

PUBLIC NOTICE

PLEASE TAKE NOTICE: that a Public Hearing of the Board of Zoning Appeals, will be held on May 21, 2025, at 6:00pm in Northport Village Hall, 224 Main Street Northport, NY 11768.

Applicant: File # 1417
Owner: Paolo Greco
Location: 36 Douglas Avenue
Subject: *continuation* - 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): Minimum Lot Area – 8500 SF required to 5938.3 SF (existing).
Section 306-22B (4b): Minimum Lot Area Total: Substandard Lot Commonly Owned.
Section 306-22D (4): Minimum Lot Width – 85 ft. required to 50.0 ft. (existing).
Section 306-22E (4): Minimum Street Frontage – 70 ft. required to 50.5 ft. (existing).

Applicant: File # 1423 – Feed & Grain
Owner: John Murn
Location: 73 Main Street
Subject: Updating the existing service area by repairing and replacing, and extending the roof 3 feet to cover existing wall (20 SF).
Nature of Application: Chapter 306, "Zoning," Section 306-20D (5)
Section 306-20D (5): Minimum Front Yard Depth – 20 ft. (required) to 17'-1" (proposed)

Applicant: File # 1424
Owner: Brian Dolan & Meagan Farone
Location: 234 Scudder Avenue
Subject: Front porch addition (239 SF) first floor renovations (10 SF), new second floor addition (438 SF).
Nature of Application: Chapter 306, "Zoning," Section 306-22G (4)
Section 306-22G (4): Minimum Rear Yard Depth – 35 ft. (required) to 22.83 ft. (proposed)
Chapter 306, "Zoning," Section 306-22G (4)

Applicant: File # 1425
Owner: Stephen Genovese
Location: 62 Lincoln Avenue
Subject: Legalize the existing front masonry porch (87 SF).
Nature of Application: Section 306-22B (4), 306-22D (4), 306-22E (4), 306-22H (4), and 306-22I (4)
Section 306-22B (4): Minimum Lot Area – 8500 SF required to 7500 SF (existing non-conforming)
Section 306-22D (4): Minimum Lot Width – 85 ft. required to 50 ft. (existing non-conforming)
Section 306-22E (4): Minimum Street Frontage – 70 ft. required to 50 ft. (existing non-conforming)
Section 306-22H (4): Minimum Side Yard Width 1 – 12 ft. req to 7'-9" ft (existing non-conforming)
Section 306-22H (4): Minimum Side Yard Width 2 – 12 ft. req to 7'-9" (existing non-conforming) to 7'-9" porch (proposed)
Section 306-22I (4): Minimum Total Side Yard Width – 24 ft. req to 15'-6" ft. (existing non-conforming) to 15'-6" ft (proposed)

Applicant: File # 1426
Owner: Thomas Berger
Location: 19 Bluff Point Road
Subject: Construction of an "Open" pavilion over bluestone.
Nature of Application: Chapter 306, "Zoning," Section 306-23B (1)
Section 306-23B (1): Minimum Setback from Street Line – 50 ft. from street lines or that distance from the street line to the rear of the principal building, whichever distance is greater (+/-) 370'(required) to 17'-1" (proposed)

Jennifer Suriano
Secretary Board of Zoning Appeals