

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on January 17, 2024 at 6:00 p.m. in Village Hall, 224 Main Street, Northport, NY 11768.

Board Members present: Chairman Andy Cangemi, Roger Ramme, Janet Pushee, Gene Spivak, David Swift, and Attorney John Bennett

Public Portion of Meeting

File #1382 – 231-239 Main Street

Attorney, Anthony Guardino, appeared before the Board on behalf of the Applicant, Panichella Holdings, LLC, to appeal the issuance of a Temporary Certificate of Occupancy to The Northport Hotel located at 225 Main Street. Mr. Guardino told the Board his client agrees to a 90 Day Adjournment of the appeal on the condition that The Northport Hotel makes an application for a demolition permit with the Northport Building Department to remove the encroachment over the Panichella Property in a timely manner. Application was adjourned to the February 21, 2024 Public Hearing to allow the owner of The Northport Hotel time to prepare architectural plans depicting the removal of the overhang.

File #1369 – 118 Cherry Street

Applicants, Craig Marlow and Lauren Marlow, appeared before the Board to request variances to construct a first floor and second floor addition and remodel at 118 Cherry Street. Application was previously granted, but Mr. Marlowe’s architect made an error on the drawings approved by the Board and additional relief was required. An additional exhibit was entered into the record, Exhibit #20 - Corrected Survey. When testimony was complete, all were given the opportunity to speak before the hearing was closed.

File #1379 – 58 Scudder Place

Applicant, Kristi McCaffrey, appeared before the Board to request variances to construct a first-floor and second-floor addition to the dwelling. Application was previously denied. Applicant submitted revised plans to the Board. An additional exhibit was entered into the record, Exhibit #21 -Photos of Basement Area. When testimony was complete, all were given the opportunity to speak before the hearing was closed.

File #1381 – 110 Seaview Terrace

Applicants, Armand D’Accordo and Cindy D’Accordo, appeared before the Board to request variances to construct a first-floor addition to the dwelling. Application was previously denied. Applicants submitted revised plans to the Board. When testimony was complete, all were given the opportunity to speak before the hearing was closed.

File #1384 – Pole #9 at 51 Main Street & File #1385 – Pole Near 10 Maple Avenue

Attorney, Chris Fisher, Consultant, Chris Fridrich, and Engineer, Peter Gaglio, appeared before the Board on behalf of the Applicant, Extenet Systems, LLC, to request to install a small wireless facility on existing structures in the public right of way. Application #1385 was amended to change the proposed location from a pole at 525 Main Street to one of two poles on the Main Street side of 10 Maple Avenue. Several residents spoke out in opposition to the applications, citing health and safety concerns. Additional Exhibits were entered into the record, Exhibit #23 - “Children Are More Vulnerable to Wireless Radiation”, Exhibit #24 - Letter From Resident with Accompanying Flash Drive, Exhibit #25 -

“What Happens to The Human Brain During EMF Exposures”, Exhibit #26 - “Known Effects of EMF on the Human Body”. Chairman and the Board agreed to approve Application #1384. Application #1385 was adjourned to the February 21, 2024 Public Hearing to allow the applicant time to research an alternate location for the proposed small wireless device.

Deliberation

Applications presented this evening were further discussed.

File #1378 – 178 Bayview Avenue

Application was discussed. Resolution to be drafted by Attorney John Bennett.

File #1387 – 36 Avenue B

Application was discussed. Resolution to be drafted by Attorney John Bennett.

Decisions

File #1386 -253 Main Street

Application Granted

Brian Pernice, Secretary
Board of Zoning Appeals