



VILLAGE OF NORTHPORT DRAFT COMPREHENSIVE PLAN





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COMPREHENSIVE PLAN

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1.

Introduction



1. INTRODUCTION

The Village of Northport is a historic maritime Village located on the North Shore of Long Island in Suffolk County, New York. The Village is an epicenter of activity within the Town of Huntington. An estimated 7,347 persons inhabit the 2.3 square mile community according to the 2020 Decennial Census. Northport's Main Street offers residents and visitors a glimpse into the Village's rich history and scenic harbor. The following summary of the early history of the Village of Northport is based on information from the Northport Historical Society website.



The original inhabitants of the area were the Matinecock Indians. In 1656, Chief Asharoken, head of the Matinecocks, sold the land to three Englishmen via the Second Purchase, extending Huntington east to the Nissequogue River. The area which now encompasses the Village was first referred to as Great Cow Harbor in the Second Purchase. Up until the early 19th century, Great Cow Harbor remained a rural farming community with only eight dwellings present in the 1830s. Shipbuilding brought rapid change and growth to the community, becoming the community's primary industry. By



1837, the area began to be known as Northport. By 1860, the population of Northport reached 1,016 and by 1874 the Village was one of the most prosperous Village's on the north shore. Three shipyards, five sets of marine railroads, two hotels, and at least six general stores drew people to the area. The shipbuilding boom that put Northport on the map lasted for fifty years until steel-hulled ships began replacing the wooden ships built in Northport. Although the area was known as Northport since 1837, the Village was not formally incorporated until 1894 when it became the first incorporated village in the Town of Huntington.

In 1895, Northport Electric Company, located on Woodbine Avenue, was formed to provide electricity to the Village, making Northport one of the first municipalities on Long Island to adopt electric service. Northport Electric Company later became known as LILCO in 1911 when four Suffolk County municipalities merged their electric utilities. The Long Island Lighting Company (LILCO) moved out of the Village in 1967 when they opened the Northport Power Station in Crab Meadow, the largest oil-fired electric generating station on the east coast. The four 600-foot stacks have become a defining feature of the area, visible as far away as Connecticut.

In 1868, the addition of a Long Island Railroad station brought new opportunity to the Village. The station, which was located within the Village, was an essential transportation link for the growing commuter population. However, just a few years after the station opened, the LIRR moved the station to a new location along what is now Larkfield Road in East Northport. After the old, bypassed station

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closed in 1899, Northport decided to build a 2.5-mile trolley line to take commuters between Main Street and the new Northport station. The commuter trolley opened in 1902 but would eventually become obsolete with the invention of the automobile and the trolley line ceased operation in 1924. The trolley tracks are still present along Main Street and contribute to the unique and historic character of the community.

By the mid 1920's the waterfront had fallen into decay after nearly a century of heavy commercial use. In 1932, the Village purchased the land along the harbor and created Northport Memorial Park in 1932, a defining feature of the Village today. The 1970s and 1980s saw the revival of The Northport Trolley, which transported weekend tourists along Main Street. However, this trolley was horse driven and ran on rubber automobile tires rather than the original rails.

Today, the Village is a mature, bustling and vibrant community centered around the waterfront and Main Street downtown. This critical Village hub offers recreational opportunities, hosts community events, and strengthens the local economy by supporting nearby businesses.

As Northport has evolved from a small historic hamlet into a suburban village, it has managed to keep its original and unique sense of community character and identity. Part of this identity is social – the community has a strong connection to the waterfront and downtown, with many long-term residents calling Northport their home for generations.

Given the limited area available for new development, it is important to closely examine the few remaining vacant parcels within the Village, especially any that may be considered underutilized. Over the long-term, change will likely occur through adaptive reuse of existing buildings and infill – the development of “vacant” space, filling the gaps within already built up areas. In order to create consensus among the community for the future of the Village, the Village Board decided to initiate this planning process to assess the community's aspirations and desires and then ensure that the Village's regulations and policies align with the community's vision. This Comprehensive Plan documents the process, outcomes, vision, goals and objectives expressed by the community that will be pursued by the Village over the next 10-20 years. The process used to develop this plan is discussed in Section 1.3 of the Plan.



Trolley Line. Source: Northport Historical Society.

Demographics Data

KEY FACTS

7,298

Population



2.4

Average Household Size

50.7

Median Age

\$148,367

Median Household Income

INCOME



\$148,367

Median Household Income



\$78,283

Per Capita Income



\$798,655

Median Net Worth

Source: ESRI Business Analyst, 2024 estimates

1.1. REGIONAL LOCATION/ CONTEXT

Northport is a 2.3 square mile Incorporated Village located within the Town of Huntington, Suffolk County, NY. It is one of four villages in the Town of Huntington and one of the thirty-two Villages in Suffolk County. Northport is known for its secluded deep-water harbor, beautiful parks and beaches, quiet residential neighborhoods, wealth of quaint 19th-century architecture and a pedestrian-friendly downtown.

Northport Harbor defines the Village's western boundary and plays a central role in shaping its identity as a coastal community. Overall, the Village of Northport has approximately 2 miles of waterfront which offers a rich array of community amenities, including three parks, a beach, a yacht club, a boatyard, and two marinas, all contributing to its coastal character and recreational appeal.

The Village is located on the north shore of Long Island, adjacent to Northport Harbor, approximately 35 miles east of New York City. Rail service is available via the Northport Train Station, Huntington Train Station, and Greenlawn Train Station, all of which are located on the Port Jefferson Branch. Travel time to New York City by rail is approximately 80 minutes and travel time by rail to Port Jefferson is approximately 38 minutes. Additional transportation options are available via the Town of Huntington HART bus line as well as Suffolk County Transit buses. Airports located within close proximity to Northport include MacArthur Airport which is 35 minutes by car, and

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John F. Kennedy International Airport and LaGuardia Airport which are both approximately 55 minutes away by car.

The Village is served by one unlimited access state road – Route 25A/Fort Salonga Road, which runs along the southerly boundary of the Village. All other roads within the Village are village roads. The closest limited access regional highways are the Northern State Parkway and the Long Island Expressway, both of which run east to west and are approximately 5 miles and 6.5 miles south of the Village, respectively.



Main Street 1924. Source: Northport Historical Society

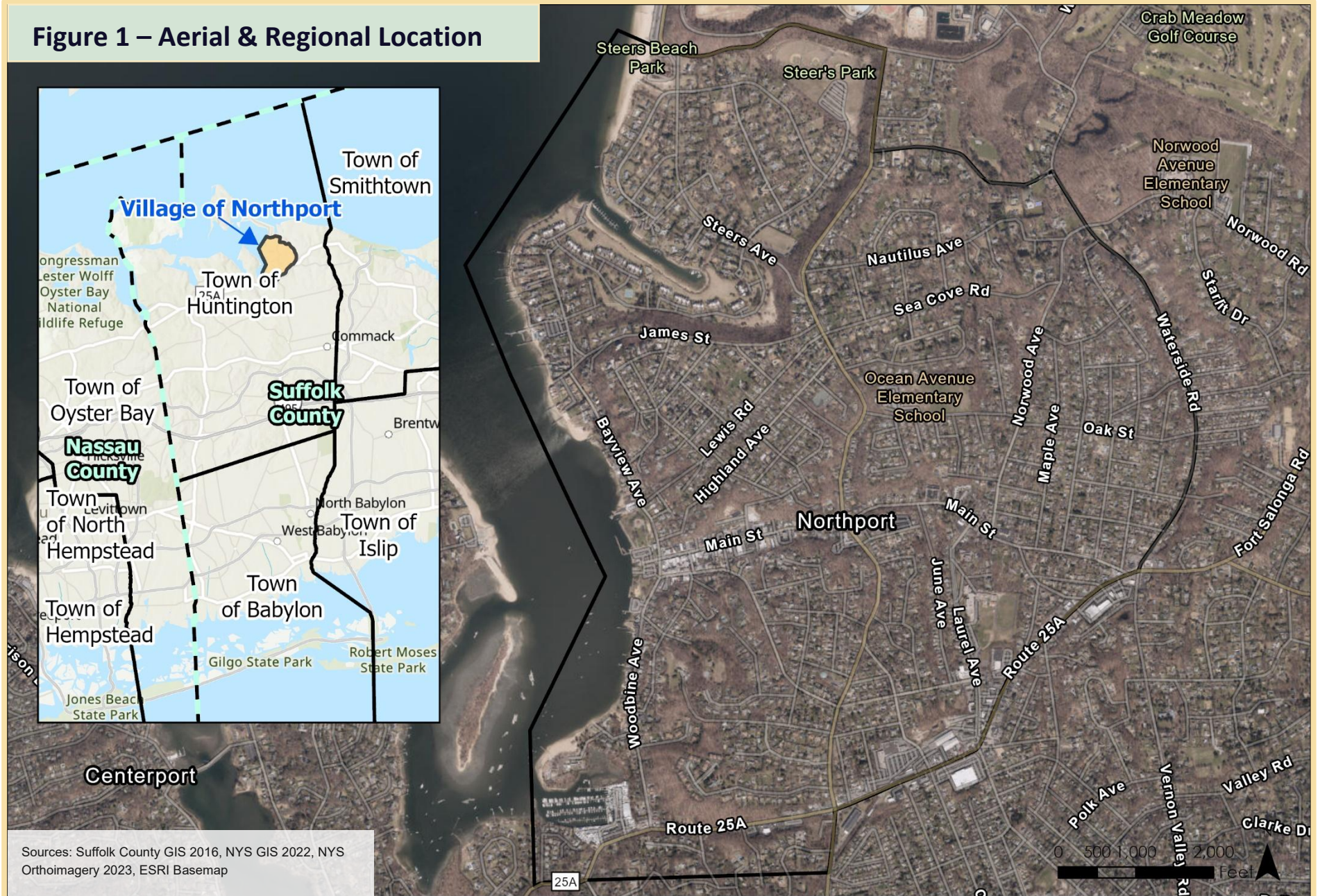


Woodbine Avenue. Source: Northport Historical Society



Woodbine Avenue. Source: Northport Historical Society

Figure 1 – Aerial & Regional Location



Sources: Suffolk County GIS 2016, NYS GIS 2022, NYS Orthoimagery 2023, ESRI Basemap

1.2. ORGANIZATION OF THE PLAN

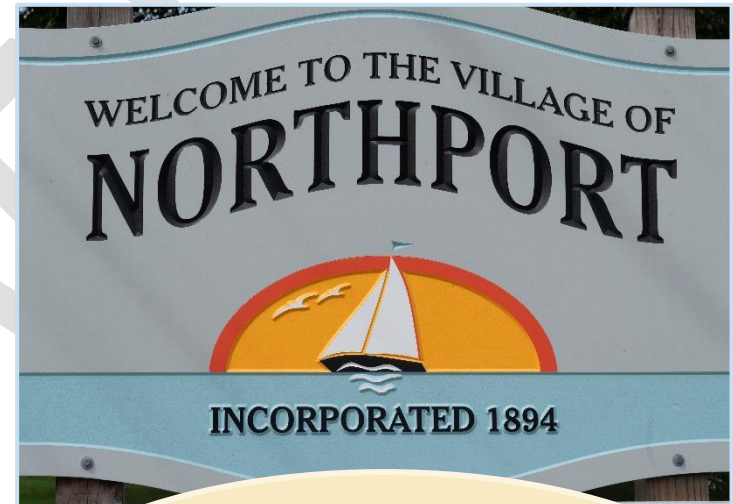
This **2026 Comprehensive Plan** is intended to guide the community over the next 10-20 years, at which time the Comprehensive Plan should be revisited.

This **Comprehensive Plan** is organized as follows:

- **Chapter 1, Introduction**, which includes a discussion of the Village’s planning process, and the regional context, history, and an overview of the demographics of the Village to understand what regional policies and forces play a part in its growth and evolution.
- **Chapter 2, Vision for the Future**, which describes the public participation process to solicit input into the creation of the Plan, the Vision Statement, the challenges and opportunities that the Vision and Comprehensive Plan are intended to address, as well as smart growth principles and what smart growth looks like for the Village of Northport.
- **Chapter 3, Conceptual Land Use**, which describes the overall concept of how the Village intends the various areas of the Village to continue and evolve.
- **Chapter 4, Goals and Objectives**, which provides the guiding principles and policies for the plan document, by topic: Housing, Land Use & Zoning, Historic/Aesthetic Resources, Sustainability/ Environment/ Climate Smart, Utilities/

Stormwater/ Infrastructure, Traffic/ Parking / Transportation, Recreation/ Open Space/ Economy.

- **Chapter 5, Implementation**, which presents a summary matrix of the goals and objectives of the Plan, as well as other implementation measures that will be necessary to periodically review the progress of the implementation actions.



Throughout the Comprehensive Plan, public input—gathered from the questionnaire and workshops—is highlighted to ensure that residents and stakeholders see their voices reflected in the Vision, goals, and objectives shaping Northport’s future.

1.3. COMPREHENSIVE PLANNING PROCESS

The 2026 Comprehensive Plan evolved from the dedication and participation of a Comprehensive Plan Committee, the Village Board, and members of the public who participated in the comprehensive planning process.

What is a Comprehensive Plan? In New York State, Section 7-722 of the Village Law gives Village Boards the authority to prepare a Comprehensive Plan. Comprehensive Plans are not mandated in New York State. However, when they are prepared and adopted by the Village Board, all land use regulations and policies must be consistent with the Plan. A Comprehensive Plan is defined as: *the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the village.*

This Plan sets forth Village land use, zoning, and other priorities through the next 10-20 years and responds to the following questions that were asked of the community:

1. Where are we coming from?
2. Where are we now?
3. Where do we want to go?
4. How do we get there?

A Comprehensive Plan is broad in nature. In some sections, the Plan is very specific about tools and recommended solutions, while in others it provides overarching goals to serve as a “roadmap” to guide the Village Board and other municipal agencies in adopting local laws, regulations, and making decisions. The Plan is adopted to guide actions of the Village such as land acquisition and funding decisions.

The Village commenced the current planning process at a kickoff meeting on **August 8th, 2023**. The preparation of this Comprehensive Plan has been overseen by a Comprehensive Plan Committee (CPC) appointed by the Village Board. Nelson, Pope & Voorhis, LLC, (NPV) was retained to assist the CPC in formulating the goals, objectives, vision, and recommendations of the Comprehensive Plan.

The CPC has met frequently throughout the planning process in order to thoroughly study the Village’s existing conditions, plan community outreach events, discuss recommendations, and review sections of the draft Plan. Existing conditions data include demographics, land use and zoning, housing, environmental resources, transportation, community facilities and services, and historic and scenic resources. The Village’s existing conditions serve as the backdrop upon which recommendations can be made. **Appendix A** presents a complete community profile of existing conditions. Additionally, previous Village, Town, and County planning studies were reviewed and incorporated into the Comprehensive Plan Recommendations, where appropriate, to ensure future initiatives build upon existing relevant outcomes. These planning studies include the Dredging Assessment Report of the Lower Northport Harbor Channel, the Village of

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Northport Subwatershed Assessment, the Town of Huntington 2020 Comprehensive Plan Update, the Suffolk County Blueway Trail Plan, Long Island's Comprehensive Conservation and Management Plan, the Suffolk County Subwatershed Wastewater Plan, the Suffolk County Hike and Bike Master Plan, and the Suffolk County Comprehensive Master Plan 2034. Refer to **Appendix B** for a summary of relevant planning studies.

To supplement the work being done by the CPC, the Committee conducted public outreach sessions to gather input from the community at large. In March 2024, NPV, in conjunction with the CPC, circulated a questionnaire to the community. The questionnaire was primarily web-based; paper copies were also made available at Village Hall and the Library. The questionnaire posed a series of questions about the Village including topics regarding basic demographics about the respondent (if they live in the Village, for how long, age, housing type), their opinions on the strengths and weaknesses of the Village, priorities and vision for the Village, challenges the Village is facing, desired parks and recreation improvements, and housing needs. The questionnaire remained open from March 24, 2024, through June 3, 2024, and a total of 237 responses were received. The complete survey is provided in **Appendix C** with a summary of responses provided in **Appendix D**.

Additional public input was solicited at a public workshop held on May 9, 2024, in which approximately 50 community members attended. This workshop consisted of a series of workstations where the public were asked to provide input on a variety of topics including:

- **What is a Comprehensive Plan?** The posters and handouts at the first station provided an overview of the comprehensive planning process and the goals of a Comprehensive Plan. In addition, the poster provided a timeline of the Plan's progression and the expected completion date for the Plan.
- **Existing Conditions.** This station provided an overview of existing conditions within the Village. Posters at this station included existing demographics, zoning, land use patterns, property sizes, and FEMA floodplains.
- **SWOT Analysis. Strengths, Weaknesses, Opportunities, and Threats.** Participants were asked to write their ideas about strengths, weaknesses, opportunities, and threats facing the Village on a sticky-note and attach it to the poster board. If someone agreed with another respondent's idea, they were asked to put a tally-mark on the sticky note.



Public workshop – 6/9/2024.



Public workshop – 6/9/2024.



Public workshop – 6/9/2024.

- **What Does Northport Need?** Participants were asked to brainstorm what they think the Village of Northport needs. The ideas could include anything related to land use, services, businesses, employment/jobs, utilities, infrastructure or any other topic. Participants wrote down their ideas on a sticky-note and attached them to the poster board.
- **Vision.** Participants were asked to review the draft vision statement and determine if they agreed or disagreed with the Vision and provide suggestions as to how they would revise it.
- **Parks and Recreation.** Participants were asked to brainstorm what amenities they would like to see at each park within the Village. This could include active recreation such as playgrounds, ball fields, pickleball courts, ice skating rinks, or passive recreation such as benches, walking trails, gardens, or open space areas.

A detailed description of the public workshop along with attendee responses are provided in **Appendix E**. Following the input provided by the CPC and public, NPV prepared the draft Comprehensive Plan document in collaboration with the CPC who will review and edit the recommendations and findings as necessary. The CPC will then hold a public meeting to present the draft recommendations to the community. The CPC will then forward the document to the Village Board with any recommended revisions that are based on public input. The Village Board is required to hold a public hearing on the draft Plan. The document will be revised, as necessary, based on Village Board input after which the Plan can be formally adopted. Once adopted, it will serve as the framework for Village policies and land use regulations and will also be used to support grants and other funding.

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After adoption of the comprehensive plan, the Village is committed to ensuring its recommendations are pursued. To that end, the CPC recommends that there be an ongoing process of monitoring the progress of the recommendations and implementation measures set forth in the Plan. This can be done through the creation of a committee to monitor progress, through a review of the plan and recommendations during the yearly reorganization process, or by other means.

This plan is intended to guide the Village's development and preservation over the next 10-20 years.



- ~ Charm ~
- ~ Waterfront ~
- ~ Community ~
- ~ Preservation ~
- ~ Character ~
- ~ History ~



“Close sense of community through downtown events.”
– Village Resident

“Stunning natural beauty and complete recreation package on the island.”
– Village Resident



“It's important to preserve and upgrade the beauty of our charming village while staying current and relevant with the world around us.”
– Village Resident

“Unique historic charm of the streets & architecture.” – Village Resident

2.

Vision for the Future



2. VISION FOR THE FUTURE

Long range planning begins with a community's vision for its future. It describes Northport's values and aspirations and a shared image of how it wishes to evolve over the next 10 years and beyond. A Vision considers the attributes of a community that make it unique – its environmental and cultural fabric - and is forward-looking, positive and affirmative. The Vision Statement provides a succinct statement against which all policies and proposals can easily be tested and is supported by a series of Goals and Objectives around which the recommendations of this plan are arranged.

The Vision evolved from input provided by the CPC and the public through participation in the questionnaire and a public workshop. It is evident that Northport residents understand the inherent value of their community and most want to see the charm and character of the Village preserved.

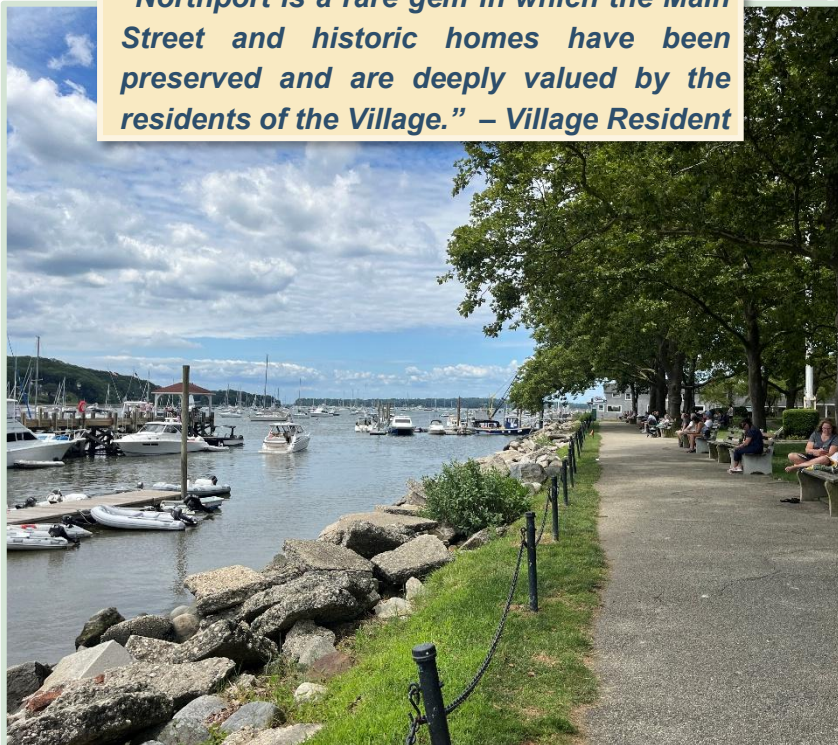
Being pro-active and pursuing the recommendations in the Comprehensive Plan will promote the long-term stability and desirability of Northport. Defining and protecting the assets which make Northport desirable – the waterfront, the downtown, its residential neighborhoods, its environment, its parks, the community spirit, its historic charm – is essential to maintaining Northport's special sense of place.



2.1. VISION STATEMENT

A vision statement captures what community members value most about their community, and the shared image of what they want their community to become. It describes a community's values and aspirations and a shared image of how it wishes to evolve over the next 10 to 20 years.

“Northport is a rare gem in which the Main Street and historic homes have been preserved and are deeply valued by the residents of the Village.” – Village Resident



NORTHPORT'S VISION STATEMENT

The Village of Northport is a historic maritime village on the north shore of Long Island, in Suffolk County. The Village is defined by its unique history and culture, architecture, tree-lined streets, and scenic waterfront. The Harbor and the adjoining downtown are central to the Village's history, unique identity, and current building patterns. The quality of life in the Village is evidenced by the generations of families who call it home. The Vision for the Village is to protect and preserve its intimate nautical atmosphere, excellent quality of life, and community integrity while embracing future demographic needs. In the next 10 years, the Village of Northport will continue to evolve in a sustainable manner by:



- protecting its defining historic, cultural, architectural, natural and scenic resources



- preserving existing open space
- providing additional recreational opportunities



- protecting the Harbor and improving stormwater management



- maintaining a family-oriented environment



- increasing access to the Harbor



- encouraging complete streets that are designed to be accessible, safe, and comfortable for all users including, pedestrians, people of varying abilities, automobiles, and transit riders



- planning to maintain the visibility of the downtown while ensuring development does not change the character of the business area



- ensuring the overall beauty and character of the Village is maintained for future generations

2.2. SMART GROWTH

Smart Growth is a forward-thinking approach to planning and development that supports and integrates four key themes: Equity, Economy, Environment and Energy/Climate. Smart growth principles support the development of mixed-use, mixed income livable communities where people choose to live, work, and play. This approach to planning supports choice and opportunity by promoting

efficient and sustainable land development. This approach to growth and planning can not only deliver dynamic attractive communities with greater choices for consumers but can be a powerful tool for open space and habitat preservation. Smart Growth is a flexible approach to planning because its principles can be applied to communities of all sizes, situations, and locations and one approach does not fit all.



Equity

Smart Growth champions inclusivity, equity and diversity by encouraging a variety of housing types and employment opportunities for people of all incomes, backgrounds, ages and abilities.



Environment

Environmental stewardship is woven into the fabric of Smart Growth. It prioritizes passive and active green spaces, parkland, and connections to the waterfront that are seamlessly integrated into the rest of the community.



Economy

Smart Growth enhances community quality of life, creates livable, sustainable communities and revitalizes downtowns, which is proven to help attract and retain businesses and workers.



Energy/Climate

Smart Growth promotes walkable, bikeable, transit-accessible neighborhoods with a mix of land uses. Smart Growth also encourages implementing clean energy initiatives and climate resiliency projects.

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Incorporating smart growth principles in the Village of Northport does not require any drastic changes or modifications to the existing scale and character of the community. Instead these principles can aid in retaining the beloved character of the community while fostering a more economically prosperous, socially equitable, and environmentally sustainable community. Implementing smart growth principles not only enhances the quality of life for existing

residents but also ensures that Northport remains vibrant, livable, and sustainable for generations to come.

Table 1 presents New York States Department of State’s 15 smart growth principles and outlines the Village of Northport Comprehensive Plan Goals (discussed in more detail in Section 4 Goals and Objectives) that are consistent with these principles.

Table 1 – New York State Smart Growth Principles

New York State Smart Growth Principles	Applicable Plan Goals
Promote mixed land uses in focus areas.	Goals 1, 2
Create an adequate range of housing opportunities and choices.	Goal 1
Promote development and redevelopment where infrastructure is adequate and sustainable.	Goals 1, 3, 5, 6
Build on traits that make a distinctive and attractive community with a strong sense of place.	Goals 2, 3, 4, 6, 7
Promote well-planned and well-placed public spaces.	Goals 4, 6, 7, 8
Promote sustainable compact neighborhoods.	Goals 1, 2, 3, 4, 5, 6, 7, 8
Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside jurisdictional lines.	Goal 6
Promote sustainable mass transit that reduces the local levels of greenhouse gas emissions.	Goal 6
Promote walkable/bikeable neighborhood designs.	Goal 6
Promote and integrate clean energy resources and related incentives.	Goal 4
Improve green infrastructure and resident’s participation to this effort.	Goals 4, 5, 7
Increase resiliency to extreme weather events.	Goals 4, 5
Encourage social diversity and integration.	Goals 1, 8
Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.	Goals 1, 6
Promote community and stakeholder collaboration in planning.	Goals 3, 4, 7, 8

2.3. CHALLENGES AND OPPORTUNITIES

The challenges confronting the community and opportunities that may be pursued to confront them were evaluated during development of the Plan's Goals and Objectives. Community input was gathered during the public participatory process which included a community questionnaire, public workshop, stakeholder input, and CPC meetings.

Challenges

The following challenges/issues were identified during the planning process:

- Inadequate parking in the downtown area, particularly on beautiful days and weekends. Lack of resident-only parking and concern that residents will avoid Main Street because of the lack of parking. Need to balance maintaining the use and character of the business center with parking concerns.
- Traffic congestion, especially on and around Main Street. Traffic significantly increases during the summer months.
- Significant number of unpermitted, pre-existing, unregulated accessory dwelling units, contributing to an already densely populated Village.
- Stormwater runoff and pollution in the Harbor which could have long term negative effects on the Village.
- Significant flooding particularly along Main Street during even minor rain events.

- Tree removal throughout the Village without replacement.
- Limited remaining open space or vacant lands since much of the Village is developed.

Opportunities

The following opportunities have been expressed throughout the planning process:

- Preserve and enhance public access to the Harbor and improve the water quality of the Harbor.
- Maintain and improve existing public opens space throughout the Village while evaluating additional open space and recreational opportunities, including introduction of a dog park. Additional opportunities for public art and streetscape beautification.
- Improve walking, jogging, and biking opportunities throughout the Village.
- Preserve the unique architecture of the Village's buildings and ensure future development is consistent with historic architectural style and character.
- Continue to support and enhance small business development in the downtown along Main Street and parts of Woodbine Avenue.
- Consider mechanisms to legalize and enforce standards for accessory dwelling units.
- Extension of sewer district.
- Support initiatives to become a NYS-designated Smart Growth Community.

3.

Land Patterns

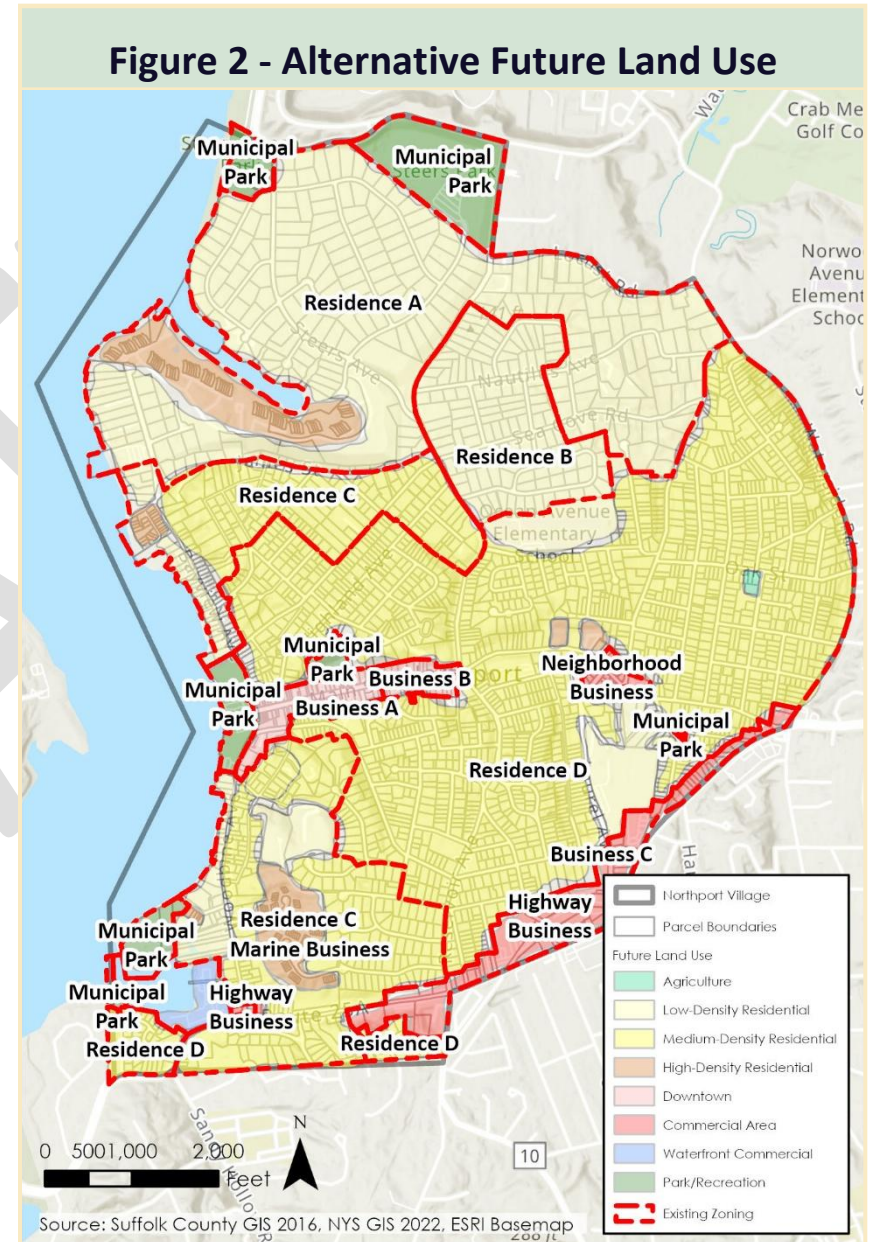


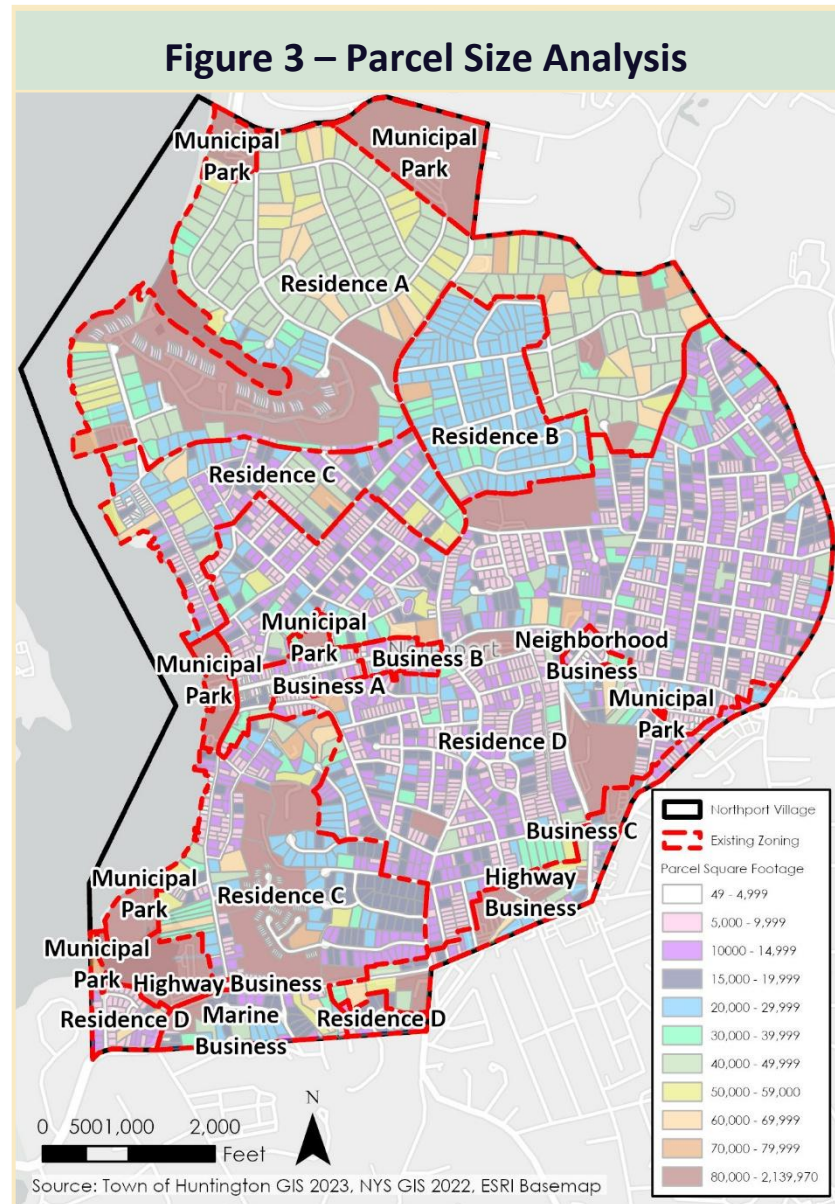
3. LAND PATTERNS

A priority of the Comprehensive Plan is to express the community’s preferences for land use – the types, pattern, intensity and density of the residential, nonresidential, and open space areas within the Village. This pattern is based on a consideration of the relationship of land uses to one another, the underlying environmental foundation, transportation system and utility availability, and input expressed by Village residents. This pattern should not and is not based on one factor, but on all factors that are considered collectively to develop the Alternative Future Land Use Map.

The Alternative Future Land Use Map for Northport serves as the basis for the Village's long term future growth and development, consistent with the expressed Vision Statement for the Village. Inherent to the community’s expressed preferences is to retain the current building scale and uses to be consistent with the existing built environment and community character.

These conceptual land uses are intentionally drawn to have generalized and non-specific boundaries, so that flexibility and discretion can be used when making future zoning and planning decisions. The Map to the right provides conceptual future land uses with descriptions of each land use area that constitutes the Village below.





3.1. PARCEL SIZES

Overall, 9% of parcels are less than 5,000 square feet, 36% of parcels in the Village range in size from 5,000 – 9,999 square feet, 21% of parcels in the Village range in size from 10,000 – 14,999 square feet, 10% of parcels in the Village range in size from 15,000 – 19,999 square feet, 10% of parcels range in size from 20,000 – 29,999 square feet, and 13% of parcels are 30,000 square feet or larger.

Lot Square Footage	Number of Parcels	Percent
49 - 4,900	278	9%
5,000 - 9,999	1,061	36%
10,000 - 14,999	631	21%
15,000 - 19,999	306	10%
20,000 - 29,999	287	10%
30,000 - 39,999	87	3%
40,000 - 49,999	186	6%
50,000 - 59,999	40	1%
60,000 - 69,999	28	1%
70,000 - 79,999	13	0%
80,000 - 2,139,970	35	1%
TOTAL	2,952	100%

“The Village is a unique location on Long Island, and I think it is very important to maintain its charm and small-town feel. Development for the future is equally as important, but it should be done in a thoughtful manner.” – Village Resident



“Northport and the surrounding area is a unique and beautiful place to live. It’s nearly perfect, we certainly don’t need to change the character of this community. Preserve this beautiful Village.”

– Village Resident

3.2. PARKS/RECREATION

Parks within the Village include Northport Village Park, Cow Harbor Park, Scudder Park, Steers Park, Steers Beach, and two pocket parks: one at the end of James Street and Soper Park at the corner of Soper Avenue and Cherry Street. The intent of the Comprehensive Plan is to preserve and enhance these areas as community spaces and to protect these areas from encroachment and inappropriate uses. There are few large open spaces remaining in the Village, which increases the need and desire to protect these for future residents and visitors. The Village can enhance the existing parks by planting additional vegetation, maintaining or replacing unhealthy vegetation, installing native gardens and green infrastructure to assist with stormwater runoff and drainage issues, adding additional recycling/trash bins, installing enhanced wayfinding, educational and historic signage, incorporating bike racks, and promoting art installations, as well as supporting programming and community events. Residents take great pride in their parks, and it is of great importance to preserve, protect, and enhance these open green spaces.





3.3. LOW DENSITY RESIDENTIAL

The Village’s Low-Density Residential areas are generally found in the northern section of the Village. These areas are characterized by single-family detached dwellings on large residential lots. Single family detached dwellings will remain the primary land use in this area. In addition, the Comprehensive Plan provides an opportunity for the introduction of accessory dwelling units (ADUs), which are smaller independent residential units located on the same lot as the primary single-family home, as discussed in more detail in Section 4.1, Objective 1.3. ADUs may either be attached to the main residence or built as a separate structure.

The Low-Density Residential area encompasses the entirety of Residence A and Residence B Zoning Districts. Additionally, low-density residential areas encompass properties in Residence C that are adjacent to the Harbor. Given their proximity to the Harbor, these properties possess ecological importance, making it imperative to avoid overdevelopment and maintain appropriate density levels. The Ocean Avenue Elementary School and William J. Brosnan School properties are also incorporated into the Low-Density Residential land use area. If these properties were to stop functioning as schools and are sold to private entities, the Village envisions the development of low-density housing in line with the Residence A Zoning District or the potential for a cluster subdivision in order to preserve important open space. A cluster subdivision is a residential development

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approach that groups homes together on smaller lots while preserving a significant portion of the land as open space or recreational areas. A majority of lots in the Residence A and B Zoning Districts range in size from 20,000 - 80,000 square feet.



3.4. MEDIUM DENSITY RESIDENTIAL

The Medium Density Residential land use area encompasses the majority of the Village. Generally, these parcels are found in Residence C and Residence D Zoning Districts. The Medium Density Residential areas represent the average single-family lot in the Village. A large majority of the lots in this area range from 5,000 square feet to 20,000 square feet. Like the Low-Density Residential area, single-family detached dwellings will remain the primary land use in this area. In addition, ADU's may also be considered for introduction to these areas.

3.5. HIGH DENSITY RESIDENTIAL

The High-Density Residential areas encompass the Village's townhouse and condominium units. These areas include the Woodbine Harbor, Greentree Estates, Harbor Villas, Harbor Point, Fairfield Northport Village, and Northport Homes condominiums. High-Density Residential areas provide alternative housing options within the Village, distinct from single-family detached homes. The Village aims to preserve these areas as they contribute to the diversity of housing opportunities and offer residents the possibility to downsize while remaining within the community.

It is important to ensure that the common open space associated with the various homeowners' associations remain as open space in the future and are not developed.



3.6. DOWNTOWN

The Village's historic Downtown Main Street serves as the central hub of the community. This area features many dining establishments, retail shops, offices, banking institutions, the John W. Engeman Theater, hotel, and various other commercial uses. The downtown also contains important community facilities including multiple religious institutions, Northport Village Hall, Police Department, Northport Fire Department, United States Post Office, Northport Historical Society Museum, and the Village's parks including Northport Park and Cow Harbor Park (See **Section 3.2** and **Section 7.8 of Appendix A** for further discussion of Village parks).



The Downtown area extends from the intersection of Main Street and Bayview Avenue/Woodbine Avenue to the intersection of Main Street and Ocean Avenue/Church Street, including Woodbine Avenue south of Main Street, School Street, and Scudder Avenue. Generally, uses found Downtown are customer-facing retail stores and restaurant that invite residents and visitors to spend time in the Village. The small scale “mom and pop” businesses that exist on Main Street are central to the identity of the Village and the Village seeks

to protect and enhance these businesses. Because of this, the Village is generally opposed to any big box chain stores on Main Street.

Main Street is home to numerous historic buildings that reflect the Village's rich heritage, including National Register of Historic Places Eligible and Listed building: Thompson Company Building and Plate Vault, Northport Masonic Temple, Northport Historical Society building which was previously Northport Public Library, US Post Office, and St. Paul's Methodist Church. Other local historically significant buildings include the properties located at 39-61 Main Street at the foot of Main Street, John W. Engeman theater, the LILCO building, and Northport Shipwreck Diner. The Comprehensive Plan does not envision any major modification to historic Main Street and seeks to preserve and protect the historic architecture and quaint character of downtown.



The buildings on Main Street range in height from one to three stories. The variation in building architecture and height is a result of its 100+ years of development history. For example, the iconic row of three-story buildings located at the foot of Main Street, 39-61 Main Street, were built between the years 1871 and 1895. Although the

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Central Business A and B Zoning Districts which encompass the span of Main Street allow for a maximum height of 2.5 and 2 stories respectively, most three-story buildings were built prior to zoning. The varied roof lines, historic architecture, and organic development over time contribute to the authentic historic feel of downtown and showcases the different time periods of Northport's history through these development patterns.

Further significant development in the downtown area is not envisioned as there is little to no vacant land. The Village does not support the demolition of historic structures and would require any redevelopment to align with the historic character of Main Street. While there are residential uses present along Main Street, particularly second story dwellings, the Village does not envision the development of any additional apartments on Main Street. The Village is committed to building upon its existing Main Street beautification efforts to sustain and improve the street's visual appeal, vibrancy, and overall desirability.

Parking is a necessity for both visitors and residents. The downtown area currently has approximately 11 municipal parking lots with 498 parking stalls. Shared surface parking facilities are crucial to the functioning of any downtown environment. Northport attracts a substantial number of visitors, especially during pleasant weather and summer months, resulting in challenges with parking availability. To address this issue, it may be necessary to provide additional parking options. This could be accomplished by constructing structured parking within existing lots, acquiring new lots to convert

into surface parking areas, or exploring the possibility of reserved parking for Village residents.



3.7. COMMERCIAL AREA

The Commercial Area is primarily located along Route 25A in the Highway Business and Business C Zoning Districts as well as a section of Main Street centered around the intersection of Main Street and Laurel Avenue. Unlike the Downtown Area, which mainly comprises customer-facing shops and restaurants, the Commercial Area encompasses service-oriented businesses that are essential to the community. Commercial uses located in this area include medical uses such as physical therapy facilities, podiatrist office, dentist office, as well as urgent care. Personal services include a nail salon, hair salon, automotive repair shops, yoga studio, and a dry cleaner. There are also multiple home improvement companies such as construction and contractors, heating and cooling, tile sales, electricians, roofing, interior design services, etc. Retail services include a retail pharmacy, a liquor store, grocery, eyeglass store, phone providers as well as food establishments including sit down restaurants as well as take-out establishments.

While the Downtown Area is pedestrian-friendly with shops lining the sidewalks and shared municipal parking, the Commercial Area caters to cars, with strip malls and large parking lots adjacent to the street. The intent of the Commercial Area is to provide an opportunity for more service-oriented uses that would not fit in the Downtown environment of Main Street.



3.8. WATERFRONT COMMERCIAL

The Waterfront Commercial area corresponds to the Marine Business District and encompasses the Britannia Yachting Center. Current uses include primarily water-oriented services such as the Northport Marine Supply Corp, Long Island Marine Group, Freedom Boat Club, Cow Harbor Bait and Tackle, Yamaha Boat Dealer as well as boat storage and the marina itself. Non marine related uses include two restaurants, a fitness studio, physical therapy, and a medical spa. The intent of this area is to provide marine related commercial uses as well as accommodate some additional supporting commercial uses.

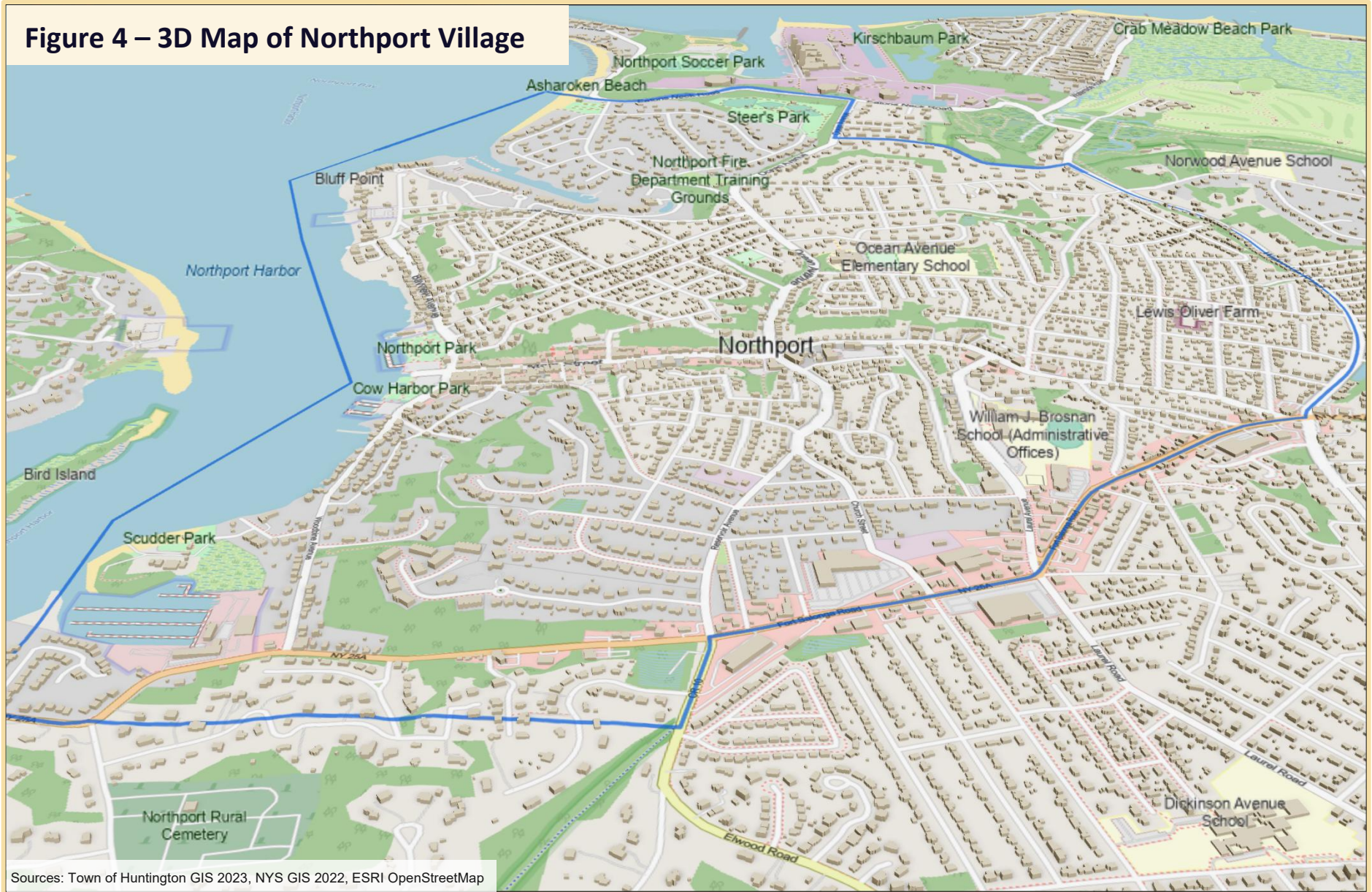


3.9. AGRICULTURE

The Agriculture area encompasses 4 parcels located at the corner of Burt Avenue and Oak Street. These parcels contain the Lewis Oliver Farm Sanctuary. Although the current use is agriculture these parcels are owned by the Town of Huntington and are zoned as Residence D. Rezoning these parcels as agricultural land will ensure the continued use of the land as a farm sanctuary or another agricultural use in the future. The Lewis Oliver Farm has become a beloved community space where educational programming and weekly farmers markets take place. The Comprehensive Plan envisions the Village acquiring these properties if the opportunity were to arise in order to ensure the continued use of this land as a farm/animal sanctuary.



Figure 4 – 3D Map of Northport Village



Sources: Town of Huntington GIS 2023, NYS GIS 2022, ESRI OpenStreetMap

4.

Goals and Objectives



4. GOALS AND OBJECTIVES

To achieve the Vision Statement, the Comprehensive Plan incorporates the following planning topics and specific goals related to each topic. Each goal is further broken into objectives which are concrete measures to implement the goal.

Section 4.1 - Housing

Goal 1: Protect existing residential uses and neighborhoods in the Village while exploring opportunities to provide additional housing options, ensuring that future housing development is consistent with the scale, density and size preferred by the Village.

Section 4.2 – Land Use and Zoning

Goal 2A: Protect the existing land use patterns while allowing for the continued reasonable and small-scale growth of residential and commercial uses which are consistent with the scale and density of existing development, and do not impact the Village’s environmental, scenic and historic resources.

Goal 2B: Review and update the Zoning Code to ensure it accommodates the evolving needs and goals of the Village, while preserving the current community character and scale of development.

Goal 2C: Ensure that any proposed new development or redevelopment within the Village is consistent with the historic

community character of Northport and adequately protects the existing natural resources and scenic beauty.

Section 4.3 - Historic/Aesthetic Resources

Goal 3A: Protect and enhance the historic and scenic resources within the community that have established the Village’s unique sense of place.

Goal 3B: Establish a historic preservation program that celebrates the history of Northport through education and visibility.

Section 4.4 – Sustainability/Environmental Resources/Climate Smart

Goal 4A: Create an integrated sustainability and planning framework for the Village to ensure long-term environmental health and community stability.

Goal 4B: Promote sustainable practices in the Village to reduce waste and pollution.

Goal 4C: Protect and enhance the Village’s natural vegetation and biodiversity.

Goal 4D: Support the protection, restoration, and long-term health of the waterfront.

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Section 4.5 – Utilities/Stormwater/Infrastructure

Goal 5: Ensure that the Village has adequate infrastructure to serve its residents and ensure that the improvements are designed to address changes due to climate change.

Section 4.6 Traffic/Parking/Transportation

Goal 6A: Align transportation investments with smart growth and context-sensitive planning principles.

Goal 6B: Promote a multimodal transportation system which prioritizes an interconnected pedestrian network while improving traffic mobility.

Goal 6C: Address vehicular traffic flow and parking congestion issues to improve local mobility.

Section 4.7 – Recreation and Open Space

Goal 7: Maintain and upgrade existing recreational facilities to provide increased amenities, opportunities, and increased accessibility.

Section 4.8 – Economy

Goal 8: Provide an environment that fosters the long-term economic stability and diversity of the community in keeping with the general character of Northport.



4.1 HOUSING

AT A GLANCE

- Approximately 1,046 acres and 74% of parcels in the Village are residential uses.
- Of the 3,128 total housing units, 76% of the housing stock consists of single-family detached units.
- There are 2,983 occupied housing units in the Village and 145 vacant units (5% of housing stock).
 - Owner occupied units comprise 75% of the housing stock while rental occupied units account for 25%.
- 96% of housing units in the Village were constructed between the year 1939 and 1989.
- Median value of owner-occupied housing units is \$683,537.
- Median rent is \$1,882.
- Accessory Dwelling Units (ADUs) are not permitted in the Village, however, it is widely understood that there are a significant number of existing ADUs. The exact number of existing ADUs is unknown.

Source: Census 2020 Data

Goal I: Protect existing residential uses and neighborhoods in the Village while exploring opportunities to provide additional housing options, ensuring that future housing development is consistent with the scale, density and size preferred by the Village.

- **Objective 1.1: Support small-scale additional housing development that considers the existing residential population density of the Village.**

Much of the Village’s developable land in residential areas have previously been developed, primarily with single-family residential uses. This has resulted in the Village having a higher population density than the surrounding communities and the Town of Huntington. There are few remaining lands on which additional housing could be constructed; however, when applications for new housing are proposed, consideration should be given to environmental factors, traffic conditions, and the potential for cluster subdivisions to ensure new housing is consistent with the community character and does not place a significant strain on Village resources. The Village should continue to support the adaptive reuse and conversion of underutilized second floor space on Main Street for residential purposes. The Village has recently approved an application for the conversion of office space too residential units on Main Street, demonstrating a

measured and strategic approach to accommodating additional small-scale housing in the Village’s downtown area.

- **Objective 1.2: Increase understanding of the existing housing stock.**

The Village is primarily developed with single-family housing, although there are examples of two-family, three-family, condominiums and townhomes within the Village, as discussed in the Land Use and Zoning Chapter of **Appendix A: Community Profile**. There are also examples of apartments that are pre-existing nonconforming uses that may pre-date the zoning code. In addition, it is a known issue within the Village that there are a significant number of accessory-dwelling units (ADUs) that are not currently permitted in the Village. These unregulated residential uses can lead to safety and quality of life concerns as these units may not be built to current buildings codes or provide appropriate amenities such as off-street parking. These uses also indicate there is a residential population within the Village that is not being considered when planning services and infrastructure for the community. A comprehensive inventory of housing within the Village that includes significant field work and cross referencing of data from sources such as building department records and utility service provider data should be conducted to better understand the current housing stock. This critical first step would allow for more informed planning, land use, and zoning decisions in the future.

- **Objective 1.3: Explore options for regulating Accessory Dwelling Units.**

The Village seeks to explore the legalization and regulation of accessory dwelling units (ADUs) within the Village. ADUs can increase the housing supply without requiring additional new land development, as well as provide options for typically more affordable units than homeownership provides. In addition, ADUs provide an option to allow seniors and other community members to remain in their communities while providing a level of privacy and independence in a separate dwelling unit, without the burden of property maintenance.

Regulating ADUs would be a large undertaking for the Village, and would require the formation of a Committee, appointed by the Village Board, to study the potential implications of regulation in more detail. The Committee would need to evaluate and consider which zoning districts are appropriate, requirements for off-street parking, and other dimensional requirements for ADUS, such as limiting the number of bedrooms, restricting the size of the ADU so it is not as large or larger than the main residence, considering minimum lot sizes and setbacks, architectural and design guidelines, promoting year-round residency over short-term rentals, consider limits on the number of ADUS, and requiring owner occupancy of the principal dwelling or ADU. The Town of Huntington has a robust ADU program which can serve as a model for the Village.

- **Objective 1.4: Consider enacting a Rental Registry.**

Municipalities across New York State have adopted rental registry laws to ensure rental units are safe and up to code. Typically, it is unlawful for a broker or agent to list, solicit, advertise, show or otherwise offer for lease, rent or sale any dwelling unit for which a rental permit has not been issued by the Building Inspector. Rental registries are beneficial because they allow a community to properly quantify the number of rentals, complete inspections, and prevent overcrowding. Permits are typically required to be renewed every year or two, which often include an inspection and an initial permit application fee or renewal fee to offset the costs of maintaining and administering the registry. Often implementation of a rental registry includes an initial process that allows the legalization of existing apartments before an increased Code enforcement effort to address remaining unregulated units.

The Village should consider prohibiting short term rentals. While the Village Code outlines standards for Bed and Breakfasts in Section 306-45.1, these provisions do not adequately address the contemporary short term rental model which differs in scale, operation, and community impact. Short-term rentals, which generally describes rental of all or a portion of a dwelling unit to occupants for fewer than 30 consecutive days, often includes but is not limited to Airbnb's, VRBO's and similar transient lodging platforms. Prohibiting short-term rentals will help protect the Village's residential character, prevent the loss of long-term housing stock, reduce potential quality-of-life impacts on nearby

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residents, and ensure that housing within the Village continues to serve year-round residents rather than transient occupancy.

- **Objective 1.5: Continue to support Code Enforcement.**

The Village seeks to prevent unregulated, unsafe dwelling units by supporting and maintaining Building Department resources and enforcing Building Code Laws. Ensuring that all dwelling units are permitted and constructed to the New York State Building Code promotes the safety of residents and first responders. Unregulated dwelling units are not only unsafe but often are improperly connected to Village utilities to the detriment of all Village residents. In addition to the presence of unpermitted, pre-existing, unregulated ADUs, Code Enforcement handles numerous other building, housing, maintenance, construction, zoning, and fire codes, which could also be utilized to analyze the presence of unregulated short-term rentals.



4.2 LAND USE AND ZONING

AT A GLANCE

- The majority of the Village is comprised of single-family residential properties; 65.1% of land area and 81.3% percent of parcels.
- The second largest land use is underwater lands as the Village owns 135 acres (9.6 % of land area) of underwater land in Northport Harbor.
- The third largest land use is condominiums - 7.3% of land area and 5.5% of parcels.
- The fourth largest land use is community services and facilities (4.6% of land area), followed by open space (4.0% of land area), and commercial (3.6% of land area).
- The Village is mostly “built out” with approximately 10.8 acres and 36 parcels considered vacant. An additional 7.9 acres and 5 parcels are New York State owned vacant land.
- Aside from the parks, there are few large open space parcels left in the Village aside from the two school properties.
- There are 11 Zoning District in the Village. The largest District is Residence D which comprises 40.4% of Village land, followed by Residence A at 24.2%.

VILLAGE OF NORTHPORT - ZONING DISTRICTS		
Zoning Districts	Acres	% of Village
Residence A	353.56	24.2%
Residence B	83.96	5.7%
Residence C	268.23	18.3%
Residence D	592.01	40.4%
Central Business A	17.47	1.2%
Central Business B	8.19	0.6%
Central Business C	0.45	0.0%
Highway Business	49.35	3.4%
Marine Business	17.97	1.2%
Neighborhood Business	5.62	0.4%
Municipal Park	66.81	4.6%
Total Area	1,463.62	100.0%
Source: Town of Huntington GIS 2023		

Goal 2A: Protect the existing land use patterns while allowing for the continued reasonable and small-scale growth of residential and commercial uses which are consistent with the scale and density of existing development, and do not impact the Village’s environmental, scenic and historic resources.

- **Objective 2A.1: Continue and protect existing land use patterns in the Village.**

Preserving Northport’s established land use patterns is essential to maintaining the Village’s unique character, historic charm, and quality of life. The existing mix of residential, commercial, waterfront, and open space uses reflects decades of organic development as well as thoughtful planning. Continuing current land use patterns helps safeguard the scale, density, and architectural integrity of Northport’s neighborhoods, preventing incompatible development and preserving the village’s historic streetscapes. The zoning code and map should regularly be reviewed to ensure they reflect and reinforce existing land use patterns. Variances should be limited to the extent possible to ensure neighborhood cohesion and consistency with the development patterns intended by the Code.

- **Objective 2A.2: Support land uses in the Downtown which are balanced between residents’ and visitors’ needs.**

A thriving downtown should serve both the daily needs of Northport residents and the interests of visitors. By encouraging a balanced mix of uses, the Village can maintain a vibrant, welcoming environment that supports local businesses, fosters community, and enhances Northport’s reputation as a destination. The Village seeks to encourage land uses such as retail, dining, personal services, cultural venues, and civic spaces that cater to residents’ everyday needs while also attracting visitors. This includes specialty shops, restaurants, galleries, and public gathering spaces. It is important to the community to prioritize businesses and uses that reflect Northport’s unique identity and history and discourage large, big-box retail or chain stores that could undermine the Village’s small-town charm.



- **Objective 2A.3: Evaluate the potential for infill development along the 25A corridor.**

Infill development refers to the reuse or redevelopment of underutilized, vacant, or previously developed parcels within an existing built environment, where supporting infrastructure, roadways, and services are already in place. In communities where most land is already developed and opportunities for large-scale growth are limited, infill development can provide a strategic tool to support modest increases in residential and mixed-use development without extending development into established neighborhoods or environmentally sensitive areas.

Route 25A functions as an urban principal arterial and includes parcels with greater visibility, access, and potential flexibility in site layout as compared to downtown, making it better suited to accommodate context-sensitive infill development while reducing pressure for change in the historic downtown. Evaluating infill development along this corridor can help the Village strategically plan for reinvestment as well as diversify housing and commercial opportunities where appropriate.

Goal 2B: Review and update the Zoning Code to ensure it accommodates the evolving needs and goals of the Village, while preserving the current community character and scale of development.

- **Objective 2B.1: Identify and implement Zoning Code clarifications.**

The existing zoning chapter is set up to have a descriptive listing of the uses allowed within each zoning district, organized by zoning district. Another chapter in the zoning code presents bulk requirements for each zoning district, organized by the bulk requirement. To simplify the Code, it is recommended that a Use Table and a Table of Dimensional Regulations be created for the residential and nonresidential districts. These tables will assist property owners and developers to fully understand those uses which are permitted or prohibited in each district and the specific dimensional regulations in each district without ambiguity. This will also assist in avoiding land use description inconsistencies between zoning districts.

- **Objective 2B.2: Identify and amend inconsistencies in the Zoning Chapter, where appropriate.**

The Village's Zoning chapter has been updated over the years. As a result, some provisions and requirements within the Zoning

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chapter are not consistent with other regulations in the Village code. Therefore, a review of the current Zoning chapter should be undertaken so all provisions and regulations are consistent and clearly communicate what is required to enforce the code, provide land use approvals, and develop a property. This also includes reviewing and updating the definitions within the zoning chapter as appropriate and ensuring references to other code sections are accurate and up to date.

- **Objective 2B.3: Consider adding “Purposes” or “Intent” to the Zoning Code that are specific to each district.**

Section 306-2 of the Village of Northport Zoning Code currently outlines the general purpose of the overall zoning code. The Village should consider creating a “purpose” or “intent” specific to each zoning district that encompasses the goals and objectives of each district and may include details regarding the vision of the district, land uses, scale and size of buildings, and community character. The Purposes would also need to be consistent with the Vision and Goals set forth in this Comprehensive Plan. Once implemented, development and redevelopment applications will be reviewed against those purposes to ensure they are consistent with the Comprehensive Plan.

- **Objective 2B.4: Continue to promote the existing scale of buildings within the Village, and particularly the Downtown area.**

Preserving the established scale of buildings in the Village of Northport, and particularly the downtown area, is essential to maintaining the Village’s historic charm. Throughout the public participation process, there was overwhelming feedback regarding the importance of maintaining the current character of Northport. The traditional design includes a mix of building heights (primarily one- and two-story buildings with some examples of three-story buildings), moderate massing, and a cohesive and inviting streetscape that distinguishes the Village from other communities. It is essential to reinforce zoning and design guidelines that maintain the prevailing building heights, widths, and architectural proportions found in the downtown core. This ensures new development and renovations are compatible with the village’s historic fabric. Maintain building setbacks and streetwall continuity to foster a pedestrian-friendly environment and preserve the intimate scale that encourages strolling, shopping, and gathering. Any new construction or significant alteration should be required to respect the scale, rhythm, and materials of adjacent historic buildings, ensuring seamless integration into the existing community. The Village should regularly review and update zoning codes to ensure height, bulk, and setback requirements reflect the desired scale and prevent out-of-character development and to provide clear

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guidance for property owners, architects, and developers on appropriate building forms, materials, and façade treatments.

- **Objective 2B.5: Consider introducing a maximum size requirement for commercial establishments.**

The Village of Northport prides itself on its unique character, defined by a vibrant mix of small-scale, locally owned businesses that contribute to its charm and sense of community. These “mom and pop” stores are not only integral to the village’s economic vitality but also to its identity as a walkable, historic waterfront community. To preserve this character, the Village should consider implementing a maximum square footage standard for commercial uses. This provision would ensure new commercial uses within the Village are compatible with the existing character of the Village. Oversized commercial developments can overwhelm the village’s infrastructure, disrupt traffic patterns, and erode the intimate scale that residents and visitors value. By establishing clear limits on the size of individual commercial establishments, Northport can ensure that future development aligns with its vision: a thriving local economy anchored by small businesses, human-scale architecture, and scenic views of the harbor. This approach reinforces the village’s commitment to sustainable growth, protects property values, and maintains the historic and aesthetic qualities that make Northport a destination for those seeking a distinctive, community-oriented experience.

- **Objective 2B.6: Review existing zoning requirements for large parcels and open space areas and analyze potential rezonings to protect natural resources, open space, and align with the community’s Vision.**

The Village has largely been built out and there is limited open space remaining in the Village. Preserving the remaining open space in the Village of Northport is critical for environmental, social, and economic reasons. Open spaces offer places for recreation, relaxation, and community events, fostering social connections and mental well-being. The long-term vision outlined in the Comprehensive Plan explicitly calls for preserving existing open space to maintain community integrity, scenic resources, and quality of life while embracing sustainable growth.

Properties such as the two school properties, including the Ocean Avenue School, and the Brosnan school building are both zoned as Residence D which has a minimum lot size of 8,500 SF, which is a smaller lot size requirement than many of the surrounding existing residential communities. Because these institutional uses are longstanding uses in the Village, there has not been a review of the existing zoning and how these properties could redevelop if the existing uses close and the properties were sold. The Comprehensive Plan presents an opportunity to look at these properties and determine what the community vision for these lots is in the case that these properties were redeveloped. The Village should continue to analyze these properties as well as any other larger lots within the Village. The Village should study the

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possibility of rezoning properties to other existing zoning districts that have larger minimum lot requirements, such as the Residence A which has a minimum lot area of 1 acre, to ensure the preservation of open space and ensure Village services are not overloaded.

- **Objective 2B.7: Explore the possibility of creating new zoning districts or overlay districts to protect unique land uses, such as the Lewis Oliver Farm property.**

The Lewis Oliver Farm property is currently zoned as Residence D, which permits single-family residences, accessory uses, municipal parks, playgrounds, or recreation areas, and governmental functions of the Village of Northport. The community has expressed how important the Lewis Oliver Farm is to the character and history of the Village. In order to ensure its continued use as a farm sanctuary or a similar agriculture purpose, as has been the use of the property since the mid 1800s, the Village could consider introducing a new zoning district or zoning overlay district to protect and enhance agricultural uses. These zoning tools establish clear review standards in relation to future development in recognized historic areas. These standards should be set as a means of protecting historic properties, rather than adding additional unnecessary regulatory restrictions for property owners.

Goal 2C: Ensure that any proposed new development or redevelopment within the Village is consistent with the historic community character of Northport and adequately protects the existing natural resources and scenic beauty.

- **Objective 2C.1: Evaluate options to ensure that new development is required to set aside greenspace.**

Currently, green space is indirectly addressed through lot coverage limits and setback requirements. Article V, Lot Area and Other Requirements of the Village of Northport Zoning Code, outlines the requirements for the maximum permitted lot coverage and minimum yard requirements, which vary based on the zoning district of the property. However, lot coverage only restricts the amount of property that can be developed with buildings and accessory buildings. The current definition of lot coverage does not include all impervious surfaces such as parking areas, walkways, or patios. In order to properly account for all impervious surfaces, the Village should consider adopting a formal standard that either places a limit on the total allowable impervious surfaces or requires a minimum area of greenspace, which is typically based on a percentage of the lot size (such as 10-20% of the lot) that must be greenspace. This greenspace may include landscaped areas, as well as natural vegetation and buffer areas.

- **Objective 2C.2: Consider requiring a traffic study for larger development/redevelopment projects or projects that have the potential to significantly increase traffic conditions.**

Traffic Impact Studies (TIS) are essential tools in municipal planning as they protect public safety, ensure infrastructure capacity, support informed decision making, and align with smart growth principles. The steps typically followed in a traffic study are as follows:

Project Description: Define the proposed development, including its size, type, and expected land uses.

Existing Conditions Analysis: Assess the current traffic conditions in the study area, including traffic volumes, speeds, and patterns, as well as roadway characteristics and intersection operations.

Trip Generation: Estimate the number of trips the development will generate using established methodologies (e.g., ITE Trip Generation Manual).

Trip Distribution: Determine how the generated trips will be distributed across the surrounding road network, including identifying likely routes and destinations.

Traffic Assignment: Assign the projected trips to the road network to evaluate how they will interact with existing traffic.

Future Conditions Analysis: Analyze future traffic conditions by considering background growth and the cumulative effects of other planned developments in the area.

Impact Assessment: Evaluate the effects of the new development on the transportation network, focusing on key

intersections and road segments to determine if they will operate within acceptable levels of service.

Mitigation Measures: Propose strategies to mitigate any negative impacts identified, which may include improvements to road infrastructure, traffic control measures, or alternative transportation options.

Report Preparation: Compile the findings into a comprehensive report that summarizes methodologies, analyses, conclusions, and recommendations.

Public Review and Approval: Present the study to relevant stakeholders, including local governments and the public, and make any necessary adjustments based on feedback before final approval.

When considering implementation of Traffic Studies, the Village would need to specify which types of applications are required to complete a TIS. Examples of typical thresholds that require a TIS include developments that increase traffic by 100+ peak-hour vehicle trips or 250+ daily trips, large residential subdivisions (e.g., 50+ units), and commercial projects exceeding a certain size (e.g., 20,000 sf).

In addition, The Village could consider a tiered approach where smaller projects (such as projects generating between 50 and 99 peak hour trips or over 150 daily trips) are required to complete a smaller-scale traffic impact study than larger-scale development or redevelopment projects. When a traffic impact study is required, the Village may wish to consider retaining a traffic engineer to review the TIS.

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- **Objective 2C.3: Consider options to ensure any large subdivision proposed explores the possibility of a cluster subdivision to preserve the greatest amount of open space.**

A cluster subdivision (also known as a conservation or open space subdivision) is a development approach where homes are grouped on smaller lots than typically allowed under zoning within a portion of the development parcel, while the remainder of the land is preserved as permanent open space or otherwise dedicated for a specific community use. This open space can include natural habitats, farmland, scenic areas, or recreational land. Ownership and stewardship of the preserved land typically fall to a homeowner's association, land trust, or local government, and conservation easements or deed restrictions ensure it remains undeveloped. This approach allows developers to achieve the same lot yield under a conventional subdivision with the benefit of providing open space for the community. Northport's Comprehensive Plan emphasizes preserving open space and maintaining community character as core goals. With limited vacant and underutilized properties remaining, large subdivisions pose a risk of consuming the last remaining open space and altering the Village's historic and scenic identity.

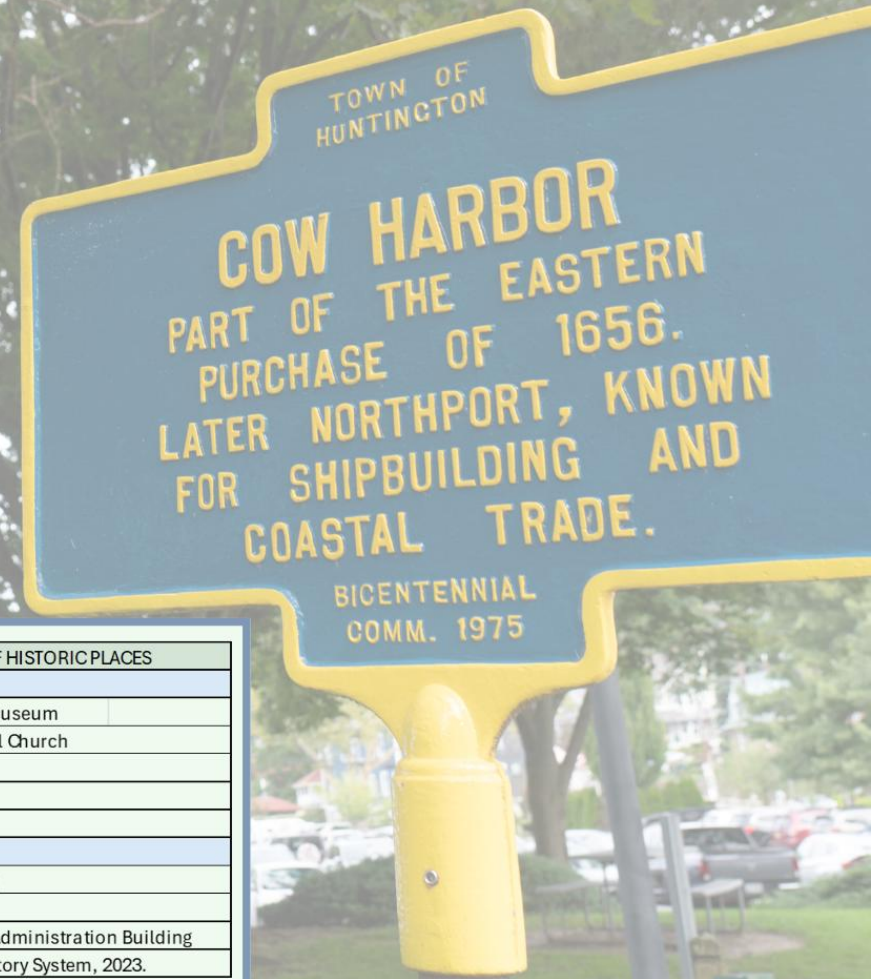
Cluster developments should be used to protect contiguous open space and environmentally sensitive areas for the remaining vacant land or large properties seeking subdivision approval. The application of the cluster provisions and process should be clear and easily applied within the Village.



4.3 HISTORIC/AESTHETIC RESOURCES

AT A GLANCE

The original inhabitants of the area were the Matinecock Indians. In 1656, Chief Asharoken, head of the Matinecocks, sold the land to three Englishmen via the Second Purchase. The shipbuilding industry spurred rapid growth, becoming the community’s primary industry, and by 1837, the area was renamed Northport. The expansion of the Long Island Railroad in 1868 brought new opportunities to the Village and by the late 1800’s, Northport was one of the most prosperous villages on the North Shore. In 1895, Northport Electric Company was formed to provide electricity to the Village, making Northport one of the first municipalities on Long Island to adopt electric service. Northport’s historic Main Street offers a glimpse into the Village’s maritime, cultural, and architectural heritage. Main Street, Northport Harbor, and the Village’s maritime history have played a central role in shaping the identify and economy of the Village for centuries.



NATIONAL REGISTER OF HISTORIC PLACES	
LISTED SITES	
1.	Northport Historical Society Museum
2.	St. Paul's Methodist Episcopal Church
3.	US Post Office- Northport
4.	Lowndes, Stanley H., House
5.	Skidmore House
ELIGIBLE SITES	
1.	Thompson Company Building
2.	Co. Plate Vault Building
3.	William J. Brosnan School & Administration Building
Source: Cultural Resource Inventory System, 2023.	

Goal 3A: Protect and enhance the historic and scenic resources within the community that have established the Village’s unique sense of place.

- **Objective 3A.1: Preserve and enhance existing historic and architecturally significant buildings and resources.**

Maintaining historic, scenic, and cultural assets and preserving the original fabric of a community enriches it and allows its own residents and visitors to learn about and explore the Village’s history and culture. Historic, scenic, and cultural assets enrich the everyday experience of living and working in a community and establish the Village’s unique sense of place.

In addition to the numerous community character benefits, historic preservation can promote place-based economic development and conserve natural resources through the reuse of existing structures and buildings. Preserving these assets is ultimately sustainable since the reuse of a historic building does not generate waste from demolition, does not result in the processing of materials used in new construction, and less energy is consumed than new construction. There is often a high-quality and high-value materiality to older and historic buildings, which cannot be achieved today in a new building without significant cost. Preserving historic resources protects and preserves overall property values. A prime objective is to preserve the historic buildings and their appearance as they add visual interest,

community character, and emphasize the Village’s unique sense of place. New infill development should emphasize the same building patterns and architectural styles.

The historic character of the Village has been identified as a very important component of the overall character of the Village. Continuing to make preservation a priority in Northport is essential to maintaining that character. This can be achieved by continuing to support the Village’s Board of Architectural and Historic Review.

- **Objective 3A.2: Protect existing historic buildings from demolition.**

Local landmark designation is a very effective method for ensuring that historic buildings in the Village are protected and preserved. The process for the designation of local landmarks is outlined in Village Code Chapter 13 Board of Architectural and Historic Review, Article V Landmarks and should continue to be supported.

Historic determination is defined as the review of the Board of Architectural and Historic Review of applications for buildings or demolition permits for buildings that are over 100 years old to determine if the structure meets the criteria of a historic building, which are subject to historic plan review. This process can also be completed by request of a property owner.

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Historic determination is required only for buildings that are at least 100 years old in zoning districts outside of Central Business A and Central Business B. The Village could consider expanding the 100 year requirement to 50 years to ensure further review and protection of any structures that may be historically significant. This modification would be consistent with the National Register of Historic Places, which generally follows the guideline that a property must be at least 50 years old to be considered for listing.

- **Objective 3A.3: Protect scenic vistas of the waterfront from public rights-of-way and roads.**

Protecting scenic vistas should prioritize preserving unobstructed views of the harbor, which is a defining feature of the community's character and appeal. This objective emphasizes maintaining visual access to the waterfront from public spaces, roadways, and key vantage points throughout the Village. Development guidelines should limit building heights, regulate massing, and control vegetation or structural elements that could block or diminish these views. Additionally, zoning standards can ensure that visual buffers are provided between adjacent roadways to the shoreline for new construction to ensure that the harbor remains a prominent and cherished visual asset for residents and visitors alike. In addition, the Village should pursue funding opportunities to relocate the remaining above ground powerlines along the waterfront below ground. Prominent scenic

roadways can be designated through the New York State Scenic Byways program, which provides access to funding sources for infrastructure improvements and enhanced signage.

- **Objective 3A.4: Catalog historic buildings and structures in the Village.**

It is recommended that a comprehensive inventory of historic resources and structures be created, working with the Northport Historical Society, Village Historian, Board of Architectural and Historic Review, and other key individuals knowledgeable about the Village's history. This inventory should include:

- Identification of all National and State Register Historic Places;
- Identification of any locally significant historic landmarks;
- All historic cemeteries and family plots;
- Buildings and structures over 100 years old; and
- Identification of the location of all historical markers within the Village.

Preparing a comprehensive historic inventory improves long-range planning efforts by clearly identifying the historic significance of various buildings and structures to strengthen applications for preservation funding, assists local board when making planning and zoning determinations, and ensures historic character is preserved proactively.

Goal 3B: Establish a historic preservation program that celebrates the history of Northport through education and visibility.

- **Objective 3B.1: Introduce a comprehensive and cohesive education signage program for historic resources.**

While travelling through the Village, the location and importance of the numerous historic resources is not always clear. Developing appropriate and comprehensive interpretative signage will help to improve this clarity and educate visitors about the importance of these sites and structures. The Village should seek funding and install interpretive signage within the downtown, and near historic sites to provide the background and history of important places in Northport. The signs can include the location, details related to the history of the locations, and related photos. The Planning Board should work with applicants to install historic/educational signage on their sites where appropriate. All of the sign locations can also be compiled on a map, so that members of the community can enjoy a historic wayfinding experience while also encouraging easier recognition of the historic and scenic resources.

It is acknowledged that there are locations in the Village where the Town of Huntington has installed historic markers. The historic inventory would identify where there are gaps in markers and where educational signage would be beneficial. For example,

the Lewis Oliver Fram is an important historical landmark in the Village of Northport that is beloved by the community. Historical signage would draw attention to the history of the farm and the important role it played in the history of the Village.

In addition, a system of directional/wayfinding signs can link the various areas of the Village. Signs could be used to direct residents and visitors to specific buildings, governmental facilities, parks, and neighborhoods within the Village. In addition, resources can be compiled such as maps and pamphlets which guide visitors and residents through a historic walking tour of the Village.

- **Objective 3B.2: Consider dedicating historic monuments.**

Historic monuments can recognize significant residents, places, and industries within the Village to honor the history of Northport and ongoing traditions. Historic monuments educate the public, reinforce local identity, and connect history with the present in meaningful public spaces. The Village should pursue funding opportunities to create historic monuments in prominent locations. For example, the area at the foot of Main Street has historically been utilized by clammers, fishermen, and lobsterman for their harbor operations, which could be recognized with features such as a statue, monument, plaque, or signage.

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- **Objective 3B.3: Identify locations for rotating public art displays.**

Public art installations benefit communities in many ways, including:

- Attract visitors to the Village which can boost the local economy
- Educate residents and visitors about the community's heritage
- Provide a platform for local artists and contribute to their community
- Improve the visual environment and reduce littering and pollution

Art displays can help diversify long expanses of pavement and activate mundane or otherwise unattractive spaces. The Village should pursue a program of identifying spaces where art installations can be used to add visual interest, especially in the downtown area and work with the local schools and organizations to create art displays on a temporary basis. It may be appropriate to partner with the Northport Arts Coalition (which hosts Northport Village Poetry Path and Northport Artwalk among other programming), Chamber of Commerce on locations within the downtown, the NPYC in the vicinity of the yacht club, the school district, and other organizations elsewhere in the Village.



4.4 ENVIRONMENTAL RESOURCES/SUSTAINABILITY/CLIMATE SMART

AT A GLANCE

- Northport Harbor is the major defining environmental feature of the Village.
- Northport's drinking water comes entirely from a sole-source aquifer, making groundwater protection critical.
- Contaminants from septic systems, fertilizers, and stormwater runoff pose significant risks.
- The Village's hilly terrain slopes toward the harbor, causing rapid stormwater runoff and concentrating flooding in low-lying areas like Main Street.
- Northport's waterfront faces risks from storm surge, sea-level rise, and saltwater intrusion.
- Red Tide and other HABs have caused repeated shellfish closures in the Harbor.
- Northport joined the New York State Climate Smart Communities program in February 2024.

Goal 4A: Create an integrated sustainability and planning framework for the Village to ensure long-term environmental health and community stability.

• **Objective 4A.1: Advance Climate Smart Community Initiatives and Climate Resilience.**

The Village of Northport unanimously approved a resolution on February 6, 2024, which enrolled the Village in the New York State Climate Smart Communities (CSC) program which supports local governments in reducing greenhouse gas emissions and adapting to climate change. The CSC pledge that the Village adopted includes:

- Build a climate-smart community.
- Inventory emissions, set goals, and plan for climate action.
- Decrease energy use in government operations.
- Shift to clean, renewable energy.
- Use climate-smart materials management.
- Implement climate-smart land use.
- Enhance community resilience to climate change.
- Support a green innovation economy.
- Inform and inspire the public.
- Engage in an evolving process of climate action

To move from a registered community to a bronze certified community (the initial level of certification), Northport must complete a series of mandatory and priority actions from a comprehensive list of options compiled by NYS, in addition to other planning requirements.

Priority actions the Village has expressed interest in include, installing alternate fuel infrastructure such as electric-vehicle charging stations, climate change education and engagement, as well as adopting a comprehensive plan with sustainable elements. Other pledge elements that the Village has expressed interest in include joining a national or regional climate campaign or program, partnering with neighboring municipalities and partner agencies, converting street lights to LED, outdoor lighting upgrades, energy code enforcement training, implement a recycling program at public places and events, incorporate smart growth principles into land use policies and regulations, plan for improved biking and walking opportunities, implement strategies that support bicycling and walking, implement traffic calming measures, implement a local forestry or tree planting program, develop a natural resource inventory, preserve natural areas through zoning or other regulations, adopt a climate-resilient hazard mitigation plan, adopt a watershed-based flood mitigation plan, design flood elevation and flood maps, adopt a watershed plan for water quality, create and promote local farmers markets, create and support an energy reduction campaign, reduce GHG emissions from government facilities and vehicles, and reduce solid waste from government operations.

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Becoming a certified CSC will assist the Village in pursuing grant funding as many federal, state, and private grants prioritize sustainability, resilience, and climate adaptation. Demonstrating that the Village already embraces climate-smart practices shows strong alignment with these goals, making the application more competitive. Some programs specifically target climate-smart communities (e.g., resilience planning, renewable energy, green infrastructure). Being certified or recognized can unlock eligibility for these specialized funding streams.

- **Objective 4A.2: Support preparation of a Local Waterfront Revitalization Program (LWRP) to specifically address waterfront and water-related issues and opportunities.**

The Village received a \$112,500 grant from the NYS Department of Environmental Protection Fund to prepare an LWRP. The LWRP serves as a comprehensive plan for coastal areas. It aims to address waterway issues, improve water quality and natural areas, guide development to areas with adequate infrastructure and services away from sensitive resources, promote public waterfront access, and provide for the development of underutilized waterfront areas. The LWRP has an expected completion date of September 2029. The LWRP and the Comprehensive Plan should complement each other and work in conjunction with each other. The LWRP can translate broad waterfront-related goals in the Comprehensive Plan into specific policies and projects, and ensure zoning, land use, and design standards for waterfront areas align with the overall vision for growth and sustainability. Once approved by the NYS Department of State,

the LWRP gives the Village legal authority to review projects for consistency with waterfront policies which strengthens the Comprehensive Plan by making its waterfront objectives enforceable. The LWRP also opens up state and federal grants for the Village which target waterfront improvements, which can fund projects identified in the Comprehensive Plan.

- **Objective 4A.3: Develop and implement a coordinated communications plan for extreme weather-related events.**

Conduct a communications audit to identify vulnerable communications infrastructure and make investments to ensure resilient communications during extreme weather events. Resilient communication systems are vital in order to coordinate Village Departments and response efforts, as well as effectively communicate updates with residents. Utilize media to alert residents during extreme events, such as heat waves to power down unnecessary electronics in order to reduce strain on the grid and prevent blackouts, as well as take heat-related health precautions. Additionally, the Village can support emergency preparedness by encouraging residents to create a household preparedness plan and store food, water and other supplies in case extreme weather events temporarily reduce access to goods, services and emergency responders.

Goal 4B: Promote sustainable practices in the Village to reduce waste and pollution.

- **Objective 4B.1: Explore methods for reducing waste generation.**

The Village could consider hosting community events aimed at sustainability and reducing waste. These types of events can include but are not limited to creating annually or biannually community swaps/yard sales, composting, repair café, electric lawn equipment, community yard sales, and “zero-waste days” (where residents can bring non-municipal waste to a central location for proper recycling and disposal). The Village may also consider applying for the New York State Municipal Waste Reduction Program (MWR&R) Grant, which awards funding to municipalities for planning, and educational activities to increase public awareness. Municipalities may request funding to advance projects related to recycling coordination, publications, education and outreach for recycling and waste reduction.

- **Objective 4B.2: Encourage sustainable building practices.**

Promote the adoption of sustainable and environmentally friendly building practices wherever feasible throughout the site plan review process. Provide public education on green building techniques that can be integrated into existing buildings during renovations, restorations, and home improvement projects.

- **Objective 4B.3: Ensure recycling bins are available in public spaces.**

To promote sustainable waste management practices and reduce landfill contributions, the Village could expand recycling opportunities. The Village should install recycling bins in public spaces such as parks, waterfront areas, downtown streets, and municipal buildings. This initiative should include clear signage and education to encourage proper recycling habits. The Village should identify highly trafficked public spaces that lack recycling options, provide clearly labeled containers for paper, plastics and cans, use consistent and easy to understand graphics. In addition, providing recycling bins in public places and events is one of the NYS Climate Smart Community action items. If the Village implements this initiative it will count for 2-6 points towards their bronze certification efforts.

- **Objective 4B.4: Explore options for expanding Electric Vehicle (EV) charging stations.**

Suburban communities remain fairly dependent on automobiles for their primary mode of transportation, spend more on vehicle fuel and maintenance, and often have fewer alternatives to driving to meet their transportation needs. Over the long run, electrical vehicles can help residents reduce those costs and minimize the environmental impact of transportation in their communities. To support the use of electric vehicles, the Village can pursue grants to install EV charging stations.

Goal 4C: Protect and enhance the Village's natural vegetation and biodiversity.

- **Objective 4C.1: Support the efforts of the Village Tree Committee.**

The Village recently formed a Tree Committee in order to strengthen Northport's tree protection policies and ensure sustainable management of existing trees. The committee should evaluate existing code and identify gaps related to:

- **Tree Preservation:** Safeguarding mature trees during development and infrastructure projects, including sidewalk replacement and installation.
- **Clearcutting Regulations:** Preventing large-scale removal of trees without proper review or mitigation.
- **Replacement Requirements:** Establishing standards for replanting when trees are removed.
- **Enforcement:** Ensuring tree preservation measures outlined in Village Code Chapter 277, Trees, are enforced with penalties related to non-compliance.

- **Objective 4C.2: Inventory and protect existing mature trees.**

The Village should conduct a comprehensive tree inventory to document species, health, and location of existing trees and implement measures to protect mature trees during construction and

maintenance activities. Additionally, the Village should explore opportunities to plant additional trees in parks, street rights of way, and other public spaces. These efforts would help preserve Northport's remaining tree canopy, enhance aesthetics, improve air quality, and provide shade and stormwater benefits. The development of a local forestry or tree planting program is one of the climate smart community action items and would contribute between 1 and 10 points towards the Village's bronze certification efforts.

Tree Survey Action Steps:

- Utilize GIS or arborist services to map and assess existing trees.
- Adopt guidelines for tree preservation during development and utility work.
- Identify priority areas for new trees, focusing on Main Street and public parks.
- Identify native and climate-resilient species to ensure long-term health.
- Establish pruning, watering, and monitoring schedules for all public trees.
- Encourage volunteer tree planting events and educational programs.

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- **Objective 4C.3: Provide educational opportunities and encourage the use of native plant species and removal of invasive species.**

The Village should implement an educational initiative to inform residents about the benefits of native plants and the risks posed by planting invasive species. This program should provide practical guidance for landscaping choices that support local ecology and climate resilience. There are numerous benefits to planting native plant species including a reduced demand for water and fertilizer, supporting native pollinators and improving soil health. In addition, planting native species reduces long-term maintenance costs and enhances aesthetic appeal. The Village can develop educational materials including creating brochures, online guides, and education signage in key locations. The Village can also partner with local nurseries, garden clubs, and environmental organizations such as the Northport Native Garden initiative to provide hands-on-learning opportunities. The Village should develop a list of preferred native species as well as a list of prohibited species that would be incorporated into the Zoning Code or utilize the New York State Department of Environmental Protection Prohibited or Regulated Species list. The Village can also encourage reporting and removal of invasive species through community engagement campaigns.

Goal 4D: Support the protection, restoration, and long-term health of the waterfront.

- **Objective 4D.1: Monitor new docks within the Village and the effectiveness of the 2024 code amendments.**

Northport's waterfront is one of its most defining features, contributing to scenic beauty, recreation, and ecological health. Water access for homeowners via docks is common along the harbor. However, the Village has documented that unmanaged dock construction can lead to environmental degradation of the surrounding marshland, pose a hazard to navigation, and detract from the beauty of the waterfront. In addition, the use of private docks was not previously regulated to prohibit renting dock space, fuel storage, or excessive lighting. In response to growing concerns about overdevelopment of new docks along the waterfront, the Village enacted a moratorium on new dock construction in 2023. This temporary measure allowed time to study impacts and consider permanent regulations. The moratorium was aimed at preventing proliferation of docks that could harm eelgrass beds, shellfish habitats, and scenic views. In September of 2024, the Village amended §124-4, Environmental Protection Standards for Residential and Recreation Marine Structures, to strengthen environmental protection standards for residential and recreational marine structures. The Village should continue to monitor new dock applications and identify whether the new provisions are achieving the Village's desired outcome.

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- **Objective 4D.2: Evaluate and implement measures to improve water quality.**

The waterfront is crucial to the Village's history and identity and throughout Northport's history, it has been a place of industry, recreation, and natural beauty. It is crucial to protect and improve the water quality to ensure the health of the waterfront for generations. The following actions provide implementation measures that can further improve and protect water quality.

- Support the Northport Harbor Water Quality Protection Committee (NHWQPC) in implementing its Action Matrix, including but not limited to sewage and septic system improvements, stormwater management upgrades, and public education initiatives to reduce nutrient and pollutant loading.
- Develop a comprehensive water quality improvement strategy that includes expanding water quality sampling to include pesticides and emerging contaminants and establish vegetated buffers along shorelines and wetlands.
- Decrease stormwater runoff from impervious surfaces by implementing sustainable and green infrastructure practices and projects.
- Develop a centralized water quality data portal to track results of water quality testing and inform decision-making. Engage academic and professional partners for ongoing environmental monitoring.

- Continue to implement and maintain green infrastructure solutions such as rain gardens, bioswales, and permeable surfaces, and upgrade stormwater infrastructure to reduce localized flooding.
- Protect and restore marine wetlands and tidal areas. Ensure compliance with federal, state, and Village regulations.



4.5 UTILITIES/STORMWATER/INFRASTRUCTURE

AT A GLANCE

- The Village of Northport is serviced by the Suffolk County Water Authority (SCWA) and falls within SCWA Distribution Area 8 and 9. Northport specifically draws water from SCWA sites on McKinney Avenue, Church Street, Fort Salonga Road and Reservoir Avenue.
- The Village has its own wastewater treatment plant and sewer district which encompasses the majority of homes along the waterfront as well as the entirety of Main Street. The Village is actively working to expand the number of waterfront homes connected to the sewer.
- Main street floods even during minor rain events. The Village is actively working on grey and green stormwater infrastructure improvements.

Goal 5: Ensure that the Village has adequate infrastructure to serve its residents and ensure that the improvements are designed to address changes due to climate change.

- **Objective 5.1: Evaluate and continue to implement upgrades to government facilities and services.**

In order to properly maintain, update, and evolve with the changing needs of Northport, the Village can explore pursuing grants and other external funding opportunities to better support any updates needed to facilities and infrastructure. Upgrades to facilities should consider retrofits and modifications to meet ADA requirements and provide an inclusive environment for all residents and visitors. Upgrading these facilities may also increase energy efficiency and save taxpayer money in the long run. Utilizing grant funding allows the Village to fund improvements without creating an addition burden on residents. When upgrading facilities and infrastructure, the Village can consider options for consolidating facilities into a shared municipal building or campus that accommodates all core departments. Locating municipal services and departments off of Main Street could free up parking in the downtown. If and when properties are listed for sale, the Village should explore and evaluate the feasibility of purchasing property for community uses and/or upgraded government facilities and services.

Specific recommendations for upgrades have been compiled through public outreach and stakeholder input and includes the following ideas for the Village to review and consider:

Office Space Expansion

- **Evaluate Relocation Options:** Assess whether additional office space can be accommodated through a second-floor addition at the existing Village Hall or by relocating certain departments to a nearby facility.
- **Space Planning Study:** Conduct a feasibility analysis to optimize layout for improved workflow.

Roof Replacement

- **Condition Assessment:** Inspect the current roof for structural integrity and energy efficiency.
- **Upgrade to Sustainable Materials:** Use durable, reflective roofing materials to reduce heat absorption and extend lifespan.

HVAC and RTU Replacement

- **Modernize Systems:** Replace aging rooftop units (RTUs) and HVAC systems with high-efficiency models.
- **Smart Controls:** Integrate programmable thermostats and building automation systems to optimize energy use.

Climate Smart Community Goals

- **Reduce Greenhouse Gas Emissions and Improve Energy Efficiency:** Energy efficiency should be a priority for all municipal buildings. The Village should explore renewable energy options such as solar panels and energy-efficient lighting. In addition, the Village should support the ability of owners to make energy improvements on private property.

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- **Benchmark Energy Performance:** Track energy consumption and emissions to measure progress toward sustainability targets.
- **Seek Funding:** Apply for state and federal grants (e.g., NYSERDA programs) to offset costs for energy-efficient upgrades.

Emergency Services

- The Village should continue to seek funding to update and replace ageing equipment as well as hire additional EMTs in order to continue to provide a high quality of care for residents and visitors.
- The Village should evaluate any prominent parcels in the Village that come up for sale and evaluate the feasibility of purchase. Currently, EMS suffers from lack of space, and it would be beneficial for EMS to have their own building. This would also allow the Fire Department to reclaim critical storage space for their response vehicles.
- With potential increase in call volume attributed to recent new development, the Village should explore the possibility of a 24 hour / 7 day EMT exclusively for EMS response and as well as a second EMT for the 5 am to 9 pm time period for all days of the week for high volume hours to staff an ambulance.
- The Village should also explore funding to replace aging Cardiac Monitors and other vital equipment on their response vehicles.

Wastewater Treatment Plant (WWTP)

- The Village should consider formalizing WWTP funding by establishing a dedicated annual budget to fund the continued efforts to limit inflow and infiltration and ensure the plant is operating at full capacity.
- **Add System Redundancy:** Since it is impossible to eliminate every leak, the Village should consider adding a surge tank to "level out" high flows and a redundant clarifier to ensure consistent water quality during peak periods.
- The Village should seek funding for and consider the purchase of a mobile generator that can be deployed in emergency situations.
- **Climate Preparedness:** To protect against rising sea levels and surges, the Village should continue to monitor sea-level changes and any effects this may have on the treatment plant.

Powerlines

- The Village should continue to pursue funding opportunities to relocate and remaining above ground utility/powerlines along the waterfront underground.
- **Objective 5.2: Implement mapping and tracking programs to ensure efficient government operations and assist with inspections.**

The Village may wish to explore Geographic Information Systems (GIS) online mapping solutions for sewer systems, drainage, and stormwater systems. Modern mapping and asset-tracking tools

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improve transparency, streamline workflows, and support proactive maintenance. The Village should consider:

- Utilizing GIS to map infrastructure assets such as storm drains, sanitary mains, lighting, and public facilities.
 - Maintaining real-time records of inspections, repairs, and service requests to enhance accountability and planning.
 - Equipping field staff with mobile applications for on-site data entry, photo documentation, and GPS-enabled updates.
 - Utilizing software to generate reminders for routine inspections and flag areas needing urgent attention.
 - Exploring state and federal grants for smart infrastructure.
- **Objective 5.3: Evaluate options for improving Wi-Fi and cellular service in the Village, and particularly in the Downtown.**

Reliable connectivity is essential for residents, businesses, and visitors. Many businesses on Main Street have expressed there is unreliable connection which is essential to conduct transactions. Residents have also identified inconsistent service throughout the Village. To strengthen digital infrastructure and support economic vitality, the Village should conduct an assessment to identify gaps in coverage, focusing on Main Street and high-traffic areas. Once gaps

are identified, an Action Plan can be prepared to coordinate with service providers and pursue fundings for improvements.

- **Objective 5.4: Implement lighting improvements.**

Upgrading to energy-efficient LED lighting enhances public safety, reduces energy costs, and supports sustainability goals. The Village can complete a lighting audit to identify details about the existing lighting fixtures within the Village to determine where upgrades are needed. If the Village implements this initiative it will count for 4-12 points towards the Village's Climate Smart Community bronze certification efforts.

- **Objective 5.5: Evaluate the potential of expanding and upgrading sewer systems.**

Expanding sewer service can improve environmental quality, reduce groundwater contamination, and support future growth. The Village is actively pursuing expansions to their sewer district including the conversion of septic sanitary systems to sewers in the vicinity of the area known as Steers Pit. Aging sanitary infrastructure poses risks of leaks, service disruptions, and environmental hazards. To ensure system reliability and public health, regular updates are required. One update that has been identified is the need to replace the sanitary main on Bayview Avenue due to metallurgy degradation.

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- **Objective 5.6: Encourage the replacement of outdated cesspools or conventional septic systems with Innovative/Alternative Onsite Wastewater Treatment Systems (I/A OWTS).**

Cesspools and conventional septic systems allow untreated wastewater to seep into the ground, and conventional septic systems provide only minimal treatment. This means high levels of nitrogen enter groundwater and nearby water bodies, fueling harmful algal blooms, fish kills, and beach closures. Pollutants like bacteria, viruses, and chemicals can migrate into drinking water aquifers, posing health risks. Failing systems can overflow or back up, exposing residents to raw sewage. Cesspools have been banned from new construction in Suffolk County since 1973, and as of 2019, they cannot be replaced with another cesspool. Conventional septic systems do not meet modern environmental standards and are being phased out in favor of I/A OWTS systems with all new construction in Suffolk County required to install an I/A OWTS System. I/A OWTS systems remove up to 70% of nitrogen from wastewater, preventing it from leaching into the ground and contaminating local water sources. Suffolk County's Septic Improvement Program offers grants up to \$10,000 and low-interest loans for system upgrades.

- **Objective 5.7: Continue to evaluate and pursue solutions to address flooding conditions on Main Street and throughout the Village.**

Flooding on Main Street and throughout the Village of Northport is a persistent issue caused by a combination of geographic,

infrastructure, and climate-related factors. Main Street sits within or adjacent to the base flood area, meaning it is naturally vulnerable to flooding during heavy rain events. In addition, the hilly topography of the Village pushes all the stormwater runoff onto main street which eventually flows down to the harbor. The stormwater drainage system in Northport is undersized for today's precipitation patterns. Storm drains often cannot handle intense rainfall, leading to pooling on streets and sidewalks. Residents have noted that water accumulates near storm drains during storms, indicating capacity and maintenance challenges. Recent years have seen more frequent and intense storms, with rainfall far exceeding historical averages. Northport's proximity to the harbor also means that storm surges and high tides compound flooding during nor'easters or hurricanes. Addressing these issues will require a mix of green infrastructure (bioswales, permeable pavements) and grey infrastructure (catch basins and leaching pools).

The Village is already in the process of implementing green and grey infrastructure improvements. In terms of green infrastructure, the Village has installed rain gardens at James Street and conceptual plans have already been designed for other locations throughout the Village. The Village is also seeking grant funding from the Federal Highway Administration for the installation of additional drainage capacity. The project seeks to install new catch basins, leaching pools, and leaching basins along Main Street, Ocean Avenue, Church Street, and Woodside Avenue. The Village should continue its efforts to continue to prioritize a multi-pronged approach.

4.6 TRAFFIC/PARKING/TRANSPORTATION

AT A GLANCE

- There is a total of 11 municipal lots within Northport's downtown which represent 498 parking stalls.
- On-street parking is available as well, with 331 on-street stalls within the vicinity of the downtown.
- Of the 11 municipal lots located within the downtown area, 5 have posted time limitations while the remaining 6 are not time restricted.
- All on-street parking stalls on Main Street and Woodbine are metered. All metered parking stalls have a two-hour parking limit, with an hourly rate of 1 dollar an hour.
- Many residents report the lack of available parking downtown particularly during summer months and beautiful days when many tourists come to enjoy the beauty of Northport.



Goal 6A: Align transportation investments with smart growth and context-sensitive planning principles.

- **Objective 6A.1: Coordinate local planning initiatives with New York State initiatives.**

New York State typically provides funding opportunities to support transportation and infrastructure projects. Although funding isn't guaranteed annually, the Village should remain up to date on the various opportunities. These funding opportunities can ultimately support many of the Village's transportation goals and support a multi-modal network. The NYSDOT 2030 Vision Plan as well as Suffolk County's Hike-Bike Plan, should also be considered, which emphasize sustainability, multimodal options, integration of well-designed network of pedestrian and bicycle facilities and efficient land use.

- **Objective 6A.2: Consider implementing a Payment in Lieu of Parking provision.**

Payment in Lieu of Parking allows a developer to pay a fee instead of constructing all required onsite parking spaces, with those fees deposited into a dedicated municipal fund used to build or improve public parking facilities. This tool provides flexibility for applicants, especially in constrained downtown areas, while ensuring the community still receives the parking capacity or improvements that

would otherwise be required. It is important because it enables the Village to directly finance new public parking or upgrade existing lots, rather than granting variances without compensation, and it shifts investment toward shared, centrally located parking that better serves businesses, visitors, and residents.

- **Objective 6A.3: Consider the creation of a Parking Benefit District or Parking Improvement District.**

Parking Benefit Districts (PBDs) are designated areas where revenue generated from existing parking meters is collected and reinvested directly into local transportation-related and parking improvements within that same district. They allow municipalities to create a sustainable funding stream for enhancements such as upgraded parking facilities, streetscape improvements, pedestrian amenities, and other mobility-related projects.

Parking Improvement Districts function similarly by establishing defined zones where funds—often from mechanisms such as payment-in-lieu-of-parking—are dedicated to creating or upgrading public parking infrastructure.

These districts ensure that new development or zoning relief contributes financially to expanding or improving parking access and capacity in the areas most affected. Parking District can directly benefit Main Street business owners by increasing parking availability and improving the customer experience. When parking is easier and more efficient, more visitors can access shops, restaurants, theaters,

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and services—helping sustain small businesses and strengthen downtown vitality. By funding improvements such as new stalls, better management, or resident-only pilot programs, districts help communities alleviate long-standing parking burdens. This can reduce spillover parking into residential areas and ensure that spaces are allocated more fairly and efficiently.

- **Objective 6A.4: Consider developing a coordinated traffic management plan for Bayview and Woodbine Avenue during summer weekends or events.**

Traffic management plans during busy weekends and events can include utilizing temporary flaggers, detour signage or portable message boards to separate local and event traffic flows, considering the deployment of temporary one-way circulation patterns during events to minimize conflicting movements between Bayview and Woodbine Avenues, and coordinating with event staff to direct traffic toward designated parking areas and away from Bayview Avenue, which is not suited for overflow or through traffic.

Goal 6B: Promote a multimodal transportation system which prioritizes an interconnected pedestrian network while improving traffic mobility.

- **Objective 6B.1: Prepare a sidewalk improvement plan.**

A sidewalk improvement capital plan is a long-term strategy that identifies, prioritizes, and funds projects to maintain and enhance pedestrian infrastructure. It ensures safe, accessible, and attractive walkways throughout the Village. A sidewalk improvement capital plan can include the following elements:

- Maps all existing sidewalks and evaluates their condition (cracks, ADA compliance, drainage issues).
- Focuses on high-traffic areas, school routes, and commercial corridors.
- Establishes a multi-year schedule for repairs and replacements, supported by local funds and grants (e.g., Complete Streets, NY Forward).
- Incorporates ADA accessibility, durable materials, and streetscape enhancements.
- Coordinates with road paving, utility upgrades, and stormwater improvements to reduce costs.
- Reviews existing snow removal policies to ensure the Village Code includes measures for requiring snow removal, especially for sidewalks on or near properties utilized for institutional and community uses.
- Incorporates ways for residents to report damaged sidewalks in need of repair.
- Provides opportunities for residents to report issues and suggest improvements.

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- **Objective 6B.2: Implement sidewalk and pedestrian-scale improvements to the transportation network.**

The Village seeks to prioritize walkability, especially Downtown, by further analyzing and implementing the following actions:

- Pursuing design methods such as reducing curb cuts.
 - Improving crosswalks and connecting new and existing sidewalk infrastructure where appropriate, especially where connections between neighborhoods, public transportation routes and community services are possible.
 - Identifying gaps in sidewalk networks and considering the construction of additional sidewalks.
 - Evaluate locations that may be appropriate for pedestrian-activated crossing signals, enhanced striping, countdown timers, and ADA compliant ramps.
- **Objective 6B.3: Advocate for expanded HART and SCT stops, schedules and weekend service.**

Public transportation options are available via Town of Huntington HART bus line as well as Suffolk County Transit buses. The HART H40 bus line is the only service line that has stops within the Village of Northport. The H40 bus line runs from the VA medical Center to the Walt Whitman Shops, and transfers are available to alternative bus lines. Suffolk County Transit Route 7 also provides transportation

options for residents of the Village. Route 7 runs from Bayshore to Northport Veterans Affairs Medical Center and has four stops along Fort Salonga Road. Because these public transportation options are not under Village jurisdiction, the Village would need to coordinate with the Town and County on any improvements or modifications.

- **Objective 6B.4: Continue to identify and implement accessibility improvements.**

The Village is continuously evaluating opportunities to increase accessibility. The Village is committed to meeting state code requirements for accessible parking stalls and has recently added four new ADA accessible stalls to municipal lots. However, the Village is often limited by physical constraints due to the historic development patterns and flooding along Main Street. The Village should continue to seek grant opportunities for accessibility improvements which may include installation or replacement of ADA complaint sidewalks, curb ramps, closing sidewalk gaps, repairing uneven pavement, and ADA accessible parking stalls.

Goal 6C: Address vehicular traffic flow and parking congestion issues to improve local mobility.

- **Objective 6C.1: Evaluate the potential for traffic calming measures on residential streets and commercial corridors.**

Given Northport’s hilly topography and known drainage constraints, pavement marking enhancements and textured pavement treatments are practical alternatives to raised crosswalks for improving pedestrian visibility without introducing stormwater challenges. Additional pedestrian-oriented measures such as advanced warning signage, pedestrian crossing ahead signs and pedestrian activated rectangular rapid flashing beacons (RRFBs) can significantly improve driver awareness at key crossing locations.

Low-cost interventions such as four-way stop signs, speed management signage, and roadway narrowing through striping can provide immediate and effective safety benefits. While longer-term strategies are developed. As part of a comprehensive Complete Streets approach, the Village may also explore the feasibility of roundabouts at select intersections to reduce conflict points, calm traffic and improve intersection operations.

Integrating these Complete Streets strategies positions the Village to create a safer, more accessible, and more connected multimodal network that aligns with state policy direction and supports long-term community goals.

- **Objective 6C.2: Evaluate the potential for traffic solutions on Bayview Avenue.**

Bayview Avenue is a two-way north-south roadway that runs along Northport Harbor between Main Street and James Street. Parking is allowed on the west side of the roadway with sidewalks on both the east and west side. Bayview Avenue is narrow, measuring only 21 feet wide in certain areas. Residents who live on Bayview have expressed concerns related to safety, property damage, and the inability to find street parking outside their homes. Residents who have lived on Bayview for many years have noted an increase in the volume and speed of traffic in the past few years.

In order to collect input from residents regarding their concerns and ideas for improvements to the roadway, the Village held a public meeting on September 12, 2024, which is summarized in **Appendix F**. In addition, the Parking Utilization Study and Transportation Studies included in **Appendix A** included an analysis of parking supply and utilization and intersection analysis on Bayview Avenue.

Throughout the comprehensive planning process and public participation process, many ideas were suggested to improve conditions along Bayview Avenue. Many of the suggestions require additional study and engineering efforts and are summarized for consideration by the Village. Suggestions for Bayview Avenue included considering removing sidewalks on one side of Bayview Avenue to widen the roadway and improve traffic flow, striping

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formal parking lanes, restricting parking at pinch points to ensure vehicle clearance, considering removing parking on one side of Bayview Avenue to widen the roadway and improve traffic flow, and considering converting Bayview Avenue into a one-way roadway. Converting Bayview Avenue to a one-way roadway would require additional analysis to determine the potential impacts on traffic patterns within the Village, including how the modification would impact surrounding roadways and circulation. The Village has entered into a contract with a consultant for the preparation of a complete traffic study for Bayview Avenue.

- **Objective 6C.3: Evaluate potential solutions for loadings and delivery zones.**

Consider the potential for establishing off-peak delivery hours, such as early mornings (before 9 a.m.) to reduce conflicts with pedestrian and vehicular traffic on Main Street and Bayview Avenue. Another potential option is to clearly sign and enforce loading zones along the periphery of Main Street and Bayview Avenue to keep curbside space available and avoid road blockages.

- **Objective 6C.4: Coordinate with NYSDOT to monitor and address congestion on Route 25A.**

Route 25A is classified as an urban arterial roadway and serves as a major regional travel corridor through and along the Village. As a

state road under the jurisdiction of NYSDOT, Route 25A carries a high volume of daily traffic and plays an important role in accommodating both local and through-traffic movements. Average Annual Daily Traffic (AADT) along Route 25A is approximately 14,714 vehicles per day, including approximately 622 trucks, reflecting its function as a principal arterial roadway serving both passenger and commercial traffic.

Because Route 25A is owned and maintained by New York State, the Village has limited direct control over roadway design, capacity, operations, and capital improvements. Major changes such as roadway widening, lane reconfiguration, signal installation or modification, and geometric improvements cannot be implemented unilaterally by the Village and require coordination, approval, and implementation by NYSDOT. As a result, the Village's role is primarily collaborative and advisory, rather than regulatory.

- **Objective 6C.5: Evaluate potential traffic signal phasing modifications.**

Traffic signal phasing upgrades can address traffic concerns and help optimize traffic flow. Traffic engineers could model potential modifications to determine if improvements could be made. One intersection that has been identified for analysis is the Main Street, Ocean Avenue, and Church Street intersection.

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- **Objective 6C.6: Enhance parking capacity and management in the downtown area without compromising the Village's historic character.**

Due to the desirability of the downtown area, residents have confirmed that it can often be challenging to locate available parking spots. The following provides a list of potential parking solutions for the Village to consider:

- Create a Village parking map showing the locations of all Village lots and details about the particular parking restrictions of a lot (time-restricted, over-night restricted).
- Restripe and optimize existing parking lots to maximize space and code compliance in all municipal lots.
- Explore increasing parking in the Downtown area by expanding capacity of parking lots along the waterfront. This would potentially allow for reconfiguration of parking spaces and sidewalks on Main Street.
- Consider restricting vehicle length allowed to park in diagonal parking stalls on Main Street.
- Ensure handicap accessible parking spaces are available in the Downtown area.
- Explore the opportunity for Resident Parking sticker.
- Consider adding dedicated "residents only" parking within the Downtown area, potentially within the Union Street Parking lot.
- Consider reserving parking stalls for Firefighters near the Fire Department.
- Explore the possibility of adding meters to select municipal parking lots.
- Identify potential properties that would be appropriate for parking near Main Street. Consider opportunities for the Village to acquire additional property for municipal parking lots via purchase or public acquisition.
- Explore the possibility of adding tiered parking at municipal parking lot 7.
- Improve wayfinding to direct visitors to off-Main Street parking options.
- Consider alternative parking locations for overnight visitors who utilize municipal lots for extended time periods.
- Continue to explore shuttle options for seasonal events, consistent with current practices implemented for the Cow Harbor 10K Run.
- Consider restricting the size of vehicles allowed to park in angled parking stalls along Main Street.

4.7 RECREATION AND OPEN SPACE

AT A GLANCE

- There is a total of 56 acres (3.6 percent of land area) of open space in the Village.
- This includes Northport Village Park, Cow Harbor Park, Scudder Park, Steers Park, Steers Beach and Soper Park.
- Numerous recreational opportunities are available throughout these parks including playgrounds, sports fields, docks, kayak racks and launches, benches, and walking paths.
- Northport Park and Cow Harbor Park which are located at the terminus of Main Street, adjacent to Northport Harbor are the most active parks in the Village and are central to Village life.
- Northport Harbor is a vital and cherished feature of the Village, deeply woven into its history, economy, and community life.

Goal 7: Maintain and upgrade existing recreational facilities to provide increased amenities, opportunities, and increased accessibility.

- **Objective 7.1:** Pursue grants to prepare a Natural Resource Inventory and Open Space Plan.

The Village parks and recreational areas were repeatedly highlighted as priorities for the residents. Developing a park and recreation plan will assist the Village in identifying, prioritizing, and applying for funding the next steps in terms of improvements.

- **Objective 7.2:** Expand recreational opportunities and improve the overall comfort and functionality of Village Parks.

It is evident from community input that Village residents love the recreational system. It is one of the most significant amenities that the Village can offer. Residents have made suggestions for park upgrades through the comprehensive planning process. Features that the Village could consider include:

- A dog-park
- Pickleball courts (would require additional regulations to mitigate potential noise impacts)
- Community gardens; picnic areas, lawn games

- Pavilions
- Splash pads and spray parks
- Northport Park playground upgrades
- Replace lighting along paths in Cow Harbor Park
- Strategic installations of plantings and buffers to soften the appearance of hardscapes
- Increase access to the waterfront
- Shoreline walkway
- Remove cut-outs along the waterfront
- Decorative trash and recycling cans
- Playground updates including creative and unique playground improvements



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4.8 ECONOMY

AT A GLANCE

- Downtown Main Street serves as the main economic center of the Village with 25A providing additional businesses and services.
- Small mom and pop businesses dominate commercial uses on Main Street.
- Proximity of Main Street to the waterfront allows many boaters to dock and walk into town for shopping and dining.
- Tourism, particularly in the summer months, contributes greatly to the success of downtown.
- Unemployment rate: 1.2%
- Total businesses: ~450
- Total employees: ~3,500
- Total Businesses Per Square Mile: ~190 (~170% higher than Suffolk County).
- The Chamber of Commerce has been a strong economic driver for over 50 years, supporting local businesses and fostering community engagement.

Source: 2025 ESRI Estimates



Goal 8: Provide an environment that fosters the long-term economic stability and diversity of the community in keeping with the general character of Northport.

- **Objective 8.1: Support local businesses.**

The Village’s businesses are a vital part of the community’s social and economic fabric. Retaining existing businesses and expanding business opportunities within the Village to provide long-term economic stability. The Northport Chamber of Commerce is very active in the Village and can assist with resources to businesses. The Village could promote special Village-wide "shop local" events or "First Friday" events that offer incentives to shop at local stores or eat at local restaurants. There are many different funding opportunities at the New York State level that are offered throughout the year through various agencies and grant programs. However, many business and property owners may be unaware of the opportunities. The Village should work with the Chamber of Commerce to notify business and property owners and provide them with information on upcoming opportunities.

- **Objective 8.2: Consider pursuing NY Forward grant funding.**

The NY Forward program provides financial support to help small communities revitalize downtowns, enhance infrastructure, and promote economic development. The Village could consider

preparing an application to advance planning and economic development goals.

- **Objective 8.3: Consider implementing a Business Improvement District (BID) for downtown Main Street.**

A Business Improvement District (BID) is a public/private partnership in which property and business owners elect to make a collective contribution to the maintenance, development and promotion of their commercial district. BIDs support the creation of vibrant, clean, and safe districts. Typically, they deliver services and improvements above and beyond those typically provided by the municipality, however, they do not replace those provided by the municipality. These services can include: street cleaning and maintenance, public safety and hospitality, marketing and events, capital improvements, beautification/landscaping, advocacy, business development, which are all consistent with the goals of this Comprehensive Plan. BIDs can help to brand their districts and market small businesses within their corridor. They facilitate networking among merchants, host community events, and advocate for improvements to the district. BIDs also serve as a liaison between local businesses and stakeholders and municipalities. In doing so, BIDs provide a collective voice for the neighborhood and help inform policy based on their unique local knowledge.

New York State General Municipal Law provides villages with the legal authority to adopt a local law, subject to permissive referendum, to

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establish a BID within its boundaries. BID programs and services are funded by a special assessment billed to property owners within a district and typically are included on a property's tax bill. Assessments are unique to each BID and decided upon by the BID's stakeholders. The BID receives 100% of the money collected. On average, assessments make up 75% of BID budgets. Most BIDs also fundraise, apply for grants, and generate revenue from programs to support the services they provide.

BIDs are typically run by as not-for-profit organizations with a Board of Directors. Elected by members in the district, the Board will have specific requirements for the composition of the Board. For example, the Board may be required to property owners, merchants, residents, and representatives of local elected office. The Board oversees making key decisions about programs and services, budget, goals, policies, and staffing. The Village should explore with the Chamber of Commerce if there is support for a BID for downtown Main Street and gauge business owners desire to participate in a BID.

- **Objective 8.4: Continue to facilitate community-wide events.**

Community events foster civic pride, strengthen local identity, and support economic vitality. The Village currently hosts many successful public events in Village Parks and public spaces. The Village wishes to continue popular events, such as farmer's markets, seasonal events, the Great Cow Harbor Race, family events, and outdoor concert series

that bring residents and visitors together. These events contribute not only to the community of Northport, but they also provide an economic benefit due to the spending associated with the participants of events. The majority of Village events are hosted in Northport Park as it is centrally located just off of Main Street. However, hosting events in multiple locations can increase accessibility, showcase different areas of the Village, and reduce congestion downtown. Therefore, the Village may wish to consider hosting events in additional Village locations.



5.

Implementation



5. IMPLEMENTATION

The Plan is intended to serve as a living document that guides decision-making, investment, and policy in the Village for years to come. The effectiveness of the document relies on consistent action, accountability, and adaptability over time. The Plan should be reviewed and amended, as needed, or updated in its entirety within ten to twenty years of its adoption.

The Northport Comprehensive Plan will guide the Village’s policies, funding, and capital improvement programs over the next 10 years. The first step in implementing this Plan is for the Village Board to adopt the plan. As per Section 7-722 of the NYS Village Law:

- All village land use regulations shall be in accordance with a comprehensive plan adopted pursuant to Section 7-722.
- All plans for capital projects of another governmental agency on land included in the village comprehensive plan adopted pursuant to this section shall take such plan into consideration.

The Plan is an important document when seeking funding or planning capital projects within the Village. Once adopted, the adopted Plan and any amendments to it must be filed with the Village Clerk and a copy must be sent to the Suffolk County Department of Planning and Development. It should also be made available online, and hard copies provided to the local public library.

Once adopted, there are many strategies that the Village and its citizens can use to implement both long range policies and specific recommendations for future action.

Importantly, the Plan should be consulted on a regular basis by Village officials and board members when carrying out their various duties. To that end, each member of the Village Board, Planning Board and Zoning Board of Appeals and other relevant standing committees should have a copy of this Comprehensive Plan. Following Village elections, any new trustees should read and have a thorough understanding of the vision and goals of the Comprehensive Plan.

To ensure that the Plan is revisited periodically and to determine whether the Village’s decision-making is aligned with the vision, goals and recommendations outlined in the Plan, the Comprehensive Plan Committee is interested in continuing to have regular meetings to review the recommendations, identify the implementation items that were accomplished since the previous meeting, and set an “Action Agenda” for the upcoming year. The Village Board may wish to formally appoint and codify a Long Range Planning Committee to assist with implementation measures. This Committee would meet with various Village Departments, Boards, and Committees to identify priorities, evaluate progress, and determine appropriate funding sources to incorporate into an annual report that is presented to the Village Board. Similar to the Village’s annual budget presentation, the Committee should employ a similar model to ensure transparency and efficient use of funding.

5.1 IMPLEMENTATION MATRIX

The implementation matrix is the summary of goals, objectives, and recommendations and the anticipated timeline for implementation by categorizing the objectives into short- or long-term or on an ongoing basis. Some of these recommendations require implementation as part of an ongoing continual process – they may be implemented early and will continue to be achieved on an ongoing basis. Short-term recommendations should be implemented within 5 years of adoption, and long-term recommendations should be achieved within 10 years of adoption.

IMPLEMENTATION MATRIX			
Goals and Objectives	Timeframe for Implementation		
	Short-Term (1-5 Years)	Long-Term (5-10 Years)	Ongoing
<u>HOUSING (SECTION 4.1)</u>			
Goal 1: Protect existing residential uses and neighborhoods in the Village while exploring opportunities to provide additional housing options, ensuring that future housing development is consistent with the scale, density and size preferred by the Village.			
Objective 1.1: Support small-scale additional housing development that considers the existing residential population density of the Village.	✓		
Objective 1.2: Increase understanding of the existing housing stock.	✓		
Objective 1.3: Explore options for regulating Accessory Dwelling Units.	✓		
Objective 1.4: Consider enacting a Rental Registry.	✓		

IMPLEMENTATION MATRIX			
Goals and Objectives	Timeframe for Implementation		
	Short-Term (1-5 Years)	Long-Term (5-10 Years)	Ongoing
Objective 1.5: Continue to support Code Enforcement.			✓
<u>LAND USE AND ZONING (SECTION 4.2)</u>			
Goal 2A: Protect the existing land use patterns while allowing for the continued reasonable and small-scale growth of residential and commercial uses which are consistent with the scale and density of existing development, and do not impact the Village’s environmental, scenic and historic resources.			
Objective 2A.1: Continue and protect existing land use patterns in the Village.			✓
Objective 2A.2: Support land uses in the Downtown which are balanced between residents’ and visitors’ needs.			✓
Objective 2A.3: Evaluate the potential for infill development along the 25A corridor.		✓	
Goal 2B: Review and update the Zoning Code to ensure it accommodates the evolving needs and goals of the Village, while preserving the current community character and scale of development.			
Objective 2B.1: Identify and implement Zoning Code clarifications.	✓		
Objective 2B.2: Identify and amend inconsistencies in the Zoning Chapter, where appropriate.	✓		

IMPLEMENTATION MATRIX			
Goals and Objectives	Timeframe for Implementation		
	Short-Term (1-5 Years)	Long-Term (5-10 Years)	Ongoing
Objective 2B.3: Consider adding “Purposes” or “Intents” to the Zoning Code that are specific to each district.	✓		
Objective 2B.4: Continue to promote the existing scale of buildings within the Village, and particularly the Downtown area.			✓
Objective 2B.5: Consider introducing a maximum size requirement for commercial establishments.		✓	
Objective 2B.6: Review existing zoning requirements for large parcels and open space areas and analyze potential rezonings to protect natural resources, open space, and align with the community’s Vision.		✓	
Objective 2B.7: Explore the possibility of creating new zoning districts or overlay districts to protect unique land uses, such as the Lewis Oliver Farm property.		✓	
Goal 2C: Ensure that any proposed new development or redevelopment within the Village is consistent with the historic community character of Northport and adequately protects the existing natural resources and scenic beauty.			
Objective 2C.1: Evaluate options to ensure that new development is required to set aside greenspace.		✓	
Objective 2C.2: Consider requiring a traffic study for larger development/redevelopment projects or projects that have the potential to significantly increase traffic conditions.	✓		

IMPLEMENTATION MATRIX			
Goals and Objectives	Timeframe for Implementation		
	Short-Term (1-5 Years)	Long-Term (5-10 Years)	Ongoing
Objective 2C.3: Consider options to ensure any large subdivision proposed explores the possibility of a cluster subdivision to preserve the greatest amount of open space.		✓	
<u>HISTORIC/AESTHETIC RESOURCES (SECTION 4.3)</u>			
Goal 3A: Protect and enhance the historic and scenic resources within the community that have established the Village’s unique sense of place.			
Objective 3A.1: Preserve and enhance existing historic and architecturally significant buildings and resources.			✓
Objective 3A.2: Protect existing historic buildings from demolition.			✓
Objective 3A.3: Protect scenic vistas of the waterfront from public rights-of-way and roads.			✓
Objective 3A.4: Catalog historic buildings and structures in the Village.		✓	
Objective 3A.5: Ensure new development in the Village, particularly on Main Street, complements the historic character of the Village.			✓
Objective 3A.6: Explore options to support the long-term success of the Lewis Oliver Farm Sanctuary.		✓	
Goal 3B: Establish a historic preservation program that celebrates the history of Northport through education and visibility.			

IMPLEMENTATION MATRIX			
Goals and Objectives	Timeframe for Implementation		
	Short-Term (1-5 Years)	Long-Term (5-10 Years)	Ongoing
Objective 3B.1: Introduce a comprehensive and cohesive education signage program for historic resources.		✓	
Objective 3B.2: Consider dedicating historic monuments.		✓	
Objective 3B.3: Identify locations for rotating public art displays.	✓		
<u>SUSTAINABILITY/ ENVIRONMENT/ CLIMATE SMART (SECTION 4.4)</u>			
Goal 4A: Create an integrated sustainability and planning framework for the Village to ensure long-term environmental health and community stability.			
Objective 4A.1: Advance Climate Smart Community Initiatives and Climate Resilience.	✓		
Objective 4A.2: Support preparation of a Local Waterfront Revitalization Program (LWRP) to specifically address waterfront and water-related issues and opportunities.			✓
Objective 4A.3: Develop and implement a coordinated communications plan for extreme weather related events.		✓	
Goal 4B: Promote sustainable practices in the Village to reduce waste and pollution.			
Objective 4B.1: Explore methods for reducing waste generation.		✓	
Objective 4B.2: Encourage sustainable building practices.	✓		

IMPLEMENTATION MATRIX			
Goals and Objectives	Timeframe for Implementation		
	Short-Term (1-5 Years)	Long-Term (5-10 Years)	Ongoing
Objective 4B.3: Ensure recycling bins are available in public spaces.	✓		
Objective 4B.4: Explore options for expanding Electric Vehicle (EV) charging stations.		✓	
Goal 4C: Protect and enhance the Village’s natural vegetation and biodiversity.			
Objective 4C.1: Support the efforts of the Village Tree Committee.			✓
Objective 4C.2: Inventory and protect existing mature trees.	✓		
Objective 4C.3: Provide educational opportunities and encourage the use of native plant species and removal of invasive species.	✓		
Goal 4D: Support the protection, restoration, and long-term health of the waterfront.			
Objective 4D.1: Monitor new docks within the Village and the effectiveness of the 2024 code amendments.			✓
Objective 4D.2: Evaluate and implement measures to improve water quality.	✓		
<u>UTILITIES/STORMWATER/INFRASTRUCTURE (SECTION 4.5)</u>			
Goal 5: Ensure that the Village has adequate infrastructure to serve its residents and ensure that the improvements are designed to address changes due to climate change.			

IMPLEMENTATION MATRIX			
Goals and Objectives	Timeframe for Implementation		
	Short-Term (1-5 Years)	Long-Term (5-10 Years)	Ongoing
Objective 5.1: Evaluate and continue to implement upgrades to government facilities and services.			✓
Objective 5.2: Implement mapping and tracking programs to ensure efficient government operations and assist with inspections.			✓
Objective 5.3: Evaluate options for improving Wi-Fi and cellular service in the Village, and particularly in the Downtown.	✓		
Objective 5.4: Implement lighting improvements.	✓		
Objective 5.5: Evaluate the potential of expanding and upgrading sewer systems.			✓
Objective 5.6: Encourage the replacement of outdated cesspools or conventional septic systems with Innovative/Alternative Onsite Wastewater Treatment Systems (I/A OWTS).		✓	
Objective 5.7: Continue to evaluate and pursue solutions to address flooding conditions on Main Street and throughout the Village.			✓
<u>TRANSPORTATION (SECTION 4.6)</u>			
Goal 6A: Align transportation investments with smart growth and context-sensitive planning principles.			
Objective 6A.1: Coordinate local planning initiatives with New York State initiatives.			✓

IMPLEMENTATION MATRIX			
Goals and Objectives	Timeframe for Implementation		
	Short-Term (1-5 Years)	Long-Term (5-10 Years)	Ongoing
Objective 6A.2: Consider implementing a Payment in Lieu of Parking provision.		✓	
Objective 6A.3: Consider the creation of a Parking Benefit District or Parking Improvement District.		✓	
Objective 6A.4: Consider developing a coordinated traffic management plan for Bayview and Woodbine Avenue during summer weekends or events.	✓		
Goal 6B: Promote a multimodal transportation system which prioritizes an interconnected pedestrian network while improving traffic mobility.			
Objective 6B.1: Prepare a sidewalk improvement plan.	✓		
Objective 6B.2: Implement sidewalk and pedestrian-scale improvements to the transportation network.	✓		
Objective 6B.3: Advocate for expanded HART and SCT stops, schedules and weekend service.	✓		
Objective 6B.4: Continue to identify and implement accessibility improvements.			✓
Goal 6C: Address vehicular traffic flow and parking congestion issues to improve local mobility.			
Objective 6C.1: Evaluate the potential for traffic calming measures on residential streets and commercial corridors.	✓		

IMPLEMENTATION MATRIX			
Goals and Objectives	Timeframe for Implementation		
	Short-Term (1-5 Years)	Long-Term (5-10 Years)	Ongoing
Objective 6C.2: Evaluate the potential for traffic solutions on Bayview Avenue.			✓
Objective 6C.3: Evaluate potential solutions for loadings and delivery zones.	✓		
Objective 6C.4: Coordinate with NYSDOT to monitor and address congestion on Route 25A.		✓	
Objective 6C.5: Evaluate potential traffic signal phasing modifications.			✓
Objective 6C.6: Enhance parking capacity and management in the downtown area without compromising the Village’s historic character.			✓
<u>RECREATION AND OPEN SPACE (SECTION 4.7)</u>			
Goal 7: Maintain and upgrade existing recreational facilities to provide increased amenities, opportunities, and increased accessibility.			
Objective 7.1: Pursue grants to prepare a Natural Resource Inventory and Open Space Plan.		✓	
Objective 7.2: Expand recreational opportunities and improve the overall comfort and functionality of Village Parks.			✓
<u>ECONOMY (SECTION 4.8)</u>			

IMPLEMENTATION MATRIX			
Goals and Objectives	Timeframe for Implementation		
	Short-Term (1-5 Years)	Long-Term (5-10 Years)	Ongoing
Goal 8: Provide an environment that fosters the long-term economic stability and diversity of the community in keeping with the general character of Northport.			
Objective 8.1: Support local businesses.			✓
Objective 8.2: Consider pursuing NY Forward grant funding.	✓		
Objective 8.3: Consider implementing a Business Improvement District (BID) for downtown Main Street.		✓	
Objective 8.4: Continue to facilitate community-wide events.			✓