August 25, 2026

To all concerned: Obtain Class B non-conforming Status

This is a proposal to ~~split a~~ parcel of land within the Village of Northport, tax parcel 042-234-042-00, commonly known as 800 N. Mill St.

The purpose of this proposal is to replace a current structure, a single family residence, with a new structure, a single family residence. As the property is currently zoned D-1, this requires an extension of the current non-conforming status already in place for the parcel. The reason for the land division is to allow the remainder of the parcel to be further developed at a future date under current zoning.

A brief history:

In 1985, my parents, George and Dorothy Irvine, purchased 10 acres; which at the time consisted of 2 adjacent parcels. The use of the property at the time of purchase was fully residential. My father then requested Village consent to rezone the "northern" parcel, with the 100' frontage on Mill St. to what was then termed "light industrial" to accommodate his auto body repair facility. The remaining "southern" parcel retained the residential status.

Additional land purchases and sales were made over the next several years. Some remain separate, while others were added to the parent parcels. (I can elaborate more on all of these upon request)

This remained in effect until 2021 when a land division was approved to facilitate the sale of land for what would become Olean's. As my father had ceased the operation of his business and to reduce taxes, a request was made, and approved, to combine 2 of the parcels providing homestead exemption.

Residency:

The single family residence on the southern parcel was continually occupied from 1985 until December of 2023 when my mother passed. The residence was vacant between then and July of 2024 to allow for probate and the resulting land transfer, at which time I became sole owner of the properties. The house is currently occupied full time as a single family residence.

Driveway:

The existing driveway, providing access to N. Mill St. has been shared between the 2 parcels since prior to the original purchase in 1985, and other than paving, has remained unchanged. The proposal will continue the shared arrangement.

Proposed Split:

Using existing surveys as a temporary visual, the proposed split will begin at the lot lines separating the existing parcel and "Olean's" creating the 200' northern and southern corners of the western line. The north and south lines will then commence approximately 330' to the east, where a new boundary line will be created. This will result in a new 200'x330' parcel upon which the newly constructed single family residence will be placed. Upon initial approval from The Village of Northport, a new survey and legal description for both parcels will be conducted.

Conclusion:

In short, the request is to simply undo the parcel combination that was granted in 2021, and redraw the boundary lines of the 2 parcels. The proposal creates no change in use and presents no new impact on neighboring property owners or The Village of Northport.

Attachments:

I have attached a preliminary drawing of the proposed split, and old surveys of the parcels. An updated survey and legal of both parcels will be conducted following initial review and approval of the proposal.

Thank you for your consideration on this matter. Ideally, construction will begin fall of 2026 with completion as early as weather allows in 2027. Please direct all questions regarding this proposal to:

Chris Irvine
231-432-0283
tcrvirv@gmail.com

CERTIFICATE OF SURVEY

Survey Showing PARCELS THAT WERE JOINED IN 2021 & CLEAN'S SPLIT

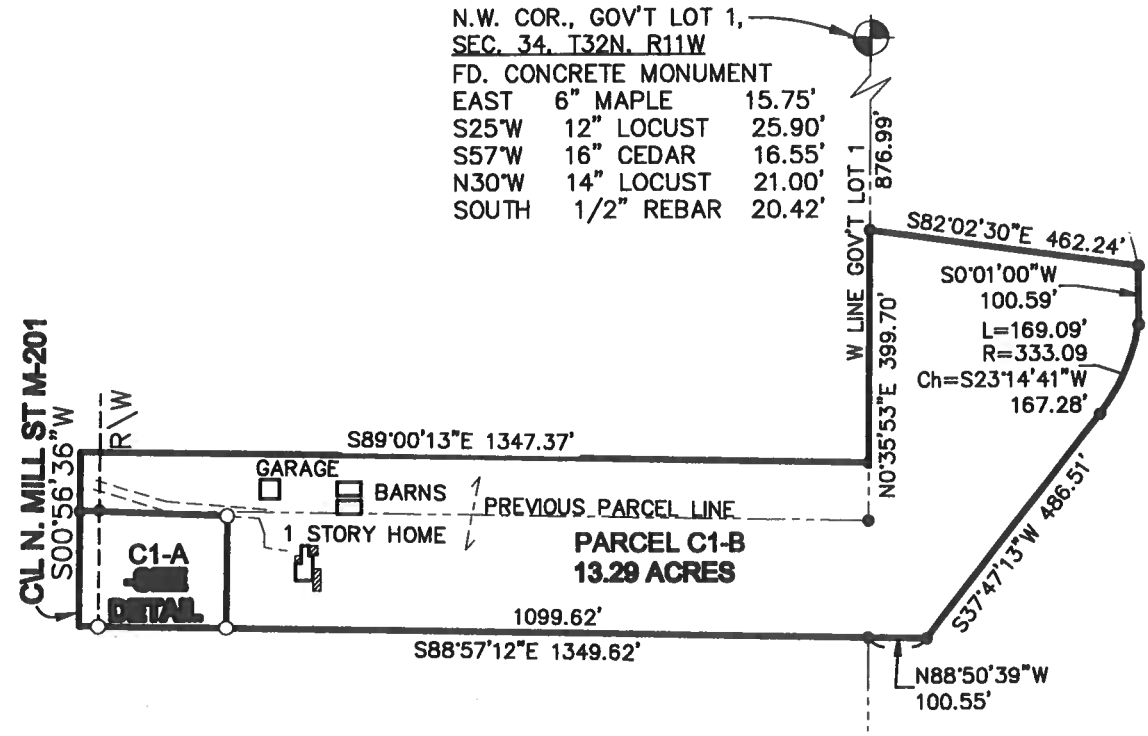
Legend

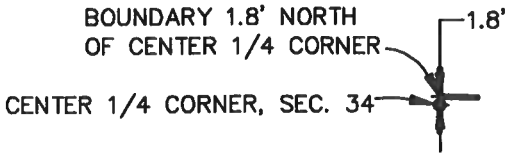
- o IRON SET
- ● IRON FOUND
- ◎ MONUMENT FOUND
- ⊕ GOVERNMENT CORNER
- ◆ FOUND DNR MONUMNET
- (R) RECORD
- (M) MEASURED

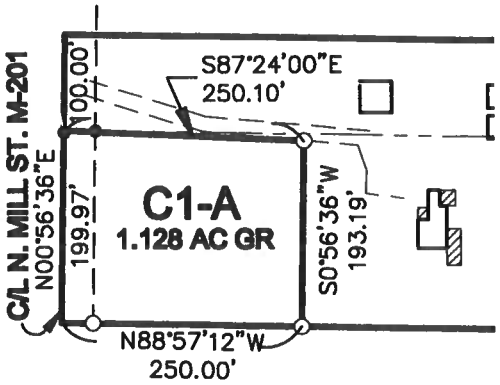
Scale: 1" = 300'

0 150 300 600

SPACE RESERVED FOR REGISTER OF DEEDS







DETAIL SCALE: 1"=200'

BASIS OF BEARING: NAD 83 MI CENT SPCS

CERTIFICATE OF SURVEY

Legend

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SPACE RESERVED FOR REGISTER OF DEEDS

N.W. COR., GOV'T LOT 1,
SEC. 34, T32N, R11W
FD. CONCRETE MONUMENT

EAST	6" MAPLE	15.75'
S25°W	12" LOCUST	25.90'
S57°W	16" CEDAR	16.55'
N30°W	14" LOCUST	21.00'
SOUTH	1/2" REBAR	20.42'

W LINE GOV'T LOT 1
876.99'
N0°35'53"E 399.70'
S82°02'30"E 462.24'
S0°01'00"W 100.59'
L=169.09'
R=333.09
Ch=S23°14'41"W 167.28'
S37°47'13"W 486.51'
N88°50'39"W 100.55'
S89°00'13"E 1347.37'
S88°57'12"E 1349.62'
1099.62'
C/L N. MILL ST M-201
S00°56'36"W
R/W
GARAGE
BARNS
PREVIOUS PARCEL LINE
1 STORY HOME
PARCEL C1-B
13.29 ACRES
C1-A
DETAIL

Proposed Split 200' x 330' +/- 1.5 Acres

BOUNDARY 1.8' NORTH OF CENTER 1/4 CORNER
1.8'
CENTER 1/4 CORNER, SEC. 34

C/L N. MILL ST. M-201
N00°56'36"E
100.00'
199.97'
S87°24'00"E 250.10'
C1-A
1.128 AC GR
S0°56'36"W 193.19'
N88°57'12"W 250.00'

DETAIL SCALE: 1"=200'

BASIS OF BEARING: NAD 83 MI CENT SPCS