

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

June 28, 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, Gene Guido, Village Administrator, Ed Gathman, Planning Board Attorney and Joy Nygren, Planning Board Secretary. Absent were: Martin Rebholz and Lizbeth Thalheimer.

**Approval of the Minutes**

The minutes of the May 24, 2011 meeting, were, on the motion of Chairman Boziwick, seconded by Mr. Ersboll, unanimously approved.

**Stevens Plat #141**

There was no representation for this matter.

The Board briefly discussed the issue of SEQRA, and the fact that the Planning Board was slated to take lead status. The Board then adopted the following resolution:

**WHEREAS**, Ann Stevens (the applicant) submitted an application for the subdivision of certain property known as 175 Bayview Avenue, Northport, NY was submitted on July 16, 2010, and

**WHEREAS**, the applicant simultaneously submitted an application for certain variances to the Board of Zoning Appeals of the Village of Northport, and

**WHEREAS**, said applications seek to subdivide the subject property into two lots and seek permission to construct one residential home on the newly created lot, and

**WHEREAS**, the Planning Board was designated as Lead Agency pursuant to SEQRA, and

**WHEREAS**, applicant has submitted a long form EAF in conjunction with her application, and

**WHEREAS**, a hearing was held before the Board of Zoning Appeals on September 22, 2010, wherein the applicant sought certain relief from the zoning code of the Village of Northport, and

**WHEREAS**, submissions were made to the Board of Zoning Appeals by the Applicant which submissions included a letter of non jurisdiction from the New York State Department of Environmental Conservation, a letter of non jurisdiction from the Town of Huntington, a letter of compliance with the Federal Emergency Management Agency (FEMA) and a letter of compliance with the Army Corp of Engineers Shore Protection Manual, and

**WHEREAS**, the aforementioned documents have been submitted for review to the Village Engineering firm of Gannett Fleming , and

Whereas Gannett Fleming has issued a report dated June 23, 2011, and

**Now, therefore it is hereby resolved as follows:**

Resolved that the Planning Board is Lead Agency pursuant to SEQRA, and it is

Resolved that this action is deemed an unlisted action pursuant to SEQRA 617.5© (9) and that no further review under SEQRA is required and this action is given a negative declaration, and it is

Resolved that the Applicant shall submit revised subdivision maps depicting the location of the proposed residence based upon any relief that may be granted by the Board of Zoning Appeals

Roll call vote:

	Aye	No	Absent
Chairman Richard Boziwick	√		
Lizbeth Thalheimer			√
Paul Ersboll	√		
Robert Flynn	√		
Martin Rebholz			√

### **Pebble Hill Building Corp. – lot line change**

Present were the applicant, Jaime Correia, and Eric Fauser of Fauser Associates.

Mr. Fauser stated that the intent of the applicant to do a lot line change regarding lot numbers 41, 42, and 43 and create only 2 lots, then to remove the existing dwelling and build 2 new houses. Mr. Fauser stated that the lots are not accessible from June Ave. The Board discussed the matter, and then referred the applicant to make application to the Board of Zoning Appeals for the necessary variance(s).

### **Princess Home Building – steep slope extension**

There was no representation for this matter.

The Board noted receipt of a letter from Mr. Manngard asking for an extension of his existing steep slope approval.

On the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board waived the reading of the resolution. On the motion of Chairman Boziwick, seconded Mr. Flynn, the board unanimously adopted 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, 2011, 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, 2012, pursuant to §219.28G.(1) of the Village Code.

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 July 26, 2011.