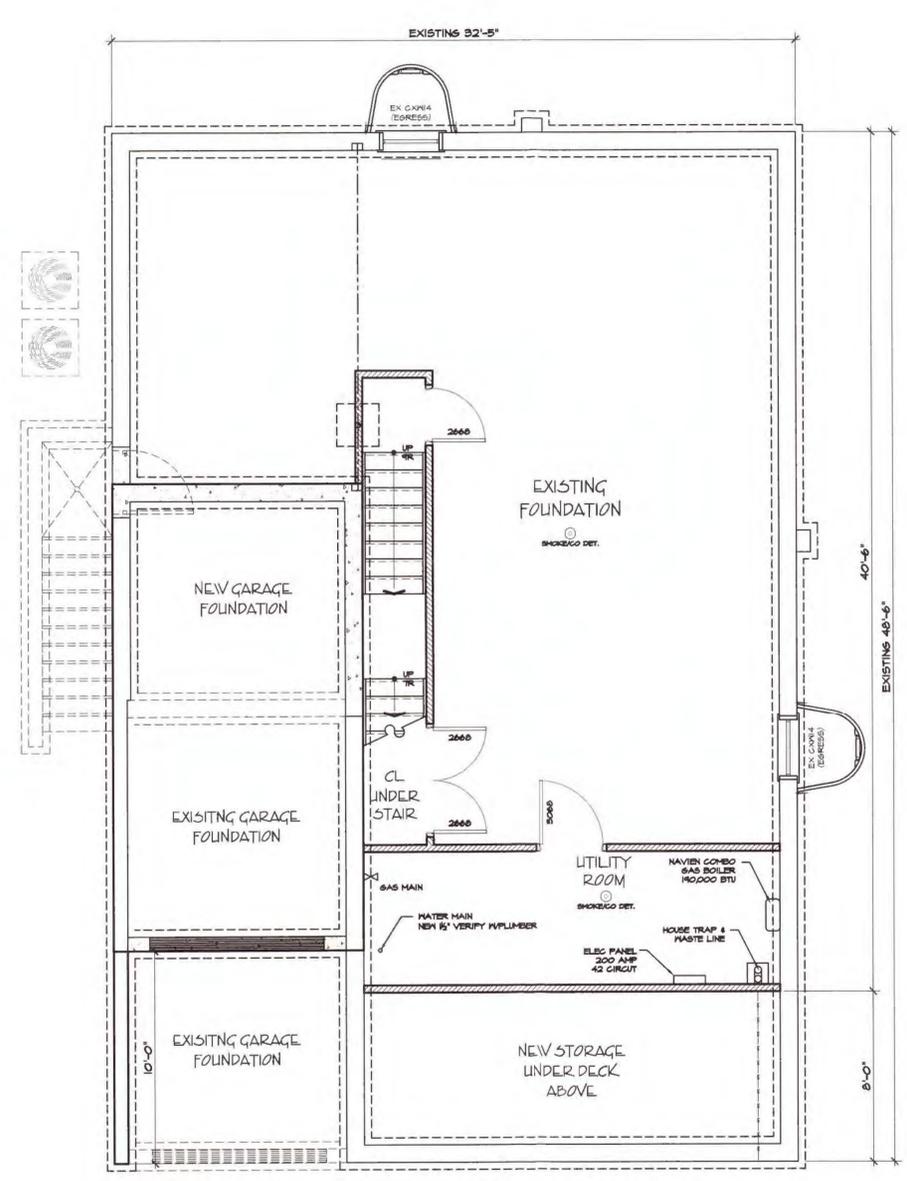
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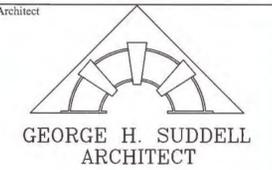
PROPOSED  
FOUNDATION  
&  
1ST FLR. PLANS

Drawn by: JWG  
Date: SEE REV. BLOCK  
Scale: AS NOTED  
Sheet No. A-1

EXHIBIT  
6



KEHOE  
RESIDENCE  
51 MARINERS LANE  
NORTHPORT, N.Y. 11768



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Seal & Signature

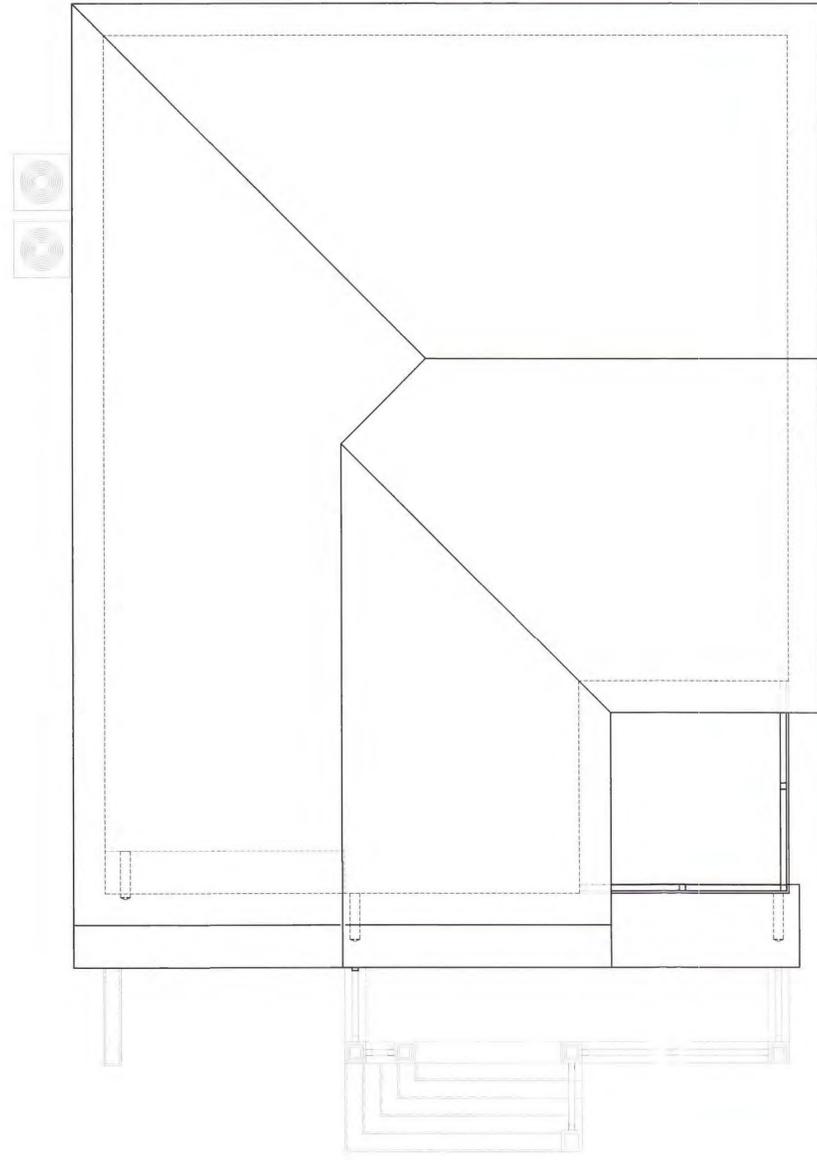
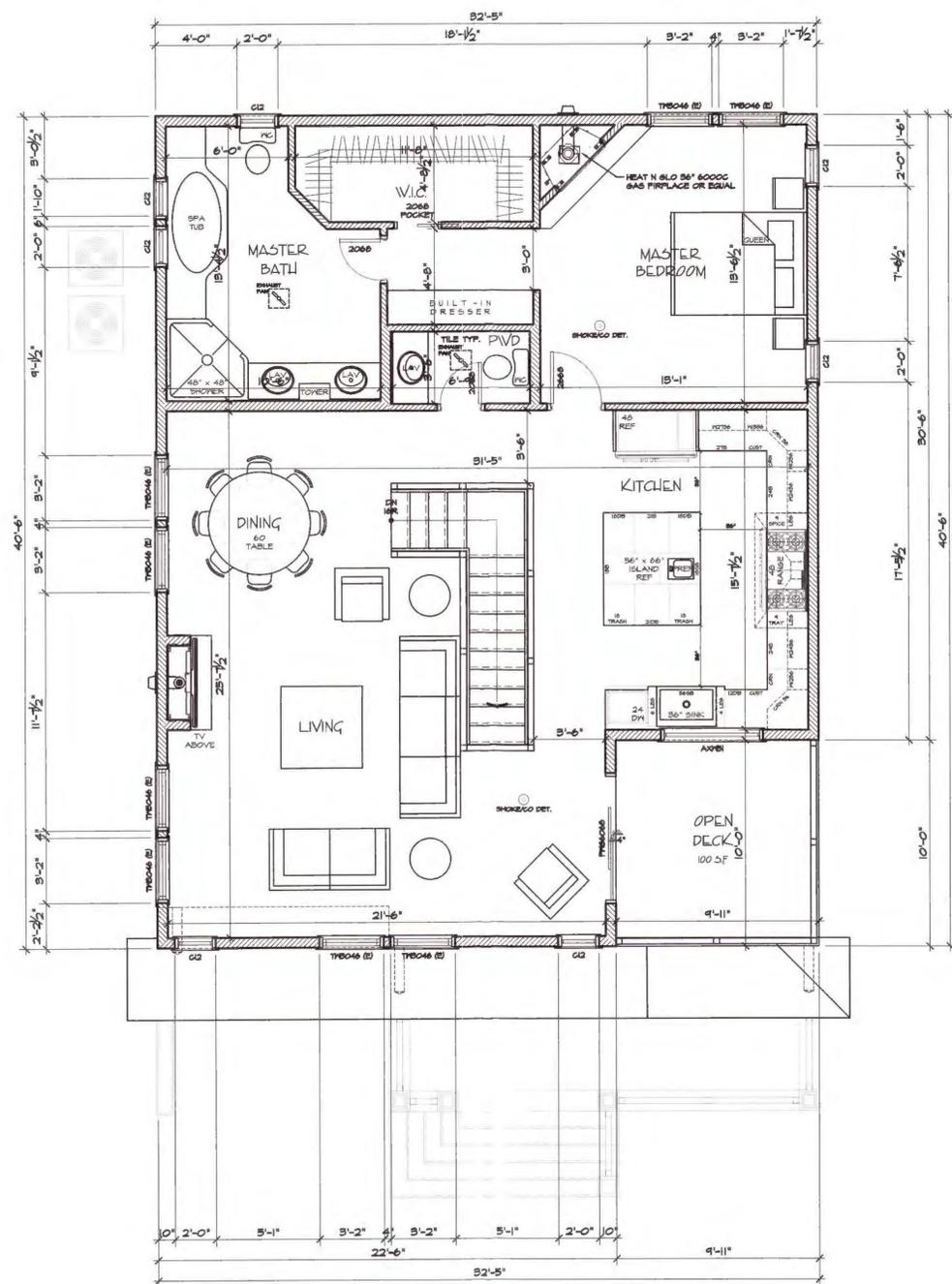


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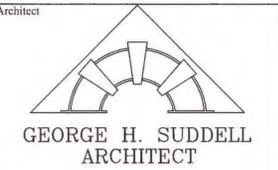
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1	03-28-18	Site Visit

PROPOSED  
2ND FLOOR  
&  
ROOF PLANS

Drawn by: JWG  
Date: SEE REV. BLOCK  
Scale: AS NOTED  
Sheet No. A-2



KEHOE  
RESIDENCE  
51 MARINERS LANE  
NORTHPORT, N.Y. 11768



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Consultants:

Seal & Signature



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2	04-04-18	Design Development
1	03-28-18	Site Visit

No. Date Issue  
Sheet Name:

PROPOSED  
ELEVATIONS

Drawn by: JWG  
Date: SEE REV. BLOCK  
Scale: AS NOTED

Sheet No.

A-3



1 PROPOSED FRONT ELEVATION  
SCALE = 1/4" = 1'-0"

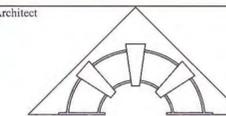


2 PROPOSED LEFT ELEVATION  
SCALE = 1/4" = 1'-0"

KEHOE  
RESIDENCE

51 MARINERS LANE  
NORTHPORT, N.Y. 11768

Architect



GEORGE H. SUDELLE  
ARCHITECT

MEMBER OF  
THE AMERICAN INSTITUTE OF ARCHITECTS  
202-11 EAST SHORE ROAD  
HUNTINGTON, NEW YORK  
1 1 7 4 3

Info@Suddell.com  
www.Suddell.com

(631) 421-2595 FAX (631) 421-2528

Consultants:

Seal & Signature



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ARCHITECT.

17	08-10-20	Resubmission- ZBA Per Changes
16	08-10-20	Changes per Bldg. for Denial
15	02-06-20	Bldg. Submission for Denial
14	02-03-20	New Building Design
13	10-18-19	Changes per GHS
12	09-16-19	Changes per GHS
11	04-26-19	Basemtn Entry Removal
10	01-14-19	Construction Drawings
9	01-11-19	Plans to Client
8	12-21-18	Plans to Client
7	10-12-18	Design Changes
6	09-27-18	MM Submission
5	06-06-18	ZBA Approval
4	04-24-18	ZBA Meeting
3	04-01-18	Changes Per Client Meeting
2	04-04-18	Design Development
1	03-28-18	Site Visit

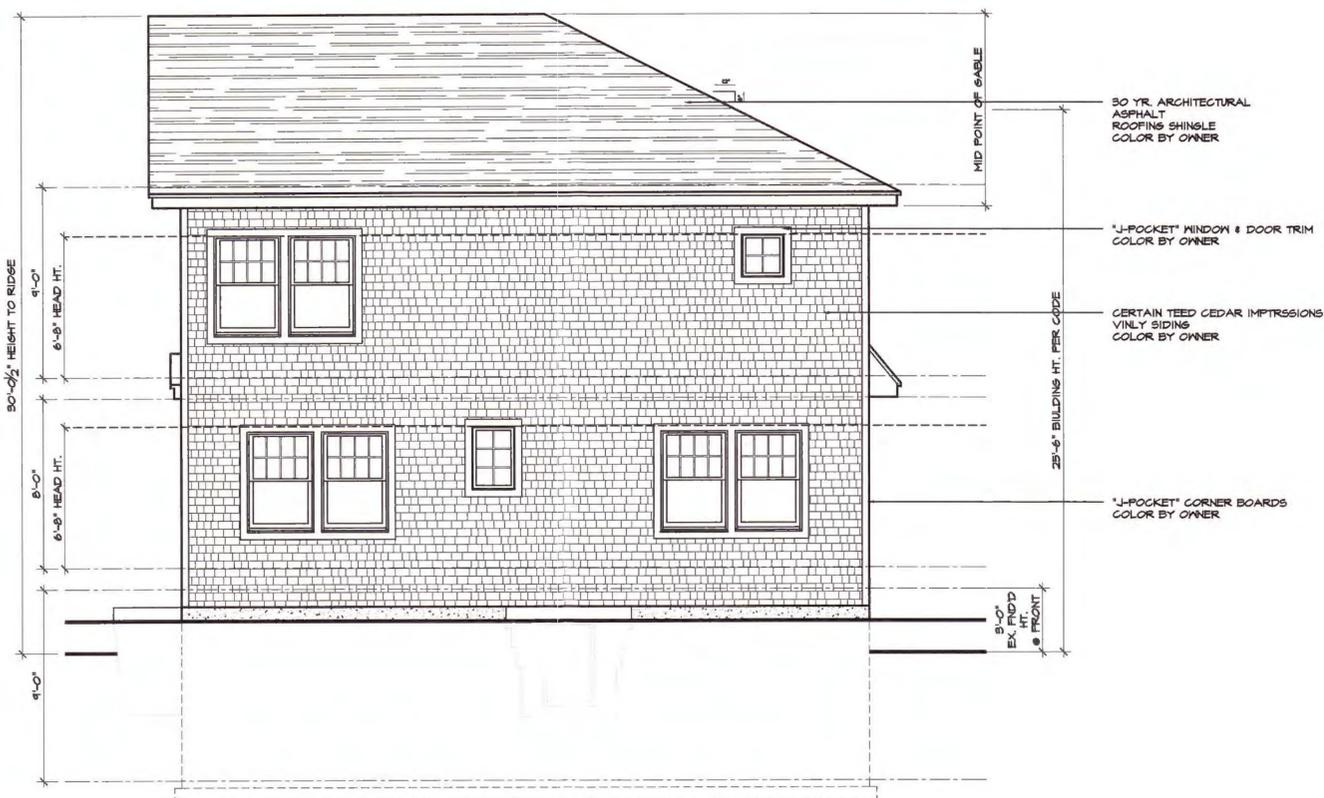
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Sheet Name:

PROPOSED  
ELEVATIONS

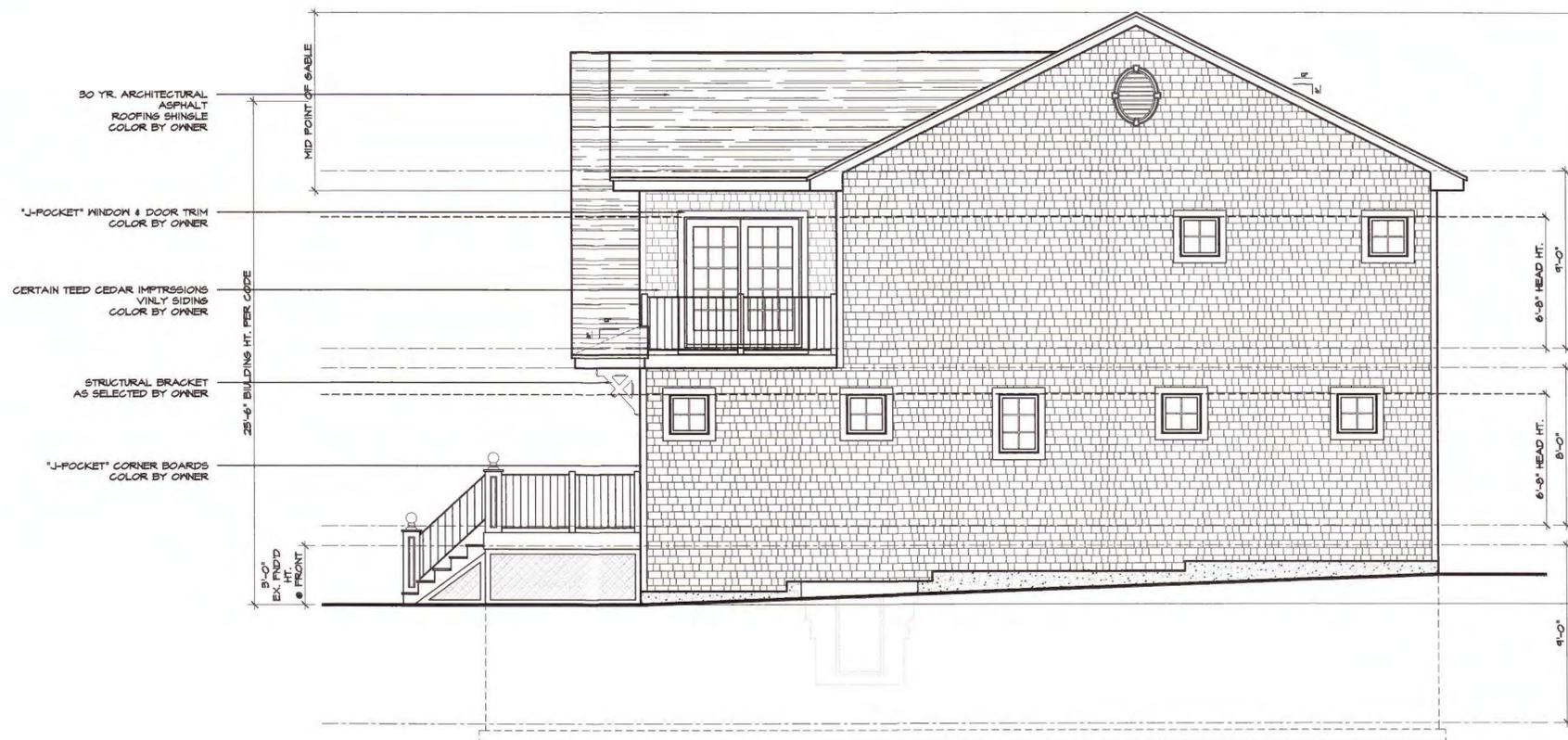
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JWG  
Date:  
SEE REV. BLOCK  
Scale:  
AS NOTED

Sheet No.

A-4

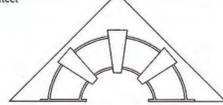


1 PROPOSED REAR ELEVATION  
A-4 SCALE = 1/4" = 1'-0"



2 PROPOSED RIGHT ELEVATION  
A-4 SCALE = 1/4" = 1'-0"

KEHOE  
RESIDENCE  
51 MARINERS LANE  
NORTHPORT, N.Y. 11768

Architect  
  
GEORGE H. SUDDELL  
ARCHITECT

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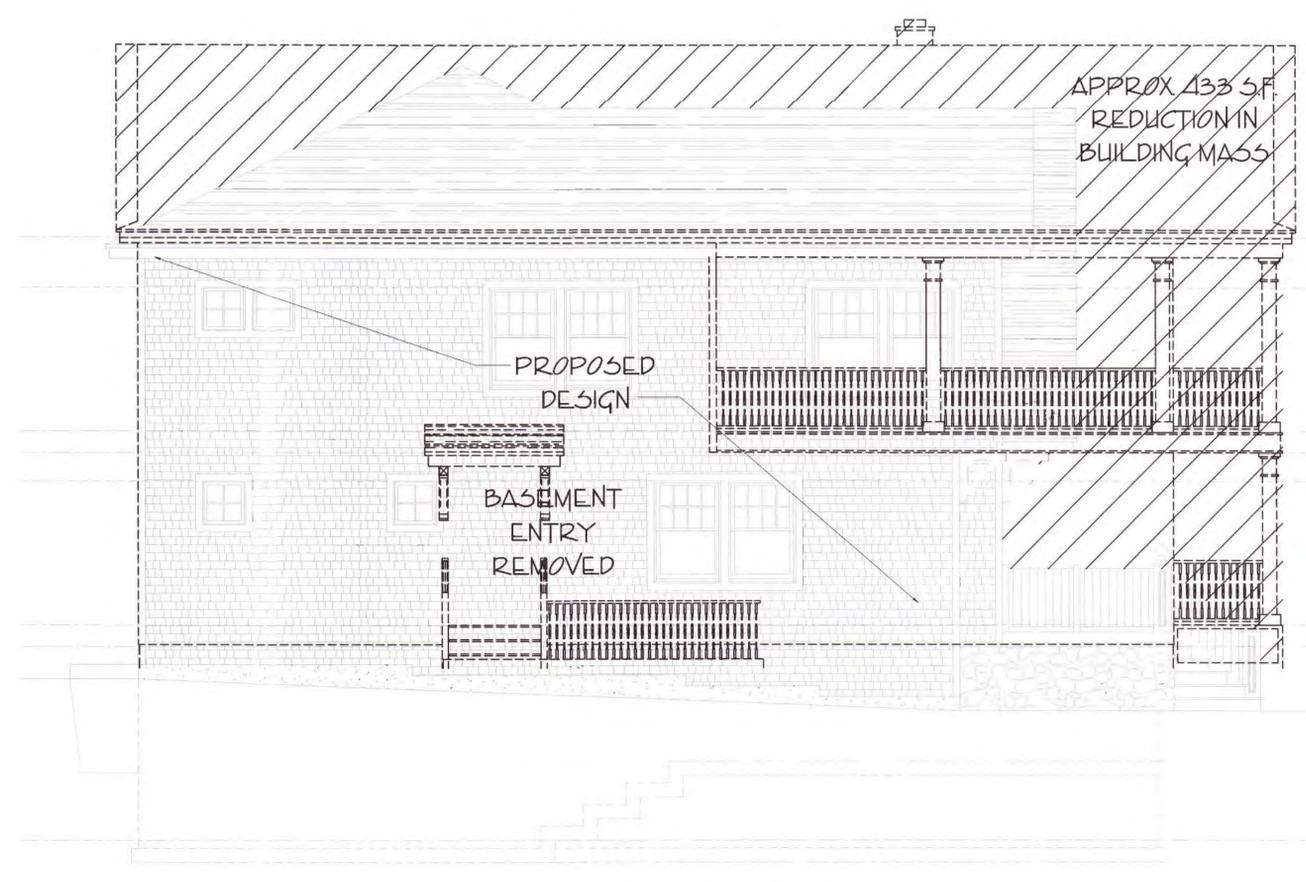
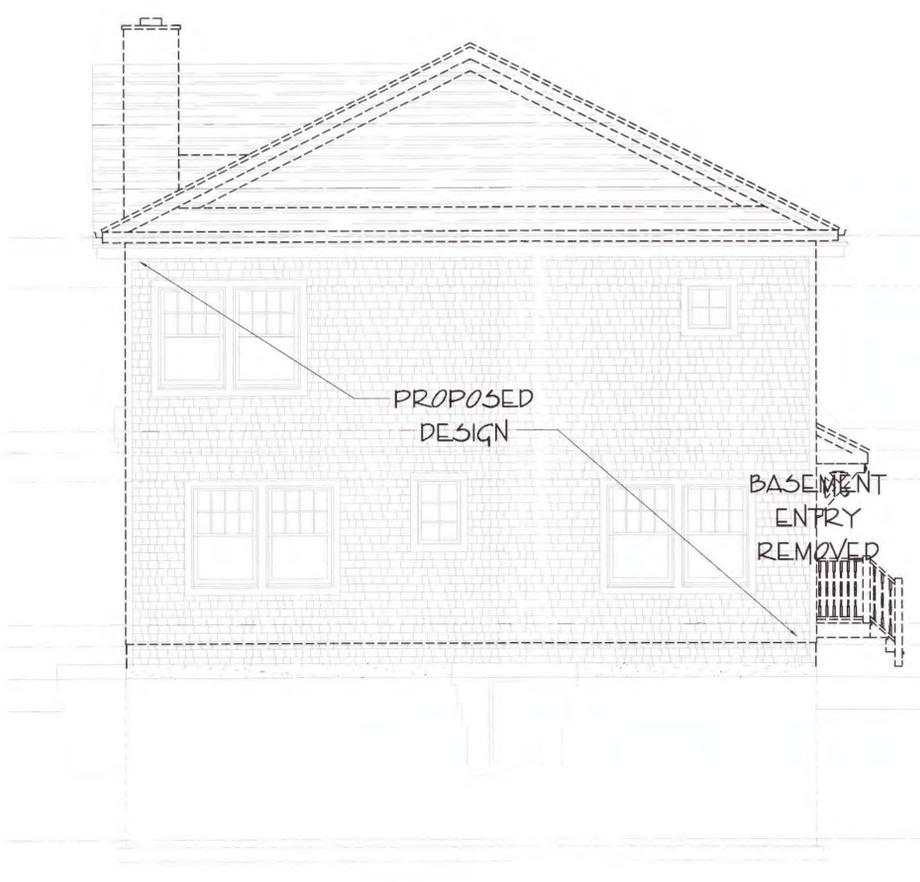
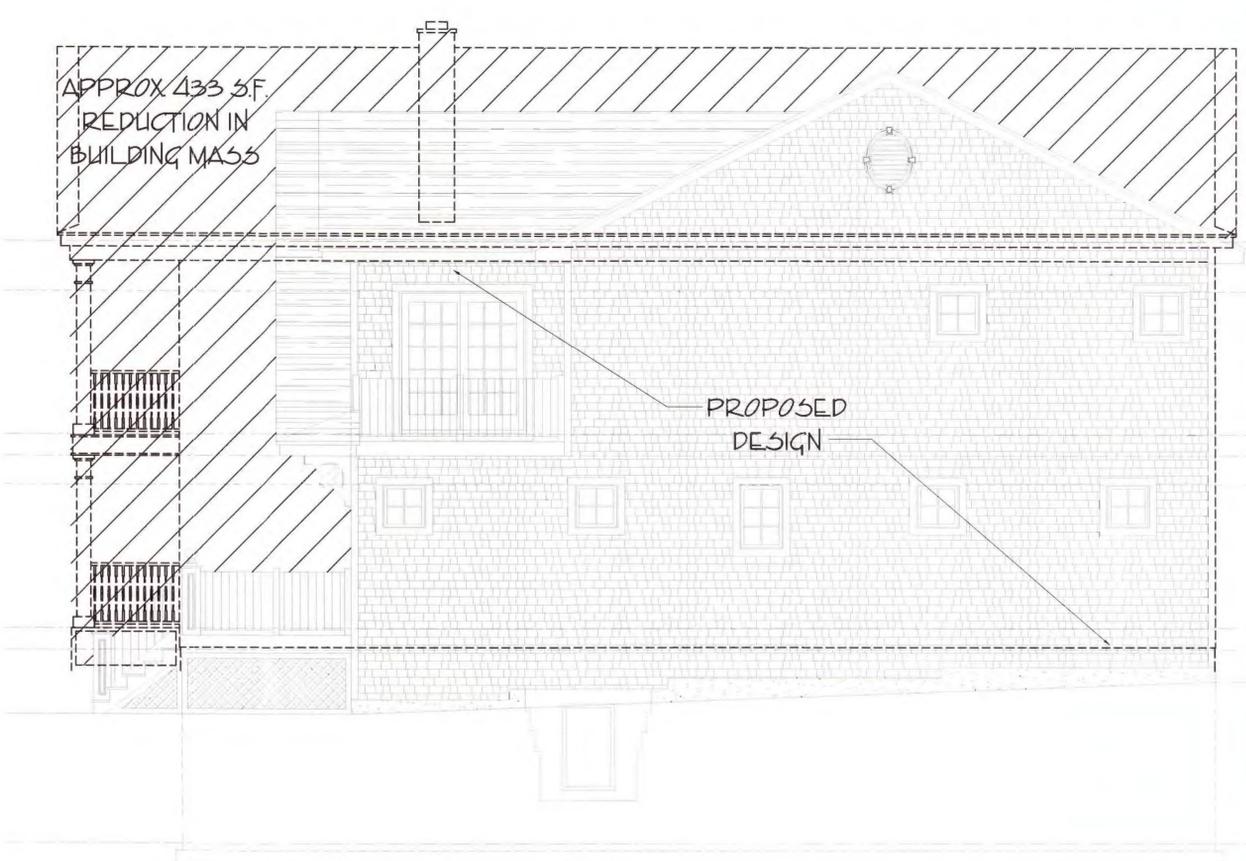
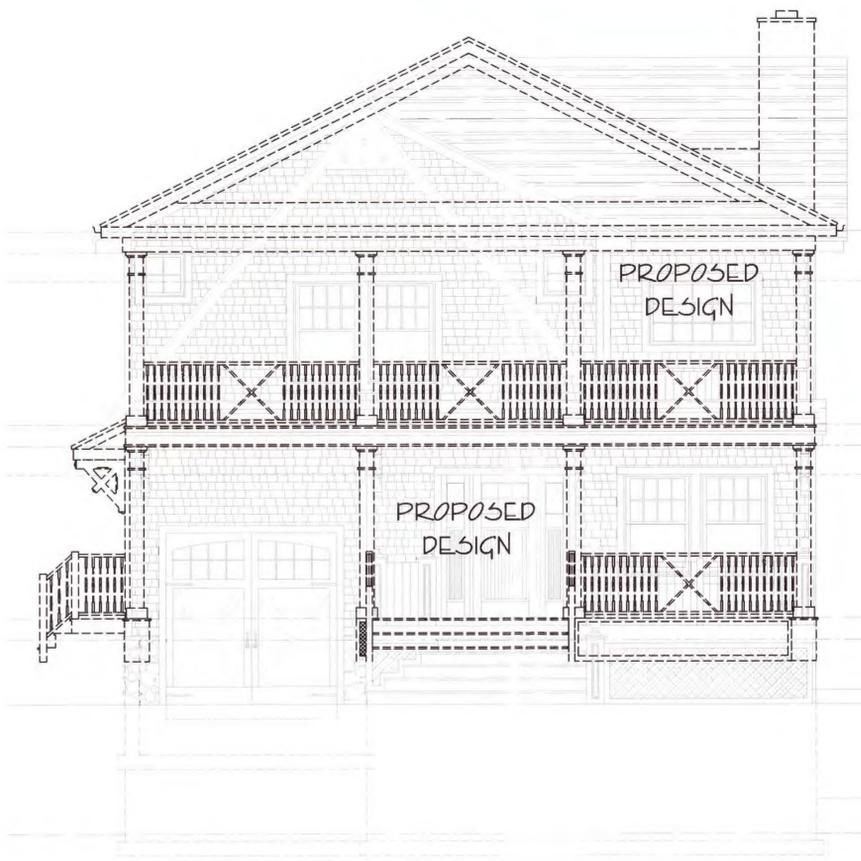
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No. Date Issue

Sheet Name:

**PREVIOUS  
VS  
NEW  
ELEVATIONS**

Drawn by: JWG  
Date: SEE REV. BLOCK  
Scale: AS NOTED  
Sheet No. **A-5**



**ELEVATION COMPARISON**  
SCALE = 1/4" = 1'-0"

THOMAS J KEHOE  
21A MCKINNEY AVE  
NORTHPORT, NY 11768

106  
50-1133/214  
104

2/24/20  
Date

PAY to the  
order of

Village of Northport

\$ 250

Two hundred & fifty & no

Dollars

Security  
Features  
Details on  
Back.



The First National Bank of Long Island  
When Everyone Knows Your Name®  
NORTHPORT, NEW YORK 11768

For

2BA

*[Signature]*

MP

Harland Clarke

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21A MCKINNEY AVE  
NORTHPORT, NY 11768

105  
50-1133/214  
104

2/25/20  
Date

PAY to the  
order of

Village of Northport

\$ 1,500

One thousand & five hundred & no

Dollars

Security  
Features  
Details on  
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For

Re-Survey

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FEB 26 2020

EXHIBIT  
7

## PUBLIC NOTICE

**PLEASE TAKE NOTICE:** that a public hearing of the Board of Zoning Appeals of the Village of Northport will be held Wednesday August 26, 2020 at 7:00p.m. Pursuant to the Governor's Executive Order 103 the meeting will be held via Virtual Zoom conference only and not at Northport Village Hall. The public will be able to access the meeting by Zoom:

Join Zoom Meeting Link by entering into your browser:

<https://us02web.zoom.us/j/83510437096?pwd=UnBHSjBVUFhDMHFxZGhLbEQ4Q0FvUT09> or the link that can be found on our website at [Northportny.gov](http://Northportny.gov)

Meeting ID: 835 1043 7096

Passcode: 081494

Dial by your location

+1 646 876 9923 US (New York)

Meeting ID: 835 1043 7096

Passcode: 081494

**Applicant:** (File #1307) George H. Suddell

**Owner:** Thomas Kehoe

**Location:** 51 Mariners Lane

**Nature of Application:** For Variance under Residence District C, 306.22B (3) Minimum Lot Area, 306-22D (3) Minimum Lot Width, 306-22E (3) Minimum Street Frontage, 306-22F (3) Minimum Front Yard Depth, 306-22G (3) Minimum Rear Yard Depth, 306-22H (3) Minimum Side Yard Depth, 306-22I (3) Minimum Total Side Yard Depth, 306-22J (3) Minimum Lot Depth, 306-22K (1) (c) Maximum Lot Coverage.

**Subject:** Applicant wishes to build New Single-Family Dwelling.

Georgina Cavagnaro, Secretary  
Board of Zoning Appeals

