

**Inc. Village of Northport
Approved Minutes of the Planning Board**

February 28, 2012

There was a regular meeting of the Planning Board held tonight at Village Hall beginning at 7:00pm. Present were: Chairman Richard Boziwick, Paul Ersboll, Robert Flynn, Martin Rebholz , Lizbeth Thalheimer , Gene Guido, Village Administrator, Ed Gathman, Planning Board Attorney and Joy Nygren, Planning Board Secretary.

Approval of the Minutes

The minutes of the January 24, 2012 meeting, were, on the motion of Chairman Boziwick, seconded by Ms, Thalheimer, with Mr. Rebholz abstaining as he was not present, approved.

Gempport, Site Plan #66 – site plan modification and bond reduction

Present was Patrick Glennon, the applicant.

Mr. Glennon stated that after modifying the retaining wall, there is now a need to modify the submitted lighting plan because installing the lights as previously shown could undermine the wall. He presented a new plan with different locations and stated that the revised plan met all the requirements for laminating the site. He also said that as a result, the landscaping plan would also need to be modified, and that in the islands, where the light poles will be installed there will be bushes planted, instead of trees. Mr. Glennon stated that he would submit revised plans as soon as they are available.

On the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board unanimously approved the following resolution:

WHEREAS: In a letter dated February 16, 2012, the applicant requested approval of additional revisions to the previously approved retaining walls changes to Gempport Site Plan #66, and

WHEREAS: the applicant submitted a revised plan (as built), dated 2/1/12, showing the as constructed field approved changes, and

WHEREAS: A report dated February 28, 2012, from the Consultant to the Village, recommends that the changes be approved, now therefore

BE IT RESOLVED: That the Planning Board hereby approves the constructed additional retaining wall as per revised plans dated 2/1/12.

On the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board unanimously approved the following resolution:

WHEREAS: In a letter dated February 16, 2012, the applicant requested approval of the proposed revisions to the Lighting Plan for Gemport Site Plan #66, and

WHEREAS: The applicant submitted a revised Lighting Plan dated 2/17/12, and

WHEREAS: A report dated February 28, 2012, from the Consultant to the Village, recommends that the proposed changes be approved, now therefore

BE IT RESOLVED: That the Planning Board hereby approves the proposed changes to the site lighting as shown on revised plans dated 2/17/12.

BE IT FURTHER RESOLVED: That the approval is granted subject to the following terms and conditions:

1. Approval of a revised Landscape Plan

The Board then discussed Mr. Glennon's request to reduce the bond held by the Village for the site improvements.

On the motion of Chairman Boziwick, seconded by Mr. Rebholz, the Board unanimously approved the following resolution:

WHEREAS: In a letter dated February 16, 2012, the applicant requested a bond reduction, for the completed Gemport Site Plan #66 retaining walls, in the amount of \$326,000, and

WHEREAS: A report dated February 28, 2012, from the Consultant to the Village, recommends that the bond be reduced, subject to approval from the Board of Trustees, by \$320,00, now therefore

BE IT RESOLVED: That the Planning Board hereby recommends to the Board of Trustees that they approve the reduction of the cash bond in the amount of \$320,000.00.

There being no further business, on the motion of Chairman Boziwick, seconded by Mr. Flynn, with all members in favor, the meeting was adjourned.

The next regularly scheduled meeting of the Planning Board will be held on Tuesday, March 27, 2012 at 7pm.