

**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 27, 2021 at 6:00 p.m. in Village Hall, 224 Main Street, Northport, NY 11768.**

Chairman Andy Cangemi virtually appeared, Board Members present Roger Ramme, David Swift, Arlene Handel and Attorney John Bennett. Janet Pushee absent.

**Public Portion of Meeting**

File #1336 – 52 Chestnut Circle

Architect Liz Thalheimer appeared before the board on behalf of her client James Fregara to request a variance to construct a roof covered front porch. Letter of support from neighbor Janet Hayes residing at 60 Chestnut Circle was submitted into the record as Exhibit #10. When testimony was complete all were given the opportunity to speak for or against the application before the hearing was closed.

File #1337 – 34 Schooner Road

Architect James DeLuca appeared before the board on behalf of his client Douglas Pyne to request a variance for a first-floor addition of 617sf and a second-floor addition of 1,808sf. When testimony was complete all were given the opportunity to speak for or against the application before the hearing was closed.

File #1338 – 139 Woodbine Avenue

Attorney James Clark, Ed Carr and Harold Acker appeared before the board on behalf of their client Stephen Tyrer to request a variance to construct a fixed wooden dock. Chairman Cangemi advised that the Zoning Board of Appeals has accepted the referral by the Village Board of Trustees to hear this application. Chairman Cangemi confirmed with Attorney Clark that he has received statement from Harbormaster Tony Graziano regarding concerns with the location of proposed dock. Statement has been entered into the record as Exhibit #16. Additional photographs were entered into the record as Exhibit #17. When testimony was complete all were given the opportunity to speak for or against the application. Hearing has been left open as there are some concerns that may need to be addressed by experts. After deliberation by the Board, Attorney Bennet will advise applicant of any additional requirements for this application.

**Deliberation**

Applications presented this evening were discussed further. Resolutions to be drafted by Attorney John Bennett.

**Applications Approved**

File #1332 – Christina Fry - 30 June Avenue  
Legalize existing 389sf. Rear Deck

File #1334 – Steve Morgan - 148 Woodbine Avenue  
1<sup>st</sup> Floor addition of 251sf. and 2<sup>nd</sup> floor addition of 497sf.

File #1335 – Thomas Burns - 25 Horseshoe Drive  
571sf. Rear Deck

Georgina Cavagnaro  
Secretary Board of Zoning Appeals