

PUBLIC NOTICE

PLEASE TAKE NOTICE: that a public hearing of the Board of Zoning Appeals of the Village of Northport will be held May 15, 2024 at 6:00 pm at Village Hall, 224 Main Street, Northport, NY 11768.

Applicant: File #1394 Tod O’Connell

Owners: Douglas Roberts & Mary Roberts

Location: 221 Scudder Avenue

Nature of Application: For Variance under Residence District D Section 306-22H (4) Side Yard Setback, Section 306-22I (4) Total Side Yard Setback

Subject: Applicant wishes to construct a second-floor addition of a study and walk-in closet with first floor garage conversion to laundry room.

Applicant: File #1395 Ken Schulman

Owners: Ryan Allen & Cristina Allen

Location: 27 Jay Court

Nature of Application: For Variance under Residence District D Section 306-22H (4) Side Yard Setback, Section 306-22I (4) Total Side Yard Setback

Subject: Applicant wishes to construct a first-floor addition to the rear of the dwelling for the relocation of the kitchen and expand the existing garage.

Applicant/Owner: File #1396 Mario Scorgia

Location: 108 Mar-Kan Drive

Nature of Application: For Variance under Residence District B Section 306-22F (2) Minimum Front Yard Depth

Subject: Applicant wishes to construct a first-floor front open porch addition/alteration to the dwelling.

Applicant/Owner: File #1397 Alexander Zelenka

Location: 105 Mar-Kan Drive

Nature of Application: For Variance under Residence District B Section 306-22F (2) Minimum Front Yard Depth

Subject: Applicant wishes to construct a first-floor conversion of an existing garage to habitable living space and construction of a new garage to the dwelling.

Applicants/Owners: File #1398 Keith Gembala & Stefanie Gembala

Location: 6 Porpoise Court

Nature of Application: For Variance under Residence District A Section 306-22K(1)(a) Maximum Lot Area Coverage

Subject: Applicant wishes to construct an 18’x40’ inground pool addition/alteration

Applicant: File #1399 Lindsay Ostrander (The Wine Cellar on Main – Harbor Vines Inc.)

Owner: JFC 68 Main LLC

Nature of Application: For Variance under Central Business District A

Subject: Applicant has applied for a liquor license with New York State to serve liquor, wine, beer, and cider. Proposed submission requires relief from limitations of the Northport Board of Zoning Appeals set forth in Decision #929.

Applicant/Owner: File #1382 Panichella Holdings, LLC

Location: 231-239 Main Street

Nature of Application: Appeal Pursuant to Village Law Section 7-712-A (4) of Temporary Certificate of Occupancy

Subject: Applicant wishes to appeal the issuance of a Temporary Certificate of Occupancy to the Northport Hotel located at 225 Main Street.

May 1, 2024
Village of Northport

Brian Pernice
Secretary to the Board of Zoning Appeals