

PUBLIC NOTICE

PLEASE TAKE NOTICE: that a public hearing of the Board of Zoning Appeals of the Village of Northport will be held October 16, 2024 at 6:00 pm at Village Hall, 224 Main Street, Northport, NY 11768.

Applicant: File #1408 Richard Monroe

Owners: Dorit Netzer-Horton & John Horton

Location: 184 Fox Lane

Nature of Application: For Variance under Residence District C Section 306-23A Detached Accessory Structure Height, Section 306-23B (1)(B) Min. Setback for Detached Accessory Structure, Section 306-22B (3) Min. Lot Area, Section 306-22D (3) Min. Lot Width, Section 306-22E (3) Min. Street Frontage, Section 306-22F (3) Front Yard Setback, Section 306-22K (3) Max. Lot Area Coverage

Subject: Applicant wishes to construct a new accessory structure, two story garage.

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

Owner: JFC 68 Main LLC

Address: 70 Main Street

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: File #1403 Kimberly Greer

Owner: Tom Thumb Partners LLC

Location: 377 Fort Salonga Road

Nature of Application: For Variance under Highway Business District Section 306-13A (1) Any Use Permitted in Central Business A District, Section 306-11A (9) Personal Service Shop Excludes Massage Parlor Use

Subject: Applicant wishes to convert a first-floor retail merchandise space to massage parlor.

**Application amended at 9/18/24 Hearing to convert first-floor retail space to a beauty salon.*

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.

September 25, 2024
Village of Northport

Brian Pernice
Secretary to the Board of Zoning Appeals