

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

April 9, 2013

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

**McKenna, 287 Main Street – steep slope application closeout**

There was no representation for this matter.

The Board noted receipt of Mr. Guido's memo stating that all the necessary items have been submitted to close this application, and the Board briefly discussed.

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

**WHEREAS:** The Village Administrator report, dated April 5, 2013, recommends that the Planning Board accept the as-built survey and Architect's certification for 287 Main Street, and

**BE IT RESOLVED:** That the Planning Board accepts the as-built survey dated March 7, 2013, and the Architect's Report dated March 6, 2013, for the William McKenna steep slope project located at 287 Main Street, 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.

**McLoughlin, 8 Hawkins Drive – steep slope application closeout**

There was no representation for this matter.

The Board noted receipt of Mr. Guido's memo, and briefly discussed, and on the motion of Chairman Boziwick, seconded by Ms. Thalheimer, the Board waived the reading of the resolution, and, on the motion of Chairman Boziwick, seconded by Mr. Ersboll, the Board unanimously adopted the following resolution:

**WHEREAS:** The April 5, 2013 Village Administrator report states that the as-built survey reflects the existing site conditions at the McLoughlin residence at 8 Hawkins Drive, and

**WHEREAS:** The project was built in substantial conformance with the approved plans, and,

**WHEREAS:** The applicant posted a \$20,000.00 bond for the guarantee of the work started without a building permit or steep slope application having been applied for, now therefore,

**BE IT RESOLVED:** That the Planning Board accepts the as-built survey, and the report and recommendation from the Village Administrator and hereby grants final approval, and,

**BE IT FURTHER RESOLVED:** That the Planning Board recommends to the Board of Trustees that the \$20,000.00 bond be released at this time, and

**BE IT FURTHER RESOLVED:** That the Building Inspector may issue the appropriate certificate of compliance, completion or occupancy.

### **809 Fort Salonga Road – site plan application**

Present were Nancy Weber, the property owner, and Christopher Modelewski, attorney.

Ms. Thalheimer recuses herself, as the owner has been a client.

Mr. Modelewski stated that he is requesting that the Board grant him this application a waiver from obtaining state DOT approval, for the work on the site, as none of the work is in the area adjacent to Route 25A. He stated that a highway work permit is not necessary, and that the application does not propose any change in the ingress/egress to the parking area. The matter was tabled, as there was not a quorum to grant a decision.

### **Krulik, 175 Bayview Ave – steep slope application – public hearing**

Present were Kenneth Savin, attorney, Al Sutton, architect, and Michael Krulik, the property owner.

On the motion of Chairman Boziwick, seconded by Ms. Thalheimer, the Board opened the public hearing.

Please see the transcript for details.

On the motion of Chairman Boziwick, seconded by Ms. Thalheimer, the Board closed the public hearing.

The Board tabled the matter.

### **DiCanio, 157 Bayview Ave – steep slope application**

Present was Eric Fauser, of Fauser Associates, Vincent DiCanio, the contract vendee, and Phil Marrone, one of the property owners.

Mr. Fauser stated that the intent of this application is to remove the existing 2 family house, along with some of the existing retaining walls that are failing. The new single family house will be built up more towards Bayview Ave, on the flat portion of the property. He stated that the Zoning Board has already granted the required variances.

Ms. Sherry Pavone of Fairwind Court asked the board if the elevator proposed on the abutting property formerly of Joanne Moran would interfere with this application. The Board stated that they were not aware of that situation.

The Board tabled this matter for further review.

### **Baumgarth, 87 Woodhull Place – steep slope application**

Present were Christopher Modelewski, attorney for the applicant, Douglas Baumgarth, the applicant, Victor Burt, of the engineering firm, Nelson & Pope.

Mr. Modelewski stated that the applicant submitted revised plans that reflect a smaller proposed house, and the pool has been removed, along with the associated retaining walls. He stated that with the reduced proposed impact, the applicant is looking for relief from submitting a vibration plan. The Board asked that the applicant submit a simple vibration monitoring plan. Mr. Baumgarth agreed to have an engineer over see the construction.

The Board tabled the matter for further review.

On the motion of Chairman Boziwick, seconded by Ms. Thalheimer, the board adjourned the meeting. The next regularly scheduled meeting of the Planning Board will be held on Tuesday, April 30, 2013.