

**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 21, 2020 at 5:00 p.m. via virtual Zoom Conference.

Board Members present Chairman Andy Cangemi, Roger Ramme, Janet Pushee, David Swift. Arlene Handel was absent. Attorney John Bennett appeared on behalf of Ed Gathman.

Public Portion of Meeting

File #1313 Jeffrey Cusick & Stephen Corbellini – 86 Bayview Avenue
Mary Ellen Curtis and clients Jeffrey Cusick and Stephen Corbellini virtually appeared before the board to request variance to construct a two-car detached garage and to add a 1st floor deck and retaining walls. When testimony was complete all were given the opportunity to speak for or against the application before the hearing was closed.

File # 1317 Robert & Debra Roniger – 28 Woodhull Place
Mary Ellen Curtis virtually appeared before the Board along with her clients Robert & Debra Roniger to request a variance to legalize an existing front porch, existing one-story addition, and an existing 1st floor addition in rear of dwelling. Applicants also wish to legalize an existing deck and shed. When testimony was complete all were given the opportunity to speak for or against the application before the hearing was closed.

File #1314 Colleen McManus - 35 Waterside Avenue
Attorneys Michael McCarthy and Laura Coogan-Leavy and Architect Scott Kahn appeared before the board to represent their client Colleen McManus. Applicant is requesting a variance to construct a 1st floor addition of living space with adjacent front and rear covered porch. Second floor addition of three bedrooms and a bathroom. When testimony was complete all were given the opportunity to speak for or against the application before the hearing was closed.

File 1318 Anthony & Christine Catanzaro – 599 Main Street
Applicants appeared before the board to request a variance to construct a detached single car garage. When testimony was complete all were given the opportunity to speak for or against the application before the hearing was closed.

File #1319 Dennis Tannenbaum – 199 Main Street
Dennis Tannenbaum appeared before the board on behalf of the Northport Historical Society to request a variance to convert 1st floor retail space to a residential apartment. When testimony was complete all were given the opportunity to speak for or against the application before the hearing was closed.

File #1315 Bianca Caras – 240 Ft. Salonga Road

Architect Joseph Clemens and his client Bianca & Peter Caras were scheduled to appear before the board to request a variance to convert a retail market space to a pet hotel and spa. This is not a permitted use under Highway Business District. Under advisement of Chairman Andy Cangemi and Attorney John Bennett applicant requested an adjournment of this application to seek independent counsel and guidance on presenting a permitted use variance application to the Board of Zoning Appeals.

Georgina Cavagnaro
Secretary Board of Zoning Appeals