

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

June 26, 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, Lizbeth Thalheimer, Gene Guido, Village Administrator, Ed Gathman, Planning Board Attorney and Joy Nygren, Planning Board Secretary. Absent was Martin Rebholz.

Approval of the Minutes

The minutes of the May 30, 2012 meeting were, on the motion of Chairman Boziwick, seconded by Mr. Flynn, unanimously approved.

Vail Street – steep slope approval extension request

There was no representation for this matter.

In a letter dated May 30th, the applicant, Princess Building Corp., requested an extension of their steep slope approval.

On the motion of Chairman Boziwick, seconded by Mr. Flynn, with all members in favor, the Board waived the reading of the resolution. On the motion of Chairman Boziwick, seconded by Ms. Thalheimer, the Board unanimously approved the following resolution:

WHEREAS: On January 9, 2007 the Planning Board approved the steep slope application for the improvement of two lots adjacent to the Vail Street limited road improvements (common driveway access) approval granted by a Board of Trustees resolution dated November 21, 2006, and

WHEREAS: A previous extension to July 9, 2011 was granted, and

WHEREAS: In a report dated June 22, 2012, the Village Administrator states that it would be appropriate to grant the extension, now therefore

BE IT RESOLVED: That the steep slope approval is hereby extended to July 9, 2013, pursuant to §219.28G(1) of the Village Code.

167 Main Street – site plan waiver request

Present was Robert Stephenson, of the architectural firm MLDS, representing the applicant, Charles Stiene.

Mr. Stephenson stated that his client, Charles Stiene, an attorney, bought this building and intends to use it as law offices. He stated that a handicapped ramp had been installed at the building, but, that it was going to be removed, as there is not handicapped parking provided, nor is there access to the building.

WHEREAS: In a letter dated June 22, 2012, Robert Stephenson, of MLDS Architects, LLP, on behalf of Stiene and Associates, requested waiver from site plan review regarding 167 Main Street, now therefore,

BE IT RESOLVED: That the site plan waiver request for Stiene and Associates, 167 Main Street, is hereby granted.

Gemport, Site Plan #66 – bond reduction

There was no representation for this matter.

There was a brief discussion, with Mr. Guido noting that a number of the bonded items have been completed.

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

WHEREAS: In a letter dated June 19, 2012 Pat Glennon requested that the current reduced amount of \$222,880 cash bond, for Gemport (Site Plan #66) at 240 Fort Salonga Road, be reduced by \$165,880.00, and

WHEREAS: The June 22, 2012 report, from the Village Administrator, states that the improvements are more than 90% complete, and

WHEREAS: The report recommends that \$57,000 be retained until completion and approval of the uncompleted improvements and release by the “Board of Trustees”, now therefore

BE IT RESOLVED: That the Planning Board approves a current bond reduction in the amount of \$165,880 and retains \$57,000 as bond for the uncompleted work, and

BE IT FURTHER RESOLVED: That Planning Board recommends to the Board of Trustees that they adopt a resolution approving the bond reduction by \$165,880.00 and the balance of the bond to be retained in the amount of \$57,000.

87 Woodhull Place – steep slope application

There was no representation for this matter.

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

BE IT RESOLVED: That a Public Hearing, as per §219-28E of the Village Code, is to be held in Village Hall (224 Main Street Northport, NY) on July 24, 2012 at 7:00pm, to consider the steep slope application for Douglas Baumgarth, 87 Woodhull Place, and that the Secretary to the Planning Board is hereby directed to publish notice of said public hearing in the official Village newspaper.

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, July 24, 2012.