

PUBLIC NOTICE

PLEASE TAKE NOTICE: A public hearing of the Board of Zoning Appeals, will be held on April 15, 2026, at 6:00pm in Northport Village Hall, 224 Main Street Northport, NY 11768.

Applicant: File # 1432 – Brian Giehl
Owner: Safeway Group, Inc.
Location: Lot - NW Corner of Valley Avenue & Ocean Avenue
Subject: *continuation* - Construction of a new single-family dwelling on northwest corner of Valley Avenue and Ocean Avenue
Nature of Application: Chapter 306, "Zoning," Section 306-22B (3), 306-22D (3), 306-22E (3), 306-22F (3), 306-22G (3), 306-22H (3), 306-22I (3)
Section 306-22B (3): Minimum Lot Area Total: 14,520 SF required to 8,855 SF (existing non-conforming)
Section 306-22D (3): Minimum Lot Width – 100 ft. required to 50.0 ft. (existing non-conforming)
Section 306-22E (3): Minimum Street Frontage – 80 ft. required to 50 ft. (existing non-conforming)
Section 306-22F (3): Minimum Front Yard Depth – 35 ft. required to 25 ft. (proposed)
Section 306-22G (3): Minimum Rear Yard Depth – 40 ft. required to 35 ft. (proposed)
Section 306-22H (3): Minimum Side Yard Width – 18 ft. required to 9.4 ft. (proposed)
Section 306-22I (3): Minimum Total Side Yard Depth – 40 ft. required to 34.4 ft. (proposed)

Applicant: File # 1442 – Carrie Anne Gonzalez & Joseph Pierre
Owner: Carrie Anne Gonzalez & Joseph Pierre
Location: 93 Waterside Avenue
Subject: Construct 1st floor sitting room w/bath (283 SF) and enlarge 2nd story front bedroom (180 SF).
Nature of Application: Chapter 306, "Zoning," Section 306-22H (4) in the Residence D District.
Section 306-22H (4): Side Yard Setback from 12ft. required to 9'-6"
(existing/proposed)

Applicant: File # 1443
Owner: Peter Houmère / Britannia Acquisition Corp
Location: 81A Fort Salonga Road
Subject: Add 2nd Floor (3617 SF) Office/Retail Space to Existing Building (3617 SF) Boat Maintenance, Storage, Retail Space.
Nature of Application: Chapter 306, "Zoning," Section 306-21A (2): Retail and wholesale sales: one space for each 200 square feet of gross floor space and three spaces for each four employees.

Jennifer Suriano
Secretary Board of Zoning Appeals