

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

September 25, 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 July 24, 2012 meeting were, on the motion of Chairman Boziwick, seconded by Mr. Ersboll, unanimously approved.

Verizon Wireless (St. Philip Neri Church, 344 Main St.) – site plan waiver

There was no representation for this matter.

Chairman Boziwick stated that this is an equipment change-out, and that nothing else is being changed on the site. On the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board waived the reading of the resolution. On the motion of Chairman Boziwick, seconded Mr. Ersboll, the Board unanimously adopted the following resolution:

WHEREAS: In a letter dated July 26, 2012, Re`, Nielsen, Huber & Coughlin, LLP, Attorneys, on behalf of New York SMSA Limited Partnership d/b/a Verizon Wireless, requests a waiver from site plan review, and

WHEREAS: In a report dated September 20, 2012, the Village Administrator, states that the proposed change triggers Site Plan review and is a Type II Exempt Action that requires no further environmental review, and

WHEREAS: The report further states that waiver from Site Plan review should be granted due to the absence of modifications to the site, now therefore

BE IT RESOLVED: The Planning Board accepts the findings in the Village Administrator report and hereby waives site plan review and any related fees, and

BE IT FURTHER RESOLVED: That the waiver of site plan review for 344 Main Street is contingent upon the applicant

receiving any and all of the required variances from the Board of Zoning Appeals.

Ciszek, 150 Fox Lane – steep slope application

There was no representation for this matter.

Mr. Ersboll recuses himself, and leaves the room, as the applicant is a past client.

The Board noted receipt of Mr. Guido's report stating that this job is complete, and all required items have been submitted.

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

WHEREAS: The Village Administrator report, dated September 20, 2012, recommends that the Planning Board accept the as-built survey and Engineer's certification for 150 Fox Lane, and

WHEREAS: The Loary Gunn (Building Inspector) report, dated September 21, 2012, confirms that the project was constructed in conformance with the approved plan, now therefore

BE IT RESOLVED: That the Planning Board accepts the as-built survey dated February 6, 2012, and the Engineer's Report dated September 21, 2012, for the Mr. & Mrs. Michael Ciszek steep slope project located at 150 Fox Lane, is hereby granted final approval, and

BE IT FURTHER RESOLVED: The Planning Board recommends that the Building Inspector may issue the appropriate certificate of completion and/or occupancy.

Mr. Ersboll re-enters the room.

Grausso Plat #68 – final bond release

There was no representation for this matter.

Chairman Boziwick noted that Mr. Guido's report stated that all the items included in the performance bond have been completed. The Board briefly discussed the matter.

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

WHEREAS: In a letter dated September 2, 2008, Frank Meak requested a final inspection and release of the \$15,000.00 bond on the Re-Subdivision known as Grausso Plat subdivision #68, and

WHEREAS: An September 15, 2008 letter from Joseph Correia, listed several items that were incomplete, and

WHEREAS: The November 23, 2009 letter from Joseph Correia, states that most of the listed items have been completed and that copies of an as-built grading and drainage plan, and copies of filing of an easement and abandonment for the driveway were still required, and

WHEREAS: The Joseph Correia letter, dated April 13, 2011 found the as-built grading and drainage plan unacceptable, and

WHEREAS: The Joseph Correia report, dated January 23, 2012 confirms that some items have not been addressed, and

WHEREAS: Upon a September 20, 2012 site visit by the Village Administrator and his review of the submitted documents, the Village Administrator report states that the missing items have been completed and the as-built reflects the existing conditions and recommends that the Planning Board release the current \$15,000.00 performance bond, and

BE IT RESOLVED: That the Planning Board recommends to the Board of Trustees that the \$15,000.00 performance bond be released.

Pidgeon, 77 Waterside Ave – steep slope application

There was no representation for this matter.

Present was Edward Pidgeon, the property owner.

Mr. Pidgeon stated the he was replacing failing rock retaining wall, when he was stopped by the Village for building without a permit. Mr. Pidgeon stated that his contractor told him that because of the slope he felt that he needed another wall, and when the contractor started work on the second wall is when the Village stopped him from proceeding because no permits were issued.

The Board attempted to have a dialogue about completing the steep slope application requirements with Mr. Pidgeon, but Mr. Pidgeon stated that the changes required would cost him money that he doesn't have. The Board tabled the matter for further review.

McLaughlin, 8 Hawkins Drive – steep slope application

There was no representation for this matter.

As there was no representation, the Board tabled this matter, and requested that the applicant be present at the next meeting.

Sabia, site plan #62 – site plan modification

There was no representation for this matter.

Mr. Guido stated that Mr. Sabia is proposing to add a storage container behind his existing car repair shop on 25A. The Board discussed the matter, and it was decided that further interpretation of the Village Code is required to decide what steps Mr. Sabia must take. The matter was tabled.

Smith, 12 James Street – steep slope application

Present was Merri Reilly of Iannone Renaissance Assoc., the project designer.

Ms. Reilly stated that this application is for some retaining walls to create a parking area. Ms. Reilly showed the Board pictures, and described the project. The Board briefly discussed, and noted that Mr. Guido's report stated that the application was complete and that he recommended approval.

On the motion of Chairman Boziwick, seconded by Ms. Thalheimer, the Board waived the reading of the resolution. On the motion of Chairman Boziwick, seconded Ms. Thalheimer, the Board unanimously adopted the following resolution:

WHEREAS: A steep slope application from Regina Smith for Tax Map #
Section: 6 Block: 2 Lot: 1.001 was received on 9/14/12, and

WHEREAS: Plans with the revision date of 09/10/12 were received on 9/14/12,
and

WHEREAS: Based upon the September 20, 2012 report from the Village
Administrator, the Planning Board has concluded that the
application is substantially complete, and

WHEREAS: It has been determined that the action is Type II and pursuant to SEQRA no additional environmental review is required, now therefore

BE IT RESOLVED: That the steep slope application for 12 James Street is hereby approved with the following condition;

1. That all utilities and sewer lines are located on the survey submitted to the Building Department for a Building Permit.

DiCanio, 157 Bayview Ave – steep slope application

Present was Vincent DiCanio, the property owner.

Mr. DiCanio stated that the proposed house is being built for he and his family. He stated that he was hoping that Mr. Guido could do the review. The Board briefly discussed the matter, and referred the application to the Village engineering firm, Gannett Fleming.

On the motion of Chairman Boziwick, seconded by Mr. Flynn, the meeting was adjourned. The next regularly scheduled meeting of the Planning Board will be held on Tuesday, September 25, 2012 at 7pm.