

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

January 3, 2012

There was a special meeting of the Planning Board held today at Village Hall beginning at 1:00pm. Present were: Chairman Richard Boziwick, Robert Flynn, Lizbeth Thalheimer, Gene Guido, Village Administrator, Ed Gathman, Planning Board Attorney and Joy Nygren, Planning Board Secretary. Absent were Paul Ersboll and Martin Rebholz.

Gemport, 240 Fort Salonga Road, Site Plan #66

Present were the applicant, Patrick Glennon, and Victor Cuneo, architect.

Mr. Glennon stated that the submitted revisions propose the use of a different material, and a slight alteration in the location of the wall, approved in the original site plan. He stated that the proposed material will be less disruptive to the area, and more aesthetically pleasing. The Board asked if the revised still met the parking requirements, and Mr. Glennon stated that 40 are required, and that 43 will be provided.

The Board briefly discussed the matter, and on the motion of Chairman Boziwick, seconded by Ms. Thalheimer, with all members in favor, the board waived the reading of the resolution. On the motion of Chairman Boziwick, seconded by Ms. Thalheimer, with all members in favor, the Board unanimously adopted the following resolution:

WHEREAS: On December 7, 2011, the applicant (Pat Glennon) submitted plans for proposed changes to the retaining walls on the approved plans for the Gemport Site Plan #66, and

WHEREAS: In a report dated December 20, 2011 the Consultant to the Village states that the plan submitted "differs slightly from the July presentation", and

WHEREAS: The report also states that the changes are minor and that the street view "is enhanced due to the diminished height of the wall", and

WHEREAS: The report further states that the proposed minor changes, to the approved site plan, are an exempt action, not requiring further SEQRA review, and

WHEREAS: The report further states that the proposed changes were reviewed and approved by the Board of Architectural and Historic Review , and

WHEREAS: The Consultant to the Village recommends that the proposed changes be approved by the Planning Board, now therefore

BE IT RESOLVED: That the Planning Board hereby approves the proposed retaining wall changes as shown on the site plan with a revision date of 12/5/11.

The Board then discussed the Board of Trustee's proposed changes to Chapter 306, Zoning, of the Village Code. The Planning Board's final recommendation was that they felt that any covenants and restrictions required by any Village Board, should only be altered by the originating Board.

On the motion of Chairman Boziwick, seconded by Ms. Thalheimer, the meeting was adjourned.