

**MINUTES**  
**MAY 11, 2018 - 8:30 A.M.**  
**EMERGENCY MEETING OF THE BOARD OF TRUSTEES**  
**OF THE INCORPORATED VILLAGE OF NORTHPORT**

**PRESENT:** Mayor McMullen, Trustees Kehoe and Milligan, Village Clerk Donna Koch, Village Administrator Tim Brojer and Village Attorney Stuart Besen.

Mr. Furia, owner of 312 Main Street arrived 17 minutes into the presentation.

**PRESENTATIONS:**

Village Administrator, Tim Brojer presented to the Board his findings of the dangerous conditions of 312 Main Street. Marked into evidence was a total of 18, 11x17 photographs of the interior and exterior of 312 Main St. Mr. Brojer stated he was invited into the building on May 9, 2018 by one of the tenants and observed several State and Village code violations such as but not limited to; no working smoke alarms, sealed and screwed shut window, no hot water, occupancy of the third floor, water damage in and around the house, a 30 lb. propane tank being used for heat. Several doors were locked. Outside the property were several code violations in regards to property maintenance. The property is being taxed as a single-family resident in both the Village and the Town of Huntington. The property is being used as a single room occupancy against Village Code. The house was closed up and plagued at 3:45 May 10, 2018. Mr. Brojer determined the house was being rented out in single room occupancy with five rooms being rented all sharing a common bathroom.

Mr. Brojer stated Mr. Furia, told him he was instructed by the Board of Architectural and Historic Review to seal the windows shut to preserve the building.

Mr. Besen brought Mr. Furia, up to date with the hearing.

Mr. Furia stated that there are still working smoke alarms in the house. (Mr. Brojer observed none). Stating that the land is zoned business his original intention was to sell the property to Starbucks. Then to put office in the lower level and live above.

Mayor McMullen stated we are dealing with the conditions of the house as it is today.

**RESOLUTIONS:**

On the motion of Trustee Kehoe and seconded by Trustee Milligan the following resolution was approved.

**RESOLUTION 2018 - 89 ~ 312 MAIN STREET**

**WHEREAS:** Village Administrator/Village Fire Marshal Tim Brojer gave a presentation on the conditions of 312 Main Street. (SCTM# 0404-10-3-15) and,

**WHEREAS:** the building in its present condition (**i.e. egress blocked, combustibles**)

creates a safety hazard to the safety and welfare of the occupants. so

**BE IT RESOLVED:** the Northport Village Board of Trustees here by authorizes the Village Administrator to take all steps necessary under Village Code § 114, to safeguard the building (known as 312 Main Street.) and to secure said premises including but not limited to not permitting the building to be occupied until such time as the building is safe and in compliance with Northport Village Code and with New York State Building Codes, and

**BE IT FURTHER RESOLVED:** The Village Administrator will update the Board at the regular meeting of May 15, 2018 and anyone wishing to speak on the matter will be heard.

**A RESOLUTION FOR AN EXECUTIVE SESSION:** if necessary, for personnel and/or litigation matters.

Respectfully submitted,

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Donna M. Koch  
Village Clerk