



## Downtown Revitalization Initiative

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# APPLICATION

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Applications for the Downtown Revitalization Initiative will be received by the Regional Councils. Applicant responses for each section should be as complete and succinct as possible. Applications should be submitted as Word documents and must be received by the appropriate Regional Council by 4:00 PM on June 1, 2018 at the email address provided at the end of this application. Application guidance is provided in the *Downtown Revitalization Initiative Guidebook* found on the DRI website at [www.ny.gov/dri](http://www.ny.gov/dri).

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### **BASIC INFORMATION**

Regional Economic Development Council (REDC) Region: Long Island

Municipality Name: Inc. Village of Northport

Downtown Name: Inc. Village of Northport, Main Street.

County Name: Suffolk

Vision for Downtown. Provide a brief statement of the municipality's vision for downtown revitalization.

The Village of Northport is a waterfront community situated on the eastern side of Northport Harbor. Northport, formally incorporated in 1894, is Huntington's most populous village with nearly 7,500 residents. Unlike its sister villages, Northport is the only incorporated village with a central downtown business district and mix of commercial and residential properties. See **Figure 1** below indicating the overall Village and surrounding areas.



**Figure 1 – Overall Village Location and Surrounding Areas**

An excerpt from the Northport Chamber of Commerce Web Page sums up the current community characteristics. It states as follows; “Northport’s world famous Main Street downtown offers visitors a magnificent view of our scenic harbor and homes dating back to the 18th century. You’ll love the shopping experience and numerous boutiques. Enjoy dining at one of our many restaurants and take in a show in our very own theatre. The villagers and present-day shopkeepers work tirelessly to build and improve commerce in what was once called Great Cow Harbor. Looking for places of history, a museum, antiques, the perfect outfit, waterfront park or extraordinary restaurants, we’ve got it all. We have concerts, parades, an annual marathon, farmers’ market, family nights, holiday celebrations and a relaxed form of holiday shopping that beats the malls hands down.” See **Appendix A1** for additional information.

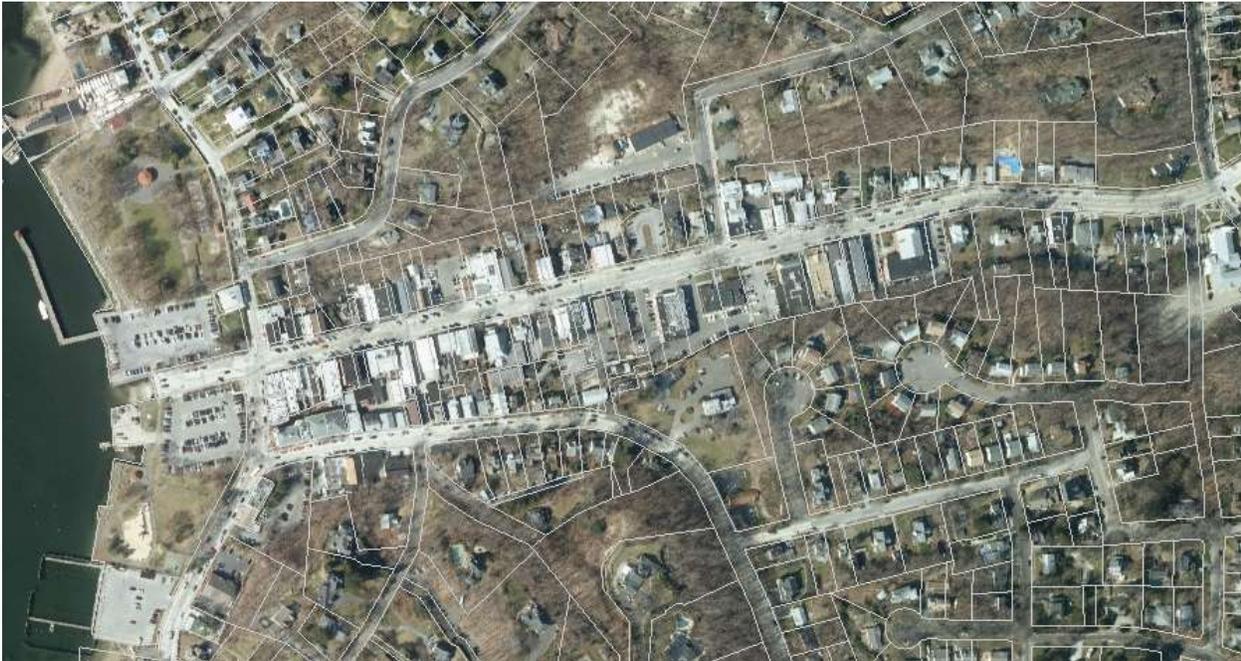
The Village vision for downtown revitalization centers on its ability to retain businesses with unique experiences, retain businesses with normal routine operations and attract new businesses to fill gaps in locations that have been vacant, blighted or have been transient in nature.

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## JUSTIFICATION

Provide an overview of the downtown area nominated for the DRI program, highlighting the area’s defining characteristics and the reasons for its selection. Explain why the downtown is ready for Downtown Revitalization Initiative (DRI) investment, and how that investment would serve as a catalyst to bring about revitalization.

The “Downtown” area is defined by the Village as their Main Street and its connection to the Northport Harbor. See **Figure 2** below of an aerial photo for the generalized area of Main Street.



**Figure 2 – Downtown Main Street**

The current zoning for the Downtown area is a mixed zone of Business, Municipal Park and Residential. See **Figure 3** below for current zoning in this specific area.



**Figure 3 – Downtown Zoning**

The Village is seeking support from the Regional Economic Development Council for Downtown transformation efforts that have had the building blocks in the works for several years now. Some of the more noteworthy efforts the Village has made to support growth within the Village is, upgrades to the Water Resource Recovery Facility and relining of many sanitary sewers to prevent infiltration of drainage water and groundwater. These improvement efforts are critical stages to allow growth or to facilitate change in the existing infrastructure environment. With these improvements in place for a few years now, the Village is able to see a reduction in the Wastewater Facility influent volume thereby allowing for future growth. Along with these out of site infrastructure improvements, the Village continually makes improvements in areas of Americans with Disabilities Act, ADA compliance, such as concrete ramps in difficult areas to perform the renovation. See **Figure 4** below as representative ADA compliance measures implemented by the Village.



**Figure 4 – ADA Compliance Measures**

The Village has had success with many small businesses operating either directly on Main Street or cross streets in close proximity. A clear deficit to a vibrant Downtown such as this or similar to the Village of Port Jefferson and Village of Patchogue is its ability to accommodate for enough parking. See **Figure 5** below for examples of businesses on or adjacent to Main Street.

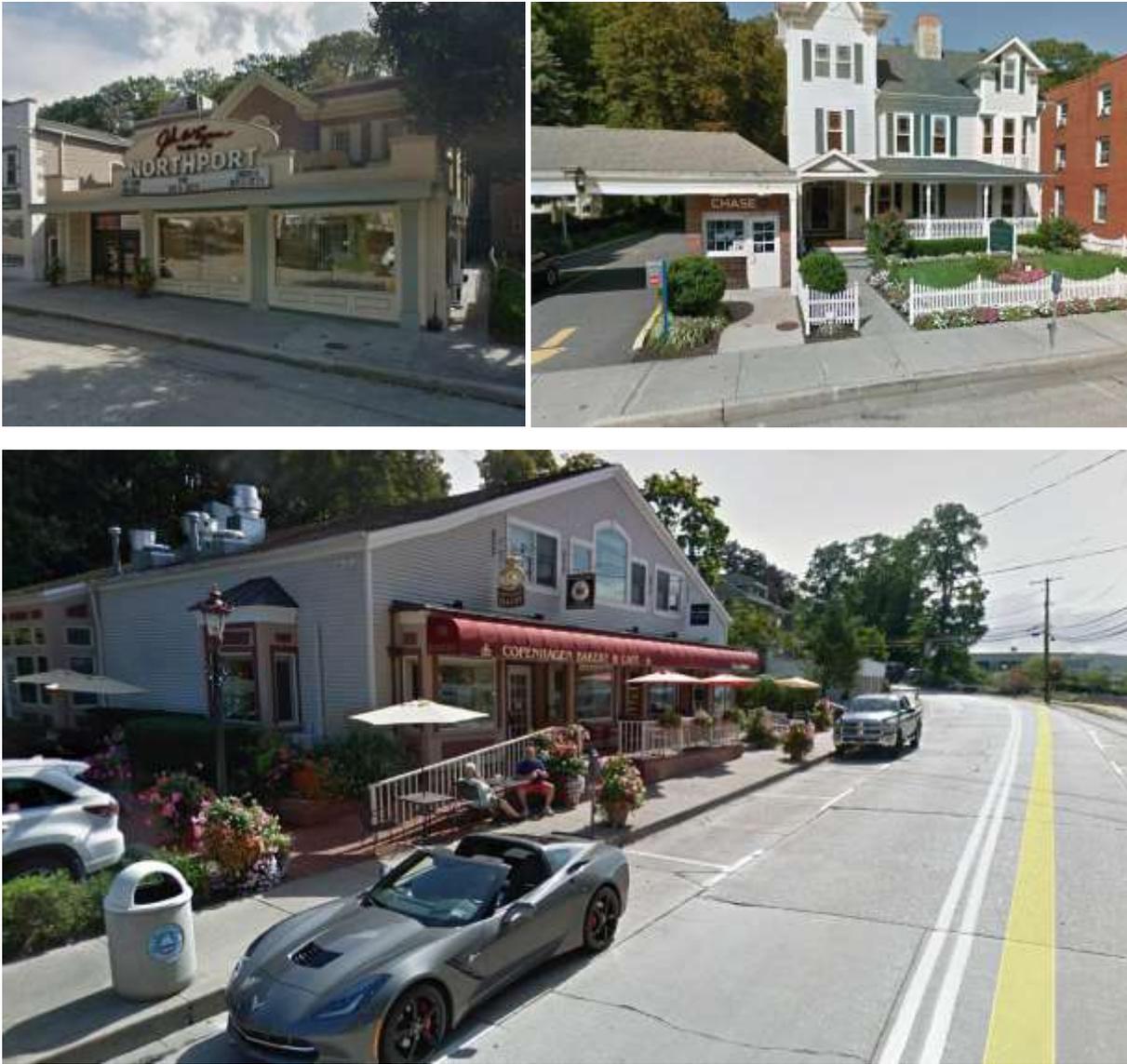


Figure 5 – Downtown Businesses

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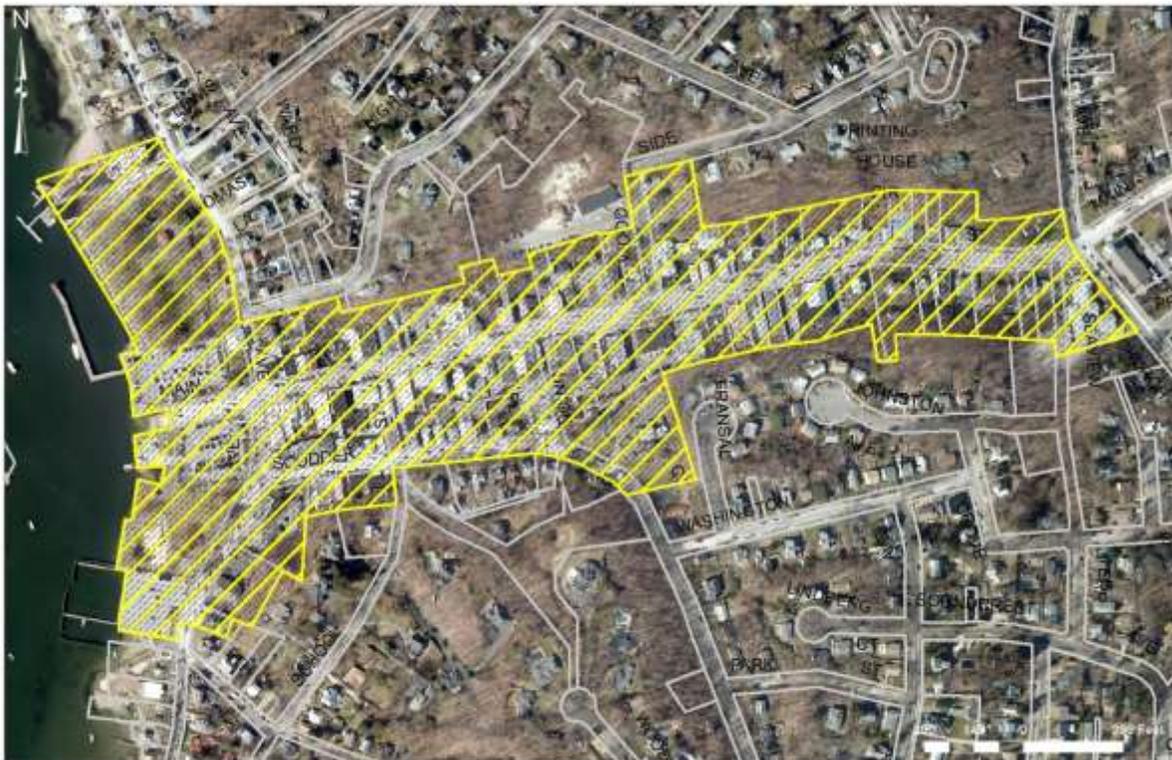
## DOWNTOWN IDENTIFICATION

This section should be filled out with reference to the list of desired attributes for participation in the DRI as set forth in the *Downtown Revitalization Initiative Guidebook*.

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**1) Boundaries of the proposed DRI area.** Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be concentrated and well-defined. Neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment. Attach a map that clearly delineates the area to be included in the downtown revitalization area.

For the purposes of requesting funding via the Downtown Revitalization Initiative (DRI), the Village has defined the DRI area as shown in **Figure 6** below. The heart of the area is defined by Main Street from the Northport Harbor at the west to Church Street at the east and is bounded by residential parcels to the north and south a block or two away from the primary area. The area is approximately 41.8 acres in size.



**Figure 6 - Downtown Revitalization Initiative (DRI) area**

**2) Description of catchment area.** Outline why the proposed DRI area, or its catchment area, is of a size sufficient to support a vibrant, year-round downtown, with consideration of whether there is a sizeable existing or increasing population within easy reach for whom this would be the primary downtown destination.

The Village of Northport DRI area is on the North Shore of Long Island, east of Centerport and northwest of Smithtown. Along Route 25A, in its uptown commercial hub, are supermarkets, banks and restaurants, as well as the [Britannia Yachting Center](#), a collection of marine shops, dining options and a marina on the southern end of Northport Harbor.

Branching off from 25A, Woodbine Avenue and Main Street run steeply downhill to the downtown and harbor. The 11768 Northport ZIP code extends to a potpourri of beachfront houses along the isthmus of Asharoken village, separating Northport Bay from Long Island Sound, and Eatons Neck, a hamlet of sprawling lawns and large homes. East of downtown is the sylvan hamlet of Fort Salonga.

The [Northport VA Medical Center](#) and the nine-hole Northport Golf Course are south of 25A. The private [Northport Yacht Club](#), on Bluff Point Road, has a waiting list. According to [census data](#), Northport village has a population of about 7,300 and a median household income of \$115,968.

This Main Street DRI defined area has opportunity to support a vibrant, year-round downtown but needs to optimize the existing building uses and create additional parking and flow of traffic patterns to accommodate this enhanced growth.

- 3) Past Investment, future investment potential.** Describe how this DRI area will be able to capitalize on prior private and public investment, or catalyze future investments in the neighborhood and its surrounding areas.

The heart of any Village decision making starts with its elected officials and involves the necessary municipal process and open discussions with the residents and businesses. As one of the efforts by the Village to encourage business owners to remain vested in the area, the Village approved a new code modification during 2017 to allow the construction of hotels and/inns within the Village’s downtown business district, including maximum height and required parking spaces. See **Appendix A2** for additional information. One major proposal by a business owner in the works during 2018 is the proposed “Northport Inn”. The Newsday article dated July 18, 2017 reports, “The owners of the John W. Engeman Theater have purchased the three-story building across the street from the venue and hope to transform it into an upscale inn.” See **Appendix A3** for additional information.

The project proposal may consist of a 3 story building to include a 3,200 square foot restaurant, 24 hotel rooms, a meeting area, a spa and workout area, along with a 2 story parking garage. This proposed project is an example of the level of interest in the area for private and public investment in the neighborhood and its surrounding areas.

Another noteworthy point regarding responses from the local public and their sentiment about the downtown businesses is represented in a Long Island Press article dated April 17, 2018. An excerpt below states; “At a public zoning board meeting on March 28, dozens of Sand City supporters came out to express their positive view of the brewery and its impact on the village. According to co-owners Bill Kiernan and Kevin Sihler, Sand City also received “overwhelming support from people online through post and petitions, and in letter writing to our local officials.” See **Appendix A4** for additional information.

With the influx of small businesses and their impacts, the Village has been contemplating the changes that will be most practical and cost effective with the greatest outcome for success.

- 4) Recent or impending job growth.** Describe how recent or impending job growth within or near the DRI area will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

The initial temporary job opportunity will be with design and construction of DRI specific improvements. The DRI planned improvements will allow for expansion of buildings or the renovation of buildings to add useable new rental and retail space that will enhance opportunity for permanent job growth. The Village already recognizes the existing diverse cultural atmosphere and attendance to Village shops and events. With that in mind, the Village Planning Board and Architectural review Board will continue to share in their efforts to maintain the balance of proper growth.

- 5) Attractiveness of physical environment.** Identify the properties or characteristics that the DRI area possesses that contribute, or could contribute if enhanced, to the attractiveness and livability of the downtown for a diverse population of varying ages, income, gender identity, ability, mobility, and cultural background. Consider, for example, the presence of developable mixed-use spaces, varied housing types at different levels of affordability, walkability and bikeability, healthy and affordable food markets, and public parks and gathering spaces.

The following excerpts are from a N.Y. Times article dated May 2, 2018. Northport's 19th-century houses, waterfront parks, the town dock, scenic harbor, the vintage [Northport Sweet Shop](#), an old-fashioned ice cream parlor, and [Tim's Shipwreck Diner](#) "are just a hint of what makes this small town a special place," said Catherine Zimmermann, sales manager of the Northport office of Daniel Gale Sotheby's International Realty. Northport has managed to maintain "an old-time charm rarely seen on Long Island," she added. "It has a New England feeling to it," said Anne Canadeo, a 20-year resident and author whose "Black Sheep Knitting Mystery" series is set in a fictional town much like her own. Once home to the writer [Jack Kerouac](#), Northport is also an arts hub, with a symphony orchestra, galleries along Main Street and the [John W. Engeman Theater](#), where Broadway shows are performed by professional actors. There are also plays by current playwrights staged by the [Bare Bones Theater Company](#), Ms. Canadeo said, noting that the village is "such a pretty place it attracts people who are writers and people who are interested in the arts."

On the weekends and in the summer, Northport bustles with visitors and locals angling for pastries, coffee and a spot with a water view at the [Copenhagen Bakery](#) or for tables at [Maroni Cuisine](#) or the [Ritz Cafe](#).

Boats pull up to the 403-foot public dock at the end of Main Street, between Cow Harbor Park and the Village Park. Nearby, [Seymour's Boatyard](#) has 500 moorings, including 20 transient spots available for a minimum two-hour stay, for overnight or for the season. Kayaks, canoes and small boats can be launched at Scudder Park's boat ramp.

A weekly farmer's market is held on Saturday mornings, from June through mid-November. In August, residents gather for Thursday evening concerts at the bandshell in Village Park, and there are Family Nights held on Main Street.

The annual [Great Cow Harbor 10K Run](#) takes place in September, followed the next day by the annual Cow Harbor Parade and festival, commemorating years past, when cows grazed in the meadow that is now waterfront parkland.

To complement the existing atmosphere as described above, the Northport Historical Society Museum and Shop, which resides on Main Street, is planning an expansion to the building. The Society has been in fundraising mode for financial assistance for these improvements, some of which include ADA accessibility. One of the components will be the addition of an elevator.

- 6) Quality of Life policies.** Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes, comprehensive plans, complete streets plan, transit-oriented development, non-discrimination laws, age-friendly policies, and a downtown management structure. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

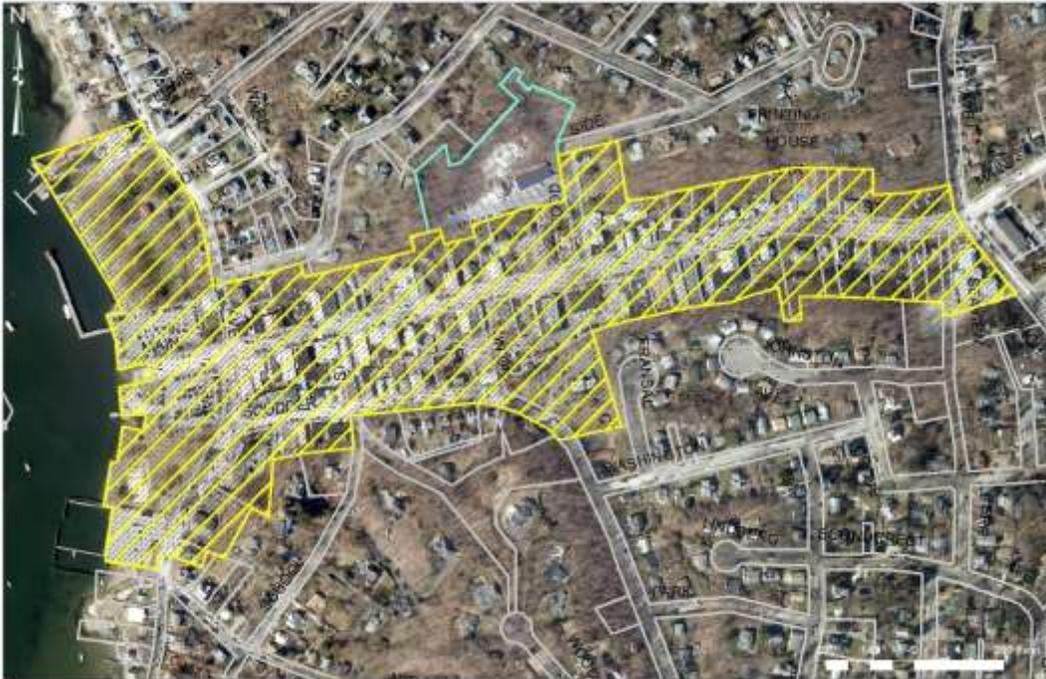
The Village has adopted certain codes pertaining to the livability and quality of life specifically oriented to the downtown area. In the Village Zoning and subsection of "Use Regulations" the section includes, "Restriction of hours of operation of commercial businesses". The Village code also includes a chapter on noise for protection of the quality of life of the residential areas of the Village. Within the existing code, there are many subsections pertaining to building codes, parking and permitting that are geared toward quality of life continuity. As a municipality, the Village Board has the ability to adopt new codes and policies as they see fit to enhance the livability and quality of life.

- 7) Public Support.** Describe the public participation and engagement process conducted to develop the DRI application, and the support of local leaders and stakeholders for pursuing a vision of downtown revitalization. Describe the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a DRI Local Planning Committee to oversee the plan.

During the past year the Village Mayor and Board members have had three public meetings with the Chamber of Commerce, the Kiwanis Club, Real Estate agents, business owners and the public regarding downtown revitalization and parking. The Village has committed a Village Trustee along with assistance from the Village Administrator and an administrative assistant from within their staff to be the lead participants to work with outside experts to convene a DRI Local Planning Committee to oversee the plan

- 8) Project List to Demonstrate Readiness:** Describe opportunities to build on the strengths described above by providing a list of transformative projects that will be ready for implementation with an infusion of DRI funds within the first one to two years (depending on the scope and complexity of the project) and which may leverage DRI funding with private investment or other funds. Such projects could address economic development, transportation, housing, and community development needs. While such projects should have demonstrated public support, it is recognized that projects will ultimately be vetted by the Local Planning Committee and the State. Explain how most projects proposed for DRI funding demonstrate their readiness for implementation.

The initial and primary focus of the Village to be a catalyst for current and future growth is to create areas for additional parking in close proximity to the DRI area. One of the potential locations would be at the current Village Dept. of Public Works yard just behind the Main Street area. The Public Works yard resides on two adjacent Village owned parcels. See Figure 7 below for the parcel locations at the north side of the DRI area.



**Figure 7 – Village Department of Public Works Location**

The Figure 8 below indicates a more detailed view of the current occupancy of the site with respect to its facilities.



**Figure 8 – Village Department of Public Works Detailed View**

The Village is considering this DPW yard location a prime spot for creating parking for accommodating downtown growth efforts. The plan would be to acquire a parcel of land north of the Village of Northport property within or adjacent to the Village of Asharoken for relocation of the Northport DPW facilities. The current Northport DPW yard would be entirely dedicated to parking. The Village is considering allocating this new parking location for downtown business employers and employees and will be free of charge. By allocating this area for businesses it would open up many other currently used spaces for daily visitors for general shopping, restaurant attendance and other regularly scheduled Village events. The relocation of the existing DPW facilities out of the primary area of Main Street and the adjacent residential neighborhood would improve the esthetics and eliminate Public Works equipment noises, fuels and unsightly salt/sand storage within the area.

In order for the Village to consider allocating this additional downtown parking they would need funding assistance for construction of the new DPW facilities. Other than relocation of existing motorized vehicles and equipment, most other typical DPW facilities would have to be constructed new. Some of the items consist of a mechanics garage, gas and diesel fuel storage tanks and dispensing facilities and road salt and sand storage facilities.

The Village would consider this new location to be shared with the Village of Asharoken and also a potential spot for high water rescue for Asharoken and Eaton’s Neck. The location is also situated for potential use by the Town of Huntington for salt/sand access and for public safety to the hamlet of Eatons Neck and Coast Guard station that is located in Eatons Neck. A parcel that has been under consideration for creating a new shared DPW yard is indicated in **Figure 9** below.



**Figure 9 – New Location for Shared Department of Public Works Yard**

The parcel indicated in **Figure 9** is currently owned by the Town of Huntington.

An important aspect from the selection of this geographic location is that three separate municipalities can work together to create a place that can benefit all. Each municipality will be able to use the facility to

benefit its residents. Three municipalities sharing space, equipment and resources and keeping the downtown vibrant and successful by adding much needed parking.

In addition to the above, The Village is interested in a Public WiFi system in the Business District to allow business owners, residents and tourists alike to benefit from on-demand access to information. The Village is in the process of upgrading light poles to LED, and has researched a variety of Smart technologies which would allow the Village during our light pole replacement to create a network of public WiFi access points in the district.

The Village is also contemplating selective improvements to the Main Street area, specifically enhancing the walkability and street scape esthetics. Projects on the list would be lighting, sidewalks, road crossing esthetics and possibly porous pavement areas. See examples of planned improvements below in **Figure 10**.



**Figure 10 – Examples of Street Scape Improvements**

- 9) Administrative Capacity.** Describe the extent of the existing local administrative capacity to manage this initiative, including potential oversight of concurrent contracts once projects are selected for award.

The Village has permanent full time leadership staff as well as full time administrative staff to be allocated towards portions of the Downtown Revitalization Initiative. The Village would also look towards outside assistance for relevant consulting services pertaining to planning or engineering design and construction observation. The elected officials that would be involved with the DRI consist of part time positions for the Mayor and currently three Trustee positions. The Village Administrator would have a more day to day impact on the DRI implementation.

- 10) Other.** Provide any other information that informs the nomination of this downtown for a DRI award.

See Appendix A, sections 1 through 4 referenced throughout the application under this section.

\*Don't forget to attach a map that clearly delineates the proposed DRI Area. (See item 1.)

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## EMAIL SUBMISSION ADDRESSES

Please submit your application as a Word Document to the Regional Council for your region.

Capital Region	<a href="mailto:NYS-CapitalDist@esd.ny.gov">NYS-CapitalDist@esd.ny.gov</a>
Central New York	<a href="mailto:NYS-CentralNY@esd.ny.gov">NYS-CentralNY@esd.ny.gov</a>
Finger Lakes	<a href="mailto:NYS-FingerLakes@esd.ny.gov">NYS-FingerLakes@esd.ny.gov</a>
Long Island	<a href="mailto:LIREDC@esd.ny.gov">LIREDC@esd.ny.gov</a>
Mid-Hudson	<a href="mailto:NYS-MidHudson@esd.ny.gov">NYS-MidHudson@esd.ny.gov</a>
Mohawk Valley	<a href="mailto:NYS-MohawkVal@esd.ny.gov">NYS-MohawkVal@esd.ny.gov</a>
New York City	<a href="mailto:NYC-DRI@esd.ny.gov">NYC-DRI@esd.ny.gov</a>
North Country	<a href="mailto:NYS-NorthCountry@esd.ny.gov">NYS-NorthCountry@esd.ny.gov</a>
Southern Tier	<a href="mailto:NYS-SouthernTier@esd.ny.gov">NYS-SouthernTier@esd.ny.gov</a>
Western New York	<a href="mailto:NYS-WNY-REDC@esd.ny.gov">NYS-WNY-REDC@esd.ny.gov</a>

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## **(Excerpts from Northport Chamber of Commerce Web Page)**

### **Historic Northport**

Northport, a quaint, thriving, picture postcard, waterfront village settled in the early 1600s. We're located in Suffolk County in a part of the Island's famed "Gold Coast" on Long Island's North Shore. Our borders lie between Huntington and Smithtown along Route 25A (also known as Fort Salonga Road), just east of Centerport.

The first inhabitants of Northport were peaceful Indians known as the Matinecocks, whose camp perched on a lakeshore site is now occupied by the Long Island Power Authority (LIPA). In 1650 the first white men came to the territory from New Amsterdam and reported their discovery to the Dutch government at The Hague. The report described "good fishing, fine meadowlands and mostly level ground suitable for farms and cattle". Six years later, this area, which would be called Great Cow Harbor, was purchased from Chief Asharoken by three Englishmen for seven quarts of liquor, two coats, four shirts and eleven ounces of powder. Relations between the settlers and the Indians were friendly, and the small colony flourished with farming and shell-fishing.

### **Northport's Nostalgic Main Street District Where Main Street meets the Water**

Northport's world famous Main Street downtown offers visitors a magnificent view of our scenic harbor and homes dating back to the 18th century. You'll love the shopping experience and numerous boutiques. Enjoy dining at one of our many restaurants and take in a show in our very own theatre. The villagers and present-day shopkeepers work tirelessly to build and improve commerce in what was once called Great Cow Harbor. Looking for places of history, a museum, antiques, the perfect outfit, waterfront park or extraordinary restaurants, we've got it all. We have concerts, parades, an annual marathon, farmers' market, family nights, holiday celebrations and a relaxed form of holiday shopping that beats the malls hands down.

## Northport's Uptown Business District on 25A

Traveling east or west on Route 25A (Fort Salonga Rd.) this historic highway takes you through Northport's "uptown" business district. Here we offer residents and tourists alike many services, boutiques, shops, banks, markets and restaurants from gourmet dining to light lunching. Take advantage of free convenient parking for a stress free shopping experience.

Images provided by the [Northport Historical Society](#)

The Historical Society has been a proud member of the Chamber since 1999.





(Excerpts from)

## Northport, N.Y.: Old-Time Charm in a Waterfront Village



**By Marcelle Sussman Fischler**

- May 2, 2018

Tired of strip malls and traffic, Robert Dietrich, 70, wanted something different for his retirement. After spending most of his life in Massapequa, N.Y., on the South Shore of Long Island, the former high school administrator yearned for “the country feel of the North Shore, with all the trees,” he said, and “a real town,” not a suburb with “no central location.”

He found that small-town ambience in Northport, a quaint waterfront village in the town of Huntington, in Suffolk County. In May 2016, Mr. Dietrich paid \$489,000 for a four-bedroom, two-and-a-half-bathroom ranch-style house with a two-car garage, on a 0.31-acre lot. A year later,

having spent \$100,000 to paint, refinish the floors, update the lighting and cabinets and landscape the property, he moved in, bringing along his 93-year-old mother, Edith Dietrich, of Seaford, in Nassau County, who was no longer able to live on her own.

“Because Northport is off the beaten path, it is a lot quieter,” Mr. Dietrich said. He walks to the library, church, shops, the supermarket and restaurants along Main Street.

In the morning, he takes a 10-minute stroll to the harbor, to sit near the water and read. “It is nice and quiet and pretty to watch the water,” he said.

Northport’s 19th-century houses, waterfront parks, the town dock, scenic harbor, the vintage [Northport Sweet Shop](#), an old-fashioned ice cream parlor, and [Tim’s Shipwreck Diner](#) “are just a hint of what makes this small town a special place,” said Catherine Zimmermann, sales manager of the Northport office of Daniel Gale Sotheby’s International Realty. Northport has managed to maintain “an old-time charm rarely seen on Long Island,” she added.

“It has a New England feeling to it,” said Anne Canadeo, a 20-year resident and author whose “Black Sheep Knitting Mystery” series is set in a fictional town much like her own.



46 BAYVIEW AVENUE A three-bedroom, three-bathroom 1860 house with harbor views, listed at \$1,199,000. 516-238-4370

Once home to the writer [Jack Kerouac](#), Northport is also an arts hub, with a symphony orchestra, galleries along Main Street and the [John W. Engeman Theater](#), where Broadway shows are performed by professional actors. There are also plays by current playwrights staged by the [Bare Bones Theater Company](#), Ms. Canadeo said, noting that the village is “such a pretty place it attracts people who are writers and people who are interested in the arts.”

Soon after Mr. Dietrich moved in, he bought season tickets for the 400-seat Engeman Theater, and later this month, he plans to take his mother to see the romantic musical comedy “Singin’ in the Rain.”

Robert Gloria, 30, a salesman, and his wife, Inna, 26, a jewelry store manager, moved from a one-bedroom rental in Astoria, Queens, to a three-bedroom, one-and-a-half-bathroom house on a quarter-acre in Northport last June, paying \$450,000.

“Compared to other parts of the island, there is a lot more action,” Mr. Gloria said, describing the bustle of joggers and dogwalkers on the 1.2-mile walk from their house to the harbor. “It was just what we were looking for.”

As Kelley Taylor, an associate broker with Douglas Elliman, put it: “You can buy a house anywhere; you can buy a lifestyle here.”

And soon you may be able to visit for the weekend, too: A 24- to 26-room inn is now in the works, facilitated by a zoning change last year.

“There were hotels in Northport a hundred years ago,” said Kevin O’Neill, an owner of the John W. Engeman Theater, who is developing the project with his partner, Richard T. Dolce. He and Mr. Dolce bought a blighted three-story building across the street from the theater and plan to transform it into the kind of “boutique place you would see in Camden, Maine,” he said.

## What You'll Find

Northport is on the North Shore of Long Island, east of Centerport and northwest of Smithtown. Along Route 25A, in its uptown commercial hub, are supermarkets, banks and restaurants, as well as the [Britannia Yachting Center](#), a collection of marine shops, dining options and a marina on the southern end of Northport Harbor.

Branching off from 25A, Woodbine Avenue and Main Street run steeply downhill to the downtown and harbor. The 11768 Northport ZIP code extends to a potpourri of beachfront houses along the isthmus of Asharoken village, separating Northport Bay from Long Island Sound, and Eatons Neck, a hamlet of sprawling lawns and large homes. East of downtown is the sylvan hamlet of Fort Salonga.

The [Northport VA Medical Center](#) and the nine-hole Northport Golf Course are south of 25A. The private [Northport Yacht Club](#), on Bluff Point Road, has a waiting list.

According to [census data](#), Northport village has a population of about 7,300 and a median household income of \$115,968.

## The Vibe

On the weekends and in the summer, Northport bustles with visitors and locals angling for pastries, coffee and a spot with a water view at the [Copenhagen Bakery](#) or for tables at [Maroni Cuisine](#) or the [Ritz Cafe](#).

Boats pull up to the 403-foot public dock at the end of Main Street, between Cow Harbor Park and the Village Park (docking is free in the afternoon, \$20 from 5 to 10 p.m., and \$2 a foot overnight).

Nearby, [Seymour's Boatyard](#) has 500 moorings, including 20 transient spots available for a minimum two-hour stay, for overnight or for the season.

Kayaks, canoes and small boats can be launched at Scudder Park's boat ramp (village residents can buy a permit sticker for \$15, while residents of the town of Huntington pay \$100). A \$40 seasonal permit gives town

residents access to Crab Meadow, Asharoken and Hobart beaches; Steers Beach is open only to village residents, who need a \$15 sticker.

A weekly farmer's market is held on Saturday mornings, from June through mid-November. In August, residents gather for Thursday evening concerts at the bandshell in Village Park, and there are Family Nights held on Main Street.

The annual [Great Cow Harbor 10K Run](#) takes place in September, followed the next day by the annual Cow Harbor Parade and festival, commemorating years past, when cows grazed in the meadow that is now waterfront parkland.

# Northport Village approves new code for hotel construction

Community Government Headlines Theater Times of Huntington-Northport

by Sara-Megan Walsh - August 31, 2017



*The spot at 225 Main Street will be where Northport Village will begin construction for a new inn. Photo from John W. Engeman Theater*

## By Sara-Megan Walsh

Blueprints and floor plans can be drawn up for the proposed Northport Inn, which overcame its first legal hurdle last week.

Northport Village trustees voted 3 to 1 to approve a code modification that paves the way for the construction of hotels and/or inns within the village's downtown business district. Mayor George Doll and Trustees Jerry Maline and Damon McMullen voted in favor, and the sole dissenting vote was cast by Deputy Mayor Henry Tobin.

The village code approved Aug. 22 sets basic guidelines to regulate any future construction of a hotel and/or inn including maximum height and required parking spaces.

"There's a tremendous need for lodging in this area" said Kevin O'Neill, managing director of John W. Engeman Theater. "Long Island is one of the most underserved locations in the United States for lodging."

O'Neill, along with his business partner Richard Dolce, the theater's producing artistic director, first presented a proposal for a 24-room Northport Inn and restaurant to be built at 225 Main Street in May, feet away from the Engeman.

"With the entrepreneurial juices that we both have, we were trying to figure out different ways that we can hedge the risk of a show being successful or not to help keep us afloat," O'Neill said. "The vision came into play where we could create a restaurant that synergizes with the theater and an inn."



*An artistic rendering of what the proposed hotel and restaurant at 225 Main Street in Northport Village may look like. Photo from Kevin O'Neill*

The main inspiration for the proposal came from The American Hotel in Sag Harbor, according to O’Neill, in addition to several boutique lodgings that Dolce and O’Neill visited in Camden, Maine, last year. The partners said their goal is to bring first-class harborside lodging to the village along with a restaurant to serve meals and drinks to both overnight visitors and theatergoers.

“We have no intention of this becoming a glitzy Hampton-type thing,” O’Neill said. “We think it could be a charming harbor town like you have in Maine, but seven hours closer.”

Since the initial presentation in May, the main public criticism voiced by residents and the sole dissenting trustee, Tobin, has been what the potential impact the addition of the hotel and restaurant would have on the village’s parking and traffic congestion. Public comments were accepted by the village board from May 16 to July 18.

“We’re already stressed for parking on Main Street,” Tobin said. “I support the hotel, I support the restaurant. The question is what size restaurant will work within downtown Northport?”

The proposed plans as set forth call for a ground-level, 200-seat restaurant, according to O’Neill. Tobin said a parking and traffic study should have been conducted prior to the trustees’ vote to modify the village code to allow for the construction of the hotel/inn.

*“We are taking a building that’s a blight upon the community and turning it into a landmark.”*  
*—Kevin O’Neill*

“[A parking and traffic study] would give us guidance on how many seats a restaurant could have and yet have minimal parking and traffic problems,” Tobin said. “We could use a study to determine the balance between the economic needs of the hotel and the logistical needs of the village and its residents.”

O’Neill stressed that he and Dolce are “very conscious” of parking concerns in Northport, citing that the village currently has approximately 600 public parking spaces, largely at the west end of the business district. He said it is their plan to convert the existing two parking lots, of 12 spaces each, currently on the property into a total of 54 parking spots. This

is more than the number required under the village code passed on Aug. 22, according to O’Neill.

“We have done tireless research and we are confident that the parking we are providing, along with our valet that we’ve provided for the last 10 years, that we will have a seamless process to handle this,” he said.

The John W. Engeman Theater currently offers a valet parking service for its attendees, managing to service and park vehicles for 390 patrons up to twice a day for weekend matinees and evening performances.

A secondary issue raised by Tobin and residents was a concern that the 200-seat restaurant could be used for catering large events, causing a large influx of vehicular traffic at a time. However, O’Neill said he and Dolce have no interest in providing catering service for weddings, bat mitzvahs or other special occasions.

O’Neill said he hopes to have blueprints and a site plan drawn up for the proposed Northport Inn by Nov. 1 to present to the village, with the hopes of beginning construction in early spring 2018.

“We are taking a building that’s a blight upon the community and turning it into a landmark,” O’Neill said.

Both O’Neill and Dolce said they welcome any village residents with questions or concerns about their proposal to contact them directly for further discussion.

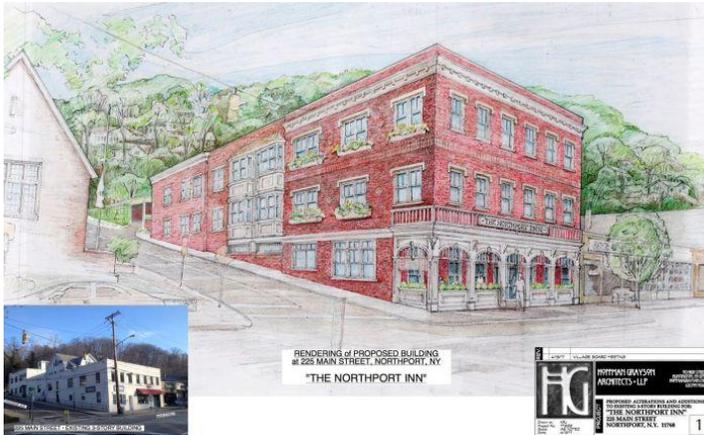


Sara-Megan Walsh

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## LONG ISLAND / SUFFOLK

# Northport village board approves downtown parking changes



Rendering of the proposed Northport Inn. The owners of the John W. Engeman Theater have purchased the three-story building across the street from the venue and hope to transform it into an upscale inn. Village officials on Tuesday, July 18, 2017 delayed a vote on the project, which can't move forward until changes are made to zoning code to allow hotels in the downtown business district. Photo Credit: Hoffman Grayson Architects LLP

**By Valerie Bauman**

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*Updated July 18, 2017 11:58 PM*

Northport officials voted late Tuesday to approve parking changes on a trial basis to ease congestion along the village's downtown Main Street corridor.

However, although the mayor and the three trustees at the board meeting discussed a proposal to change zoning rules to allow a hotel to be built in the business district, concerns about parking and congestion delayed a vote.

In a 4-0 vote on each of three parking proposals, trustees approved plans to establish new rules that expire 90 days after their passage, unless officials choose to extend them through new resolutions. Trustee Ian Milligan was absent Tuesday night.

"If they don't work, we'll have to look at other solutions," Mayor George Doll said of the temporary measures.

ADVERTISING

The changes are intended to address chronic parking problems on Main Street.

“There’s definitely been an increase – particularly in the last 10 years – of traffic,” Northport Police Chief Bill Ricca said. “We have a finite amount of parking spots. We’re trying to come up with the right solution of how to shuffle them and make it work for as many different people as we can.”

One change will convert four two-hour, metered parking spots on Main Street into 20-minute spots.

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Officials also voted to extend the hours and make parking free in three village-owned lots downtown, as well as in spots adjacent to the waterfront. Instead of two-hour spots, cars can now park in the lots and waterfront spots for up to 24 hours.

The goal is to get drivers seeking long-term parking off Main Street, with its two-hour metered limit, and into the lots that would allow

for 24-hour parking, said Trustee Jerry Maline, who spearheaded this latest effort to address the problem.

“For years we’ve been receiving complaints, whether it’s from residents or business owners,” Maline said. “There’s not a simple solution.”

- Northport officials also recently announced a parking amnesty that will be in effect from Sept. 1 to Oct. 1, offering drivers a 40 percent reduction on amounts due from parking violations that were issued from Jan. 1, 2010, to Jan. 1, 2017.

The proposed hotel is the Northport Inn, which would be built at 225 Main St., where a three-story building now sits across the street from the John W. Engeman Theater, whose owners bought the property.

**By Valerie Bauman**

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Valerie Bauman is in her third year covering Huntington for Newsday, including town and village governments and local school districts.

## Sand City's Tasting Room Reopens in Northport

**P** [longislandpress.com/2018/04/17/sand-citys-tasting-room-reopens-in-northport/](http://longislandpress.com/2018/04/17/sand-citys-tasting-room-reopens-in-northport/)

April 17, 2018



Sand City is serving up hoppy flights in the heart of downtown Northport.

After an outpouring of support from fans near and far, Sand City Brewing got approval from the Village of Northport to reopen its tasting room on Main Street and welcomed beer lovers back on Sunday.

After closing four months ago for renovations to its walkway, Sand City's permits were temporarily revoked by the village zoning board after complaints about excessive crowds and noise, some related to the long lines that form for new can releases of the brewery's popular beers.

At a public zoning board meeting on March 28, dozens of Sand City supporters came out to express their positive view of the brewery and its impact on the village. According to co-owners Bill Kiernan and Kevin Sihler, Sand City also received "overwhelming support from people online through post and petitions, and in letter writing to our local officials." The tasting room will resume regularly scheduled hours today, open from noon to 8 pm.

As the *Press* reported in February, Sand City first opened its tasting room in fall 2015 and quickly established achieved cult status for brewing some of Long Island's best IPAs (India Pale Ale, a hoppy brew).

In the past year, the brewery's fame has spread across the country through a series of collaboration beers with well-known craft breweries from California to Virginia to across Brooklyn, Queens and Long Island.

*Sand City Brewing is located at 60 Main Street in Northport. They can be reached at 631-651-2767 or at sandcitybeer.com.*

*Bernie Kilkelly is the editor and publisher of LIBeerGuide.com.*