

MINUTES
MARCH 19, 2026 – 6:00 PM
MEETING OF THE BOARD OF TRUSTEES
OF THE INCORPORATED VILLAGE OF NORTHPORT
REGULAR MEETING

Meeting was held live at Village Hall, 224 Main Street, Northport, NY 11768 and also via Zoom.

PRESENT: Mayor Koch, Deputy Mayor Dolan, Trustee Weber, Trustee Sabia, Trustee Boziwick, Attorney John Bennett, Chief Alan Bakker, Village Clerk Georgina Cavagnaro, Treasurer Siobhan Costello

ZOOM ATTENDENTS: Thomas DeMaio, Morgan Mullaney, Jennifer Borden, Joseph Cavagnaro, B H, Janine D’Orio, Monica Zenyuh, Ryan Kleinkopf

OPEN MEETING: Meeting was called to order at 6:02pm.

SALUTE TO THE FLAG: Pledge of Allegiance was recited.

ANNOUNCEMENTS: Pursuant to Election Law §15-126 the Village Clerk announced the newly elected members of the Village Board of Trustees to wit:

Mayor (Four-year term):

Candidate: Donna M. Koch	Votes: 917
Candidate: Joseph Sabia	Votes: 532
Write In: Timothy Fountain	Votes: 1
Write In: Donald Richards	Votes: 1
Write In: William Kelley	Votes: 1

Village Trustees (Four-year term):

Candidate: Monica A. Zenyuh	Votes: 869
Candidate: James Izzo	Votes: 1031
Write In: John Cauffield	Votes: 1
Write In: Jennifer Thompson	Votes: 1
Write In: James Cregan	Votes: 17
Write In: Frederick Piercy	Votes: 1
Write In: William DeRiso	Votes: 1
Write In: Joseph Sabia	Votes: 1
Write In: Craig Marlow	Votes: 1
Write In: Jim Clark	Votes: 1

Village Justice (Four-year term):

Candidate: Brian A. Trodden	Votes: 724
Candidate: Robert C. Polizzo Jr.	Votes: 648

- Mayor Koch announced that the Bayview Avenue traffic study will take place in June, during the busy season, to ensure the village collects accurate and relevant data.

PRESENTATION: No presentation

PUBLIC HEARINGS: There was no public hearing.

PUBLIC COMMENTS: Recording available on village website; northportny.gov

BOARD APPROVAL OF WARRANTS:

On the motion of Trustee Sabia and seconded by Trustee Dolan, the following warrant was unanimously approved.

Governmental Funds 03/19/2026 Fiscal Year 2025-2026 in the amount of \$118,082.62

On the motion of Trustee Sabia and seconded by Trustee Weber, the following warrant was unanimously approved.

Governmental Funds 03/19/2026 Fiscal Year 2026-2027 in the amount of \$453,363.20

On the motion of Trustee Sabia and seconded by Trustee Dolan, the following warrant was unanimously approved.

Medicare Reimbursements 03/19/2026 Fiscal Year 2026-2027 in the amount of \$26,239.30

On the motion of Trustee Sabia and seconded by Trustee Boziwick, the following warrant was unanimously approved.

Fire 03/10/2026 Fiscal Year 2025-2026 in the amount of \$11,893.73

On the motion of Trustee Sabia and seconded by Trustee Weber, the following warrant was unanimously approved.

Fire 03/10/2026 Fiscal Year 2026-2027 in the amount of \$65,967.27

On the motion of Trustee Sabia and seconded by Trustee Dolan, the following warrant was unanimously approved.

Feb ACH payments Fiscal Year 2025-2026 in the amount of \$49,140.90

On the motion of Trustee Sabia and seconded by Trustee Dolan, the following warrant was unanimously approved.

Payroll Week 03/06/26 General Fund \$319,442.29

On the motion of Trustee Sabia and seconded by Trustee Weber, the following warrant was unanimously approved.

Payroll Week 03/06/26 Sewer Fund \$17,776.44

BUSINESS/COMMISSIONERS REPORTS:

The Board of Trustees expressed appreciation to Trustees Dolan and Sabia for their dedicated service to the Village. Both trustees delivered farewell remarks reflecting on their time in office. The Board also extended best wishes to the departing officials, as well as to Monica Zenyuh and James Izzo who will be assuming their roles. A recording of the meeting is available on the Village website at northportny.gov.

TREASURER REPORT: Recording available on village website; northportny.gov

CHIEF OF POLICE REPORT: Recording available on village website; northportny.gov

CORRESPONDENCE: No correspondences

REQUESTS: Mayor Koch and the Board of Trustees approved the following request.

- The Northport American Legion Post 694 is requesting permission to march in honor of fallen heroes on Memorial Day, Monday, May 25, 2026 at 10:00AM from William J. Brosnan School proceeding northbound to Main Street.

RESOLUTIONS:

On the motion of Trustee Sabia and seconded by Trustee Dolan, the following resolution was unanimously approved.

RESOLUTION 2026 – 37 ~ APPROVAL OF MINUTES

BE IT RESOLVED, the minutes of the March 3, 2026 meeting are hereby accepted.

On the motion of Trustee Sabia and seconded by Trustee Boziwick, the following resolution was unanimously approved.

RESOLUTION 2026 - 38 ~ SCHEDULE A PUBLIC HEARING ON PROPOSED LOCAL LAW “A” Outdoor Dining

WHEREAS, The Northport Village Board of Trustees shall schedule a Public Hearing on the 21st day of April, 2026 at 6:00 pm at Northport Village Hall, 224 Main Street, Northport, NY 11768 to consider the following revisions to proposed local law:

PROPOSED LOCAL LAW 306-18.1 “A” of 2026

Outdoor Dining

Chapter 306-18.1 OF THE CODE OF THE VILLAGE OF NORTHPORT

The current Section “306-18.1 proposed revision is highlighted as follows with proposed new material underlined as follows:

306-18.1 Outdoor dining.

[Added 3-18-2009 by L.L. No. 1-2009]

A.

Outdoor sidewalk dining, in the Central Business A, Central Business B, Highway Business and Neighborhood Business Districts only, shall be permitted subject to compliance with the following:

(1)

Applicability.

[Amended 9-1-2009 by L.L. No. 4-2009; 3-21-2017 by L.L. No. 1-2017]

(a)

Permitted only for the restaurants and deli-style businesses in the Central Business A and B, Highway Business and Neighborhood Business Districts (hereinafter referred to as "applicants"). Permits shall be applied for annually on or before April 1.

(b)

This section of the Northport Village Code only permits outdoor dining on the sidewalk and courtyard area. Nothing in this section shall be construed to permit outdoor dining and service of beverages including alcohol in any other area including rooftops and roofs.

(c)

Regarding sidewalk dining only "two top" tables shall be permitted. It being the intention of the Village that only two persons may dine at such a "two top table" 30 Inches in circumference or less on a sidewalk. Further, during the Cow Harbor Race such tables must be removed in the morning and may only be re-installed at lunch time.

(2)

Application for permit.

(a)

Applicants shall submit a sworn statement with a fee of \$250 that provides the following information and/or statements:

[Amended 4-4-2023 by L.L. No. 4-2023]

[1]

Where the service shall be provided;

[2]

The number of tables and seats;

[3]

That the applicant shall comply with all requirements set forth herein;

[4]

That the restaurant is in compliance with all other governmental regulations, codes and/or laws;

(b)

The sworn statement shall include a copy of this section signed by the applicant as recognition and acceptance of all the terms of this section, the required certificate of insurance and, where applicable, a permit from the New York State Liquor Authority.

(c)

Upon submission of a completed application, the Village Clerk shall issue a permit for the requested outdoor sidewalk dining.

(3)

Seating for sidewalk service shall not require any additional parking spaces or prompt other zoning requirements or need for variances.

(4)

The applicants shall provide for a pedestrian right-of-way on the sidewalk, measured from the inside of the curb where it meets the sidewalk, of at least 36 inches clearance;

tables and chairs and other objects, such as menu signs, shall be kept out of the pedestrian right-of way. Clearance for the pedestrian right-of-way must be around obstacles such as signs, benches, garbage cans, handicap cuts and other impediments. Employees may temporarily be within the pedestrian right-of way while performing their duties, such as serving, but may not place objects, such as tray stands, in the pedestrian right-of way. However, employees shall at all times yield to pedestrians within the pedestrian right-of-way.

(5)

Applicants shall provide, with the above stated sworn statement, a certificate of insurance with liability limits of at least \$2 million per occurrence and which names the Incorporated Village of Northport, 224 Main Street, Northport, New York, as an additional insured who will be notified by the insurance company or agent in the event of a lapse of coverage. This insurance is required to remain in effect for the duration of the sidewalk dining activities and to cover claims arising out of said activities; the Village must be notified in the event of any threatened or actual lapse in insurance coverage. Any such lapse shall automatically revoke permission for sidewalk dining. In any event, the applicant shall be liable for all claims arising out of the operation of the dining services and shall defend, indemnify and hold the Village harmless from and against any such claims.

(6)

Applicants may display menu signs only while there is sidewalk dining service and only as authorized by the Board of Architectural and Historic Review, which Board is hereby authorized and directed to establish a preapproved menu sign form, including size and display specifications, which applicants may display without obtaining a sign permit.

(7)

Alcohol may only be served in conjunction with food that is otherwise available for purchase without alcohol. All businesses serving alcoholic beverages must be in compliance with all state laws and regulations, including those of the New York State Liquor Authority. Copies of permits shall be provided to the Village prior to service of alcoholic beverages.

(8)

Sidewalk service may be provided in front of up to two adjoining businesses, i.e., one on either side of the applicant's premises, with the permission of those businesses and their landlords. Permission shall be given in writing, a copy of which shall be given to Village Hall before sidewalk service in front of an adjoining premises is provided. Permission may be withdrawn by the adjoining business or landlord at any time. The business or landlord withdrawing permission shall notify the Village, in writing, within one week of the withdrawal. Any adjoining business and landlord that gives such permission shall be covered by the applicant's insurance in the same way the Village is and at no less a coverage level. Confirmation of such coverage and notice of any lapse, etc., shall be provided to the Village in the same manner as such notice is made to the Village regarding coverage extended to the Village. Copies of all such notices shall also be given to the permitting businesses and landlords.

(9)

The businesses with outdoor sidewalk dining shall take all reasonable steps to control littering and shall dispose of all trash as otherwise required and must clean the sidewalk,

and all areas with debris and other garbage, at the time the tables are removed each evening.

(10)

The businesses with outdoor sidewalk dining shall take all steps necessary to maintain safety and to immediately remedy any unsafe situation

(11)

A Village police officer or Code Enforcement Officer may temporarily suspend sidewalk service at any time due to violations of this section, threats to public safety, disorderly conduct, noise, disruption of other business operations or violations of other Village codes or other laws or regulations. The police officer or Code Enforcement Officer may choose, but is not obligated, to allow sidewalk service to resume if he or she is satisfied that all violations have been remedied. An affected business may appeal a decision to suspend outdoor sidewalk dining to the Board of Trustees, which shall conduct an evidentiary hearing to determine whether to reinstate the permit or continue the suspension for a stated period of time.

(12)

Outdoor sidewalk dining service shall be permitted no later than 10:00 p.m. weekdays and 12:00 midnight on Friday and Saturday nights. Tables and chairs and menu signs must be removed from the sidewalk no later than 10:30 p.m. on weekdays and 12:30 a.m. on Friday and Saturday nights. In the Neighborhood Business District, outdoor sidewalk dining shall cease no later than 9:00 p.m. except on Friday and Saturday nights when it shall cease no later than 10:00 p.m. In all districts, tables and chairs cannot be set up earlier than 1/2 hour before service begins.

(13)

The courtyard area located between the stores located on the south side of Main Street and the building known as 24 Woodbine Avenue may also be used for outdoor dining, provided the written permission of the owner of the property on which tables are placed is obtained and other requirements of this section are complied with and an unobstructed pedestrian right-of-way of at least 36 inches is maintained between the rear entrances of the existing outdoor dining facilities and other ingress and egress points.

(14)

The terms of this section and the right to provide sidewalk service shall be subservient to any regulation of or ruling by any superior jurisdiction, and the Village shall not be responsible for any disruption or termination of sidewalk service caused by any superior jurisdiction.

(15)

No variances for parking or other permissions from the Zoning Board of Appeals shall be required for outdoor sidewalk dining in compliance with this section.

(16)

Smoking is not permitted on any outside dining tables or within 20 feet of any outside tables.

(17)

The premises on which the service is to be offered must have a valid certificate of occupancy or letter in lieu and a certificate of permitted use.

(18)

Outdoor dining service shall be subject to the prohibitions set forth in § **306-11B** of the

Village Code.

(19)

It is the intention of the Board that no variances from any of the dimensional and other requirements of this section be granted by the Board of Zoning Appeals as outdoor sidewalk dining involves the use of public property and/or right-of-way, and the Board intends to allow such use only if strictly in accordance with this section. Furthermore, the dimensional requirements are necessary for public safety and access for all persons, including those with disabilities, and the Board intends that all legal requirements for this access be complied with.

(20)

The installation, use or maintenance of radios, speakers, televisions or like apparatus and live entertainment shall be prohibited in outdoor sidewalk dining areas.

(21)

Notwithstanding any provisions of this section, outdoor dining facilities shall be in all respects compliant with all applicable provisions of the Americans with Disability Act of 1990 as amended from time to time.

B.

Outdoor dining on private property, meaning that such dining is not located on a sidewalk or other public property or right-of-way, shall be permitted in the Central Business A and B Districts, in the Highway Business District and in the Marine Business District, subject to compliance with the following:

[Amended 2-7-2023 by L.L. No. 2-2023]

(1)

All of the requirements for outdoor sidewalk dining shall be applicable and are hereby incorporated herein by reference thereto, except for Subsection **A(2), (4), (6), (8) and (9)**.

(2)

The permit for outdoor dining on private property is a required permit for outdoor dining that is located on private property and not on a sidewalk or other public property or right-of-way. An eligible business may hold both permits provided they satisfy the requirements for each such permit.

(3)

Outdoor dining areas shall not be enclosed or maintained for year-round use unless all required building, zoning and other applicable permits for a permanent structure and/or use have first been obtained.

(4)

The installation, use or maintenance of radios, speakers, televisions or like apparatus and live entertainment shall be prohibited in outdoor dining areas, unless separately authorized by resolution of the Board of Trustees.

(5)

No variance shall be required from the Board of Zoning Appeals for outdoor dining in compliance with this section.

(6)

Applicants shall provide a survey for the premises for which the permit is requested showing all structures thereon, a sketch showing the proposed number of tables and chairs and the approximate area to be used for outside dining with a proposed seating plan for same.

C.

Permit revocation.

(1)

The permit for outdoor sidewalk dining and outdoor dining may be revoked by the Board of Trustees as follows:

(a)

Upon conviction, by plea or otherwise, of three separate violations of Chapter **200**, Noise, of the Code of the Village of Northport, if the violations occur within any twelve-month period of time; or

(b)

Upon conviction, by plea or otherwise, of two violations of selling or serving alcoholic beverages to minors, if the violations occur within any twelve-month period of time; or

(c)

Upon conviction, by plea or otherwise, of two separate violations of the New York State Uniform Fire Prevention and Building Code,^[1] including but not limited to the absence of a valid public assembly permit and exceeding the maximum number of occupants permitted within the assembly space as established by the Code Compliance Director, if the violations occur within any twelve-month period of time, and for two separate violations of this section or because of a single violation of § **306-11B** or for a threat to public safety.

[1]

*Editor's Note: See Ch. **106**, Building Construction.*

(d)

Failure to attend at least one annual meeting called by the Village regarding these code provisions and compliance with other requirements applicable to permit holders and restaurants generally.

(2)

Nothing contained herein shall be construed to limit the right of the Village of Northport to pursue enforcement of this section by an action in law or equity and to recover the cost of attorneys' fees in any enforcement proceedings.

D.

Revocation hearing.

(1)

The Village Board may revoke a permit issued hereunder only after a public hearing on notice to the permit holder. Such notice shall contain the time, date and place of the public hearing and written notice of the charges. Service of the notice shall be deemed proper if personally delivered to the permit holder or delivered to the person in charge at the subject premises or mailed by certified mail, return receipt requested, to the last known address of the permit holder within 10 days of the public hearing. The permit holder may present testimony and question opposing witnesses during the hearing.

(2)

Notice of revocation. In the event that a permit is revoked by the Village Board, notice of revocation shall be mailed to the permit holder by regular mail and certified mail. Such notice shall state, in writing, the reasons for the revocation.

(3)

No permit shall be revoked under this section unless a resolution is passed by a

concurring majority vote of the Village Board of Trustees. The decision of the Board shall be filed with the Village Clerk and becomes final upon such filing.

WHEREAS, the scheduling of Public Hearing to consider a Code Amendment is not an action pursuant to SEQRA, and no further SEQRA review is required at this time.

RESOLVED, that a Public Hearing to consider a Code Change to Section 306-18.1 of the Code of the Village of Northport is hereby scheduled for April 21, 2026 at 6:00 p.m.

On the motion of Trustee Sabia and seconded by Trustee Weber, the following resolution was unanimously approved.

RESOLUTION 2026 - 39 ~ PAVING OF VILLAGE ROADS, VALLEY AVE

WHEREAS, the Valley Ave., Green Infrastructure project is underway, and

WHEREAS, the Village Administrator has determined that Valley Ave needs regrading and complete paving, and

WHEREAS, the Village hereby authorizes an expenditure not to exceed \$108,625.00 based on the recommendation of the Northport Village Administrator, Valley Ave is approved for regrading and paving by Posillico Civil Inc., 1750 New Highway, Farmingdale, NY 11735 under NYSOGS Contract, Group #31502,

WHEREAS, the entire cost will be funded from the remaining balance in the New York State CHIPS Grant funding appropriation, and

WHEREAS, the Village Treasurer is hereby authorized and directed to make any budget transfers to effectuate this purchase, and

BE IT RESOLVED, that this is a Type II action pursuant to 6 N.Y.C.R.R. §617.5 (c)31 and is not subject to further action under SEQRA.

BE IT FURTHER RESOLVED, the Mayor, or her designee, is hereby authorized and directed to execute any necessary contracts with Posillico Civil Inc. for the supply and installation of all materials necessary to complete the paving of Valley Ave.

On the motion of Trustee Dolan and seconded by Trustee Boziwick, the following resolution was approved. Trustee Sabia opposed.

RESOLUTION 2026 – 40 ~ PART-TIME REPLACEMENT HIRE AT LEWIS OLIVER FARM SANCTUARY

BE IT RESOLVED, Tom Tabone is hereby hired to replace Conor Cunningham for the position at Lewis Oliver Farm Sanctuary for the Incorporated Village of Northport.

BE IT FURTHER RESOLVED, Tom Tabone will work no more than 17 1/2 hours a week at a rate of pay of \$17.00 per hour and

WHEREAS, hiring of employees is a Type II action pursuant to 6 N.Y.C.R.R. §617.5(c)(26), and, therefore no further SEQRA review is required.

On the motion of Trustee Sabia and seconded by Trustee Dolan, the following resolution was unanimously approved.

RESOLUTION 2026 – 41 ~ MEMORIAL BENCH DONATIONS

WHEREAS, the donations of memorial benches in Village Park are a continuing program, the following families have expressed interest in making a donation to the Village of Northport to cover the cost a memorial bench in Village Park in memory of a

Village Resident: The Naples Family, The Scarola Family, Sally Kohn;

WHEREAS, the Village of Northport has historically accepted such donations in memorial to Village Residents when space and resources permit as the benches are built by the Village Highway Department;

BE IT RESOLVED, that the Village of Northport accepts the donations from the above families towards the building of a memorial bench by the Village of Northport.

On the motion of Trustee Sabia and seconded by Trustee Weber, the following resolution was unanimously approved.

RESOLUTION 2026 – 42 ~ SUPPORTING FY2027 COMMUNITY PROJECT FUNDING APPLICATION FOR NORTHPORT VILLAGE SEWER EXPANSION – PHASE 4 (NORTHPORT BAY ESTATES)

WHEREAS, the Incorporated Village of Northport has undertaken a multi-phase program to expand and modernize its sanitary sewer system in order to improve water quality, protect public health, and reduce nitrogen loading to Northport Harbor and the Long Island Sound; and

WHEREAS, the Village has successfully completed prior phases of sewer expansion serving environmentally sensitive waterfront and near-harbor areas, resulting in measurable environmental benefits and improved wastewater management; and

WHEREAS, the Village now seeks to advance Phase 4 of its sewer expansion program, which will extend centralized sanitary sewer service to approximately 90 residential properties within the Northport Bay Estates neighborhood, an area currently served by aging septic systems and cesspools; and

WHEREAS, the continued use of such on-site wastewater systems contributes to nitrogen discharge into shallow groundwater and ultimately into Northport Harbor, adversely impacting water quality, marine habitat, and coastal resilience; and

WHEREAS, the proposed Phase 4 expansion will reduce nitrogen loading, mitigate harmful algal blooms, improve dissolved oxygen levels, and support shellfish and habitat restoration consistent with the goals of the Long Island Sound Study, the Village's Local Waterfront Revitalization Program (LWRP), and Suffolk County's Sub Watersheds Wastewater Plan; and

WHEREAS, the proposed project includes the installation of sanitary sewer mains, service laterals, and associated infrastructure necessary to connect these properties to the Village's existing wastewater treatment facility in compliance with applicable New York State Department of Environmental Conservation requirements; and

WHEREAS, the total estimated project cost is \$11,275,000, and the Village intends to seek \$9,020,000 in federal funding through the FY2027 Community Project Funding (CPF) program, with the balance to be funded through local and/or state sources; and

WHEREAS, the Board of Trustees recognizes that securing federal funding is critical to advancing this project in a fiscally responsible manner while minimizing the burden on Village taxpayers; and

WHEREAS, this resolution is intended to demonstrate the Village's full support for the submission of a Community Project Funding request to the Office of Congressman Nicholas LaLota for consideration in Fiscal Year 2027; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Incorporated Village of Northport hereby supports the submission of an application for FY2027 Community Project Funding for the Northport Village Sewer Expansion – Phase 4 (Northport Bay Estates); and

BE IT RESOLVED, that this is a Type II action pursuant to 6 N.Y.C.R.R. §617.5 (c)31 and is not subject to further action under SEQRA.

BE IT FURTHER RESOLVED, that the Board affirms the importance of this project to improving water quality, protecting Northport Harbor and the Long Island Sound, and advancing the Village’s long-term infrastructure and environmental goals; and

BE IT FURTHER RESOLVED, that the Board authorizes the appropriate Village officials to take all necessary actions to prepare, submit, and support the Community Project Funding application, including the execution of any documents required in connection therewith; and

BE IT FURTHER RESOLVED, that this resolution shall serve as formal documentation of community and municipal support for the proposed project.

On the motion of Trustee Sabia and seconded by Trustee Boziwick, the following resolution was unanimously approved.

RESOLUTION 2026 – 43 ~ BUDGET TRANSFERS

BE IT RESOLVED, The Village Treasurer is hereby authorized to make the following budget transfers for fiscal year 2025-2026; see attached General Ledger Budget Adjustment Proof List.

The annual organizational meeting of the Board of Trustees will be held on Tuesday, April 7, 2026 at 6:00PM.

On the motion of Trustee Dolan and seconded by Trustee Boziwick, meeting adjourned at 6:39pm.

Respectfully submitted,

Georgina Cavagnaro
Village Clerk