

**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 October 18, 2023 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 #1370 – 123 Highland Avenue

Applicant, Jeffrey Moses, appeared before the Board to request additional variance to construct an expanded garage. Chairman Cangemi confirmed that the applicant was not able to come to an agreeable resolution with his neighbors. Applicant presented research he prepared on garages in his neighborhood. Additional Exhibit was entered into the record, Exhibit #32 – “Highland Ave Area Garages”. When testimony was complete, all were given the opportunity to speak before the hearing was closed.

File #1380- 101 Lisa Drive

Applicants, Robert Rossero & Mona Rossero, and their associate, Mary Ellen Curtis, appeared before the Board to request variances to construct a first-floor rear deck addition/alteration to the dwelling. The Board requested to see proof that the Condominium Board approved the proposed project. Applicants agreed to submit the requested information after the hearing. 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 & Cindy D’Accordo, and their associate, Mary Ellen Curtis, appeared before the Board to request variances to construct a first-floor addition/alteration to the dwelling. Ms. Curtis told the Board she would submit photographs of 4,000 square foot houses in the vicinity of the subject property. When testimony was complete, all were given the opportunity to speak before the hearing was closed.

File #1383 – 139 Woodbine Avenue

Applicant, Steve Tyrer, and his Attorney, Mark Cuthbertson, appeared before the Board to request variances to construct a new dwelling and parking platform. Additional Exhibit was entered into the record, Exhibit #10 – “Photos/Map of Parking Ramp at 193 Woodbine Avenue”. The Board requested to see construction drawings which depict the layout and the elevation of the proposed construction. Applicant agreed to submit the requested materials. When testimony was complete, all were given the opportunity to speak before the hearing was closed.

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. After Mr. Guardino made his presentation, the Board heard from Edward Ross, the attorney representing the owner of the Northport Hotel. Chairman Cangemi urged both parties to come to an agreement on their own terms. When testimony was complete, all were given the opportunity to speak. The appeal of the issuance of the Temporary Certificate of Occupancy was adjourned to the November 15, 2023 Public Hearing.

Deliberation

Applications presented this evening were further discussed.

Brian Pernice, Secretary
Board of Zoning Appeals