

**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 March 15, 2023 at 6:00 p.m. in Village Hall, 224 Main Street, Northport, NY 11768.**

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

**Public Portion of Meeting**

File #1364 – 174 Bayview Avenue

File was first presented at the meeting of February 15, 2023. Applicant Gerassimos Ventouras appeared before the board with his Attorney, Mark Cuthbertson, to request variances to make additions/alterations to existing dwelling including Front Balcony, Rear and Side Additions including Front Steps at 174 Bayview Avenue. Exhibit #13, Revised Plans, was entered into the record. Hearing was left open to allow applicant time to submit additional information. When testimony was complete, all were given the opportunity to speak.

File #1365 – 539 Fort Salonga Road

Attorney Dave Altman and Engineer Chris Tartaglia appeared before the board on behalf of applicant, Bolla EM Realty LLC, to request variances to convert existing gas station service bays into a one-story convenience store with additional parking and site/landscape improvements. Additional Exhibits were entered into the record, Exhibit #16 Aerial Plan, Exhibit #17 Landscape Plan Rendering, Exhibit #18 Simulated Before and After Photos, Exhibit #19 Sign Plan, and Exhibit #20 Canopy Sign Plan. Application was adjourned to allow applicant time to submit modified parking plan and traffic study. 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 #1363 – 51 Northwest Dr. – Andrew Roehrig

File was last presented at the January 18, 2023 meeting. Application was discussed further.

**Applications Approved**

File #1354 – 229 & 241 Woodbine Avenue – Kevin Cox

Resolution to vacate board's February 15, 2023 decision denying the unmerger of lots known as 229 Woodbine Avenue and 241 Woodbine Avenue and reopen and restore the application to the Zoning Board Calendar

File #1307 – 51 Mariners Lane – Thomas Kehoe

Resolution to grant 90 Day extension of variance grant.

Brian Pernice, Secretary  
Board of Zoning Appeals