

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

February 22, 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, Robert Flynn, Martin Rebholz, Lizbeth Thalheimer, Gene Guido, Village Administrator, Ed Gathman, Planning Board Attorney and Joy Nygren, Planning Board Secretary. Absent: Paul Ersboll.

**Approval of the Minutes**

The minutes of the January 25, 2011 meeting, were, on the motion of Chairman Boziwick, seconded by Mr. Flynn, unanimously approved.

**O'Shea, 167 Bayview Ave**

Present were Christopher Modelewski, attorney, and George Suddell, architect.

There was a brief discussion regarding the application, with Mr. Modelewski acknowledging the receipt of the latest letter of review from the Village's engineering firm, Gannett Fleming.

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

WHEREAS, a revised steep slope application from William O'Shea for proposed work at 167 Bayview Avenue, was received on April 29, 2010, and

WHEREAS, Revised Plans dated November 8, 2010 were received on December 30, 2010, and

WHEREAS, said plans were referred to Engineers - Gannett Fleming for review and comments have been received and considered, and

WHEREAS, the Board of Zoning Appeals (BZA) has previously granted variances concerning this application but referred a portion of the application concerning erecting a proposed garage to the Planning Board for review

WHEREAS, the BZA took lead agency status, and as per their resolution #1000 dated September 23, 2009, and determined the proposed action should be deemed as a Type II action, and

WHEREAS, Gannet Fleming report dated 2-14-11 was reviewed by Planning Board counsel and after discussion with Gary Rozmus of Gannett Fleming it was determined the application could proceed but the conditions stated in the GF report need to be complied with as set forth herein, and

WHEREAS, The Planning Board accepts the findings and recommendations of the Village Administrator,

NOW THEREFORE, BE IT RESOLVED, That the William O'Shea steep slope application for 167 Bayview Ave is hereby approved, and

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

1. The applicant shall add the topographic information for the southern side property to drawing SS-2.
2. The Applicant shall provide steps between terraced areas B and C on the north side of the garage which will then permit foot passage in this area.
3. The Erosion and Sediment Control plan followed during construction conforms to New York State requirements, which includes e.g. inspections and maintenance procedures.
4. The table on drawing SP-1 is revised to reflect the 5'- 0" and 6' – 8" dimensions indicated.
5. The garage foundation wall will be properly designed to receive all loads and will have to be approved by the Building Department to receive a building permit.
6. The west facing roof of the garage must be connected to a drywell.

Roll call vote:

	AYES	NOES	ABSENT
Richard Boziwick	√		
Lizbeth Thalheimer	√		
Paul Ersboll			√
Robert Flynn	√		
Martin Rebholz	√		

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, March 22, 2011.