

**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 November 15, 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 #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 informed the Board that an agreement between Panichella Holdings, LLC and The Northport Hotel could not be reached regarding the Hotel's encroachment onto the Panichella property. Edward Ross, the attorney representing The Northport Hotel, questioned the timeliness of the appeal. Additional Exhibit was entered into the record, Exhibit #21 – "Village Code Section 309-4". Chairman Cangemi directed Mr. Ross to supply the Board with a certified engineer's letter for the Hotel's parking structure within 10 days, citing public safety concerns. Hearing was left open to allow parties to submit additional information. Application was adjourned to the January hearing.

File #1384 – Pole #9 at 51 Main Street & File #1385 – Pole #51 at 525 Main Street

Attorney Chris Fisher, Chris Meyer, Peter Gaglio, and Chad Schwartz appeared before the Board on behalf of the Applicant, Extenet System, LLC, to request to install a small wireless facility on existing structures in the public right of way. Several residents spoke out in opposition to the applications, citing health and safety concerns. Additional Exhibits were entered into the record, Exhibit #10 – "Citizens for 5G Awareness", Exhibit #11 – "Top Facts on 5G from Environment Health Trust". Hearing was left open to allow parties to submit additional information. Applications were adjourned to the January hearing.

File #1387 – 36 Avenue B

Applicant, Michael Callhan, and Architect, John Ross, appeared before the Board to request variances to construct a covered porch. Additional Exhibit was entered into the record, Exhibit #13 – "Photo of Covered Porch on Avenue B". When testimony was complete, all were given the opportunity to speak before the hearing was closed.

File #1386 – 253 Main Street

Applicant, Fumei Zhang, and Jannette Colon appeared before the Board to request variances to convert the existing retail basement storage area to business office space, employee lounge with bathroom and storage area. The Board requested to see a schematic of the parking spots. When testimony was complete, all were given the opportunity to speak before the hearing was closed.

**Deliberation**

Applications presented this evening were further discussed.

File #1378 – 178 Bayview Avenue

Application was discussed. The Board requested revised drawings from the architect.

File #1383 – 139 Woodbine Avenue  
Application was discussed. Chairman requested a more detailed elevation drawing.

**Decisions**

File #1370 -123 Highland Avenue  
Request for Additional Variance Denied

File #1376 – 6 Johnston Avenue  
Application Granted

File #1377 – 101 Dogwood Road  
Application Granted

File #1379 – 58 Scudder Place  
Application Denied

File #1380 – 101 Lisa Drive  
Application Granted

File #1381 – 110 Seaview Terrace  
Application Denied

Brian Pernice, Secretary  
Board of Zoning Appeals