

PUBLIC NOTICE

PLEASE TAKE NOTICE: that a Public Hearing of the Board of Zoning Appeals, will be held on March 19, 2025, at 6:00pm in Northport Village Hall, 224 Main Street Northport, NY 11768.

Applicant: File # 1415
Owner: Andrew Quested & Cheryl Starr
Location: 115 Scudder Place
Subject: Applicant wishes to construct a 2nd floor addition (433 SF) to existing single-family dwelling including new bedroom, bathroom, stairway, and hall. Renovation and enlargement of existing entry porch (60 SF).
Nature of Application: Chapter 306, "Zoning," Section 306-22D (4), 306-22E (4), 306-22F (4), 306-22H (4), 306-22I (4) and 306-22K (4).
Section 306-22D (4): Min. Lot Width – 85 ft. required to 52.8 ft. (existing).
Section 306-22E (4): Min. Street Frontage – 70 ft. required to 52.8 ft. (existing).
Section 306-22F (4): Min. Front Yard #1 (Scudder Pl) Depth – 25 ft. required to 21 ft. (proposed).
Section 306-22F (4): Min. Front Yard #2 (Scudder Ct) Depth – 25 ft. required to 5.5 ft. (existing) 8'-0" (to new 2nd floor proposed).
Section 306-22H (4): Min. Side Yard Depth – 12ft. required to 9'-8" (existing).
Section 306-22I (4): Min. Total Side Yard Depth - 24' required to 9'-8" (existing) (only 1 side yard exists).
Section 306-22K (4): Max Surface Lot Coverage – 22% allowed to 25.28% (proposed).

Applicant: File # 1416 – Feed & Grain
Owner: John Murn
Location: 73 Main Street
Subject: Applicant wishes to legalize installation of commercial awning over rear asphalt area (486 SF), for a non-conforming lot, specific to off-street parking requirements.
Nature of Application: Chapter 306, "Zoning," Section 306-21A (1) and Zoning Board of Appeals Resolution 309.
Section 306-21A (1): Number of off-street parking spaces – restaurant, tavern or bar: one space per every 75 SF of gross floor space.
Zoning Board of Appeals Resolution 309 – 17 parking spaces approved/required.
Proposed parking spaces = 5 spaces (proposed/existing).

Applicant: File # 1417
Owner: Paolo Greco
Location: 36 Douglas Avenue
Subject: Applicant wishes to construct a new single-family dwelling
Nature of Application: Chapter 306, "Zoning," Section 306-22B (4), 306-22B (4b), 306-22D (4), 306-22E (4).
Section 306-22B (4): Min. Lot Area – 8500 SF required to 5938.3 SF (existing).
Section 306-22B (4b): Min. Lot Area Total: Substandard Lot Commonly Owned.
Section 306-22D (4): Min. Lot Width – 85 ft. required to 50.0 ft. (existing).
Section 306-22E (4): Min. Street Frontage – 70 ft. required to 50.5 ft. (existing).

Village of Northport
February 26, 2025

Jennifer Suriano
Secretary, Board of Zoning Appeals