

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

May 24, 2011

There was a regularly scheduled 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. Also present was Joseph Correia, Village Consultant.

**Approval of the Minutes**

The minutes of the April 26, 2011 meeting, were, on the motion of Chairman Boziwick, seconded by Mr. Flynn, unanimously approved.

**On the Rim, Site Plan #65**

Present was Michael Nelson, the applicant.

Mr. Nelson stated that this first winter on the site brought to light some issues that he would like to address prior to closing out the bond on the site plan, including adding concrete walkways around the building, a patio area, and some storage containers. He stated that with all the snow, the areas around the emergency exits were very difficult to maintain, as they are gravel.

The Board stated that Mr. Nelson needed to make an application to the Board of Zoning Appeals regarding the storage containers, and that he would also need to submit a revised site plan, with revised drainage calculations.

**Northport Physical Therapy, Site Plan #68**

There was no representation for this matter.

This matter was tabled until the next meeting.

**First Presbyterian Church, Site Plan #69**

Present was Alexander Badalamenti, the architect for the project.

Mr. Badalamenti stated that the additions/alterations to the church are intended to address a number of issues, including ADA compliance, lack of existing bathroom facilities, and to 'untangle' circulation of administrative office area. He went on to say that the application would have to go to the Board of Zoning Appeals regarding parking, and the side yards on the addition(s). The matter was tabled until zoning relief has been granted.

### **Waldhauer, 15 Stanton Street – steep slope application**

Present was Jeff Thalheimer of Thalheimer Architecture, and the applicants, Mr. Tangerman and Ms. Waldhauer.

Ms. Thalheimer recuses herself, citing the applicants as prior clients, and leaves the room.

Mr. Thalheimer stated that this application received a waiver from steep slope approval back in October of 2008, and that the applicant did the work without a building permit in 2010. He stated that he has a signed and stamped letter from an engineer stating that the construction was done as per the plans. On the motion of Chairman Boziwick, seconded by Mr. Flynn, with all members in favor, the following resolution was granted:

WHEREAS: a waiver from the steep slope process was granted on October 28, 2008, for retaining walls at 15 Stanton Street, and

WHEREAS: the Planning Board confirmed that waiver from the steep slope process, therefore

BE IT RESOLVED: That waiver from further steep slope review is granted for retaining walls at 15 Stanton Street, with the following conditions:

1. Submission of an as-built survey for the completed work.
2. The applicant must apply for any and all necessary relief from the Board of Zoning Appeals.

Ms. Thalheimer re-enters the meeting.

### **Shipwreck Diner, 46 Main Street – site plan waiver**

There was no representation for this matter.

The Board briefly discussed this matter, and on the motion of Chairman Boziwick, seconded by Mr. Flynn, with all members in favor, the Board adopted the following resolution:

WHEREAS: The Board of Zoning Appeals granted variance #995 for the protection of retail space in outdoor table service area at 46 Main Street, and

WHEREAS: In a letter dated May 5, 2011, George Suddell requested a site plan waiver for the proposed work, and

WHEREAS: In a report dated May 23, 2011, the Village Administrator's report states that the proposed change of use 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, and

BE IT RESOLVED: The Planning Board accepts the findings in the Village Administrator's report and hereby waives site plan review with the following conditions:

1. Extension of the ZBA approval.
2. Board of Architectural & Historic Review approval.
3. Subject to a building permit.

### **Perri, 240 Norwood Ave – steep slope application**

There was no representation for this matter.

Ms. Thalheimer recuses herself, citing the applicants as prior clients, and leaves the room.

The Board briefly discussed this matter, and asked Mr. Guido if there were any additional items that needed to be addressed, and he responded that there were not any.

On the motion of Chairman Boziwick, seconded by Mr. Ersboll, with all members in favor, the Board waived the reading of the resolution. On the motion of Chairman Boziwick, seconded by Mr. Rebholz, with all members in favor, the Board adopted the following resolution:

WHEREAS: A steep slope application from Mary and John Perri was received on 5/13/11, and

WHEREAS: The May 23, 2011 Village Administrator reports that all documents have been provided, and

WHEREAS: The May 23, 2011 Village Administrator report further states that there is sufficient information for Planning Board review, and

WHEREAS: The Planning Board determines that the proposed action is Type II Exempt Action requiring no additional environmental review, now therefore

BE IT RESOLVED: That the Mary and John Perri steep slope application, for the proposed work to be done at 240 Norwood Avenue is hereby approved, and

BE IT FURTHER RESOLVED: That the approval is subject to the following terms and conditions:

1. Upon completion of the project an as built plan shall be submitted as per §219-28 G. (2) of Village Code.

Ms. Thalheimer re-enters the meeting.

The Board briefly discussed the receipt of the BZA decision regarding the Stevens Plat subdivision application, noting that the matter would be back on this Board's agenda soon.

On the motion of Chairman Boziwick, seconded by Ms. Thalheimer, the meeting was adjourned. The next regularly scheduled meeting of the Planning Board will be held on Tuesday, June 28, 2011 at 7pm.