

## PUBLIC NOTICE

**PLEASE TAKE NOTICE:** that a Public Hearing of the Board of Zoning Appeals, will be held on July 16, 2025, at 6:00pm in Northport Village Hall, 224 Main Street Northport, NY 11768.

**Applicant:** File # 1416 – Feed & Grain \*ADJOURNED  
**Owner:** John Murn  
**Location:** 73 Main Street  
**Subject:** *continuation* - 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:** *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 # 1430  
**Owner:** Deborah Finegan  
**Location:** 47 Mariners Lane  
**Subject:** Construction of spa (96 SF) and retaining walls  
**Nature of Application:** Chapter 306, "Zoning," Section 306-22B (3), 306-22F (3), 306-22G (3), 306-22H (3), 306-22J (3), 306-22K (3), and 306-23C.  
Existing Non-Conforming:  
Section 306-22B (3): Minimum Lot Area – 14,520 SF required to 13,750 SF  
Section 306-22F (3): Minimum Front Yard Depth – 35ft. required to 19.1 ft  
Section 306-22G (3): Minimum Rear Yard Depth – 40ft. required to 38.2 ft  
Section 306-22H (3): Minimum Side Yard Depth – 18ft. required to 4.7 ft.  
Section 306-22J (3): Minimum Lot Depth – 125 ft. required to 100 ft  
Variance Required:  
Section 306-22K (3): Surface Lot Coverage – 20% required to 22.8% existing to 27.94% proposed.  
Section 306-23C: Minimum Side Yard Accessory Use: 7 ft. required to 6 ft. (proposed spa equipment).

**Applicant:** File # 1431  
**Owner:** Scott Gibney  
**Location:** 7 James Street  
**Subject:** Construction of new mudroom (56 SF)  
**Nature of Application:** Chapter 306, "Zoning," Section 306-22B (2), 306-22H (2), and 306-22I (2).  
Existing Non-Conforming:  
Section 306-22B (2): Minimum Lot Area – 21,780 SF required to 27,211 SF.  
Section 306-22H (2): Minimum Side Yard Width – 30 ft. required to 11.5 ft.  
Variance Required:  
Section 306-22I (2): Minimum Total Side Yard Width - 60' required to 56'  
(existing) 56' (proposed).

**Applicant:** File # 1434  
**Owner:** Dale & Molly Koch  
**Location:** 22 Crestfield Place  
**Subject:** Add new front porch (203 SF) and new southside 1<sup>st</sup> Floor Addition (105 SF) and 2<sup>nd</sup> Floor Addition (250 SF).  
**Nature of Application:** Chapter 306, "Zoning," Section 306-22H (4) and 306-22I (4)  
Existing Non-Conforming:  
Section 306-22B (4): Minimum Lot Area – 8500 SF required to 8304 SF.  
Section 306-22D (4): Minimum Lot Width – 85 ft. required to 55 ft.  
Section 306-22E (4): Minimum Street Frontage – 70 ft. required to 55 ft.  
Variances Required:  
Section 306-22H (4): Minimum Side Yard Depth – 12 ft. required to 6 ft. proposed.  
Section 306-22H (4): Minimum Side Yard Depth – 12 ft. required to 9.2 ft. proposed.  
Section 306-22I (4): Minimum Total Side Yard Depth – 24 ft. required to 22.1 ft. existing to 15.2 ft. proposed.

Jennifer Suriano  
Secretary Board of Zoning Appeals