

PUBLIC NOTICE

Revised 5/5/26

PLEASE TAKE NOTICE: A public hearing of the Board of Zoning Appeals, will be held on May 20, 2026 at 6:00pm in Northport Village Hall, 224 Main Street Northport, NY 11768.

Applicant: File # 1432 – Brian Giehl
Owner: Safeway Group, Inc.
Location: Lot - NW Corner of Valley Avenue & Ocean Avenue
Subject: *continuation* - Construction of a new single-family dwelling on northwest corner of Valley Avenue and Ocean Avenue
Nature of Application: Chapter 306, "Zoning," Section 306-22B (3), 306-22D (3), 306-22E (3), 306-22F (3), 306-22G (3), 306-22H (3), 306-22I (3)
Section 306-22B (3): Minimum Lot Area Total: 14,520 SF required to 8,855 SF (existing non-conforming)
Section 306-22D (3): Minimum Lot Width – 100 ft. required to 50.0 ft. (existing non-conforming)
Section 306-22E (3): Minimum Street Frontage – 80 ft. required to 50 ft. (existing non-conforming)
Section 306-22F (3): Minimum Front Yard Depth – 35 ft. required to 25 ft. (proposed)
Section 306-22G (3): Minimum Rear Yard Depth – 40 ft. required to 35 ft. (proposed)
Section 306-22H (3): Minimum Side Yard Width – 18 ft. required to 12 ft. (proposed) revised 5/5/26
Section 306-22I (3): Minimum Total Side Yard Depth – 40 ft. required to 34.4 ft. (proposed)
Section 306-22K (c): Max Surface Lot Coverage – 20% allowed to 21.9% (proposed) revised 5/5/26

Applicant: File #1444 – Moksha Café LLC
Owner: Joseph VanRoten
Location: 249 Main Street
Subject: Change of Use Permit Application – Change use from Food Shop to Bar/Tavern
Nature of Application: Chapter 306-11 (11). The establishment within 300 feet of another tavern or bar is prohibited. Another tavern/bar exists within a 300-foot radius of this proposed establishment.

Applicant: File #1445 – Michael Rant R.A.
Owner: Matthew & Alyson Lebowitz-Warmbrand
Location: 124 Scudder Place
Subject: Construct block retaining walls
Nature of Application: Chapter 306, "Zoning," Section 306-23C and 306-23E
Variance Required Accessory Structures:
Section 306-23C Min Side Line Acc Use– 5 ft req to 0 ft (on PL) RET WALL
Section 306-23E Min Rear Yard Acc Use– 2 ft req to 0 ft (on PL) RET WALL

Jennifer Suriano
Secretary Board of Zoning Appeals