

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

January 25, 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, Joseph Correia, Superintendent of Public Works, Ed Gathman, Planning Board Attorney and Joy Nygren, Planning Board Secretary.

**Approval of the Minutes**

The minutes of the November 9, 2010 meeting, were, on the motion of Chairman Boziwick, seconded by Mr. Flynn, with Mr. Ersboll abstaining, approved.

The minutes of the December 14, 2010 meeting, were, on the motion of Chairman Boziwick, seconded by Ms. Thalheimer, with Mr. Flynn abstaining, approved.

**O'Shea, 167 Bayview Ave – steep slope application**

Present were Christopher Modelewski, attorney for the applicant, and George Suddell, architect.

Mr. Modelewski briefly discussed the sequence of this application. The Board agreed, by consensus, that if the latest revisions submitted by the applicant, had a favorable review by the Village engineering firm, that they would grant approval with a formal resolution at the next meeting.

**Willen, 29 Bluff Point Road – steep slope application**

Present were Thomas Calabro and Alex Latham of ADL III Architecture, and Paula Aureliano-Leighton of Paul's Nursery.

Mr. Calabro stated that the intent of this application is to install a pool, boat house and retaining walls on the above-mentioned property. The Board briefly discussed the matter, and on the motion of Chairman Boziwick, seconded by Ms. Thalheimer, 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:** A steep slope application, from Joseph Willen, for proposed work at 29 Bluff Point Drive, was received on May 14, 2010, and

**WHEREAS:** A report dated July 27, 2010, by the Consultant to the Village, listed documents , revisions, and/or additional information needed to complete the application, and

**WHEREAS:** On or about November 8, 2010, the applicant submitted the required documents and revised plans dated October 13, 2010.

**WHEREAS:** A December 6, 2010 report, by the Consultant to the Village, found the documents and revised plans to be acceptable and concluded that the application was complete, and

**WHEREAS:** The report further stated that the proposed action is an Unlisted Action which will not have a significant impact on the environment and recommends that it be given a negative declaration, and

**WHEREAS:** After review and discussion, at the December 14, 2010 Planning Board meeting, the board accepted the findings and recommendations in the December 6, 2010 report, now therefore

**BE IT RESOLVED:** That the Joseph Willen steep slope application, for proposed work at 29 Bluff Point Drive, is hereby granted a negative declaration and approved, and

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

1. The submittal of an updated landscape plan, signed and stamped by a licensed landscape architect.

## **Gemport, Site Plan #66**

Present was Patrick Glennon, the applicant.

Mr. Glennon is seeking a 6 month extension of his site plan's preliminary approval, so that he can complete the process. The Board briefly discussed, and on the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board waived the reading of the resolution, and on the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board unanimously adopted the following resolution:

**WHEREAS:** A site plan application, for Gemport Site Plan #66 SCTM 404-Sec 11-Block 3-Lots 32.2,35,36 and 60.1, was submitted by the owner Pat Glennon (hereafter the applicant) to the Northport Village Planning Board (hereafter Planning Board) on Feb. 12, 2010, and

**WHEREAS:** That the Planning Board granted Preliminary Site Plan Approval subject to the following terms and conditions:

- A. Submission of a Site Plan and documents containing all the information required for a final site plan approval.

**WHEREAS:** The Applicant has submitted a letter requesting an extension of the preliminary approval issued by the Planning Board, and

**BE IT RESOLVED:** The Planning Board accepts the applicant's extension letter and grants the applicant a 6 month extension of the Preliminary Site Plan Approval until July 27, 2011.

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 February 22, 2011.