

**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 April 17, 2024 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 #1393 – 105 Lisa Drive

Applicants, Stewart & Marcia Mandell, appeared before the Board to request variances to construct a first-floor rear deck addition to the dwelling. After 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. Mr. Guardino testified that the applicant would grant The Northport Hotel access to the Panichella property for the purposes of removing the encroachment on the condition that The Northport Hotel drops all litigation against the Panichellas. Edward Ross, attorney representing The Northport Hotel, requested an adjournment so that he could consult with his clients. Chairman Cangemi urged both parties to come to an agreement before the Temporary Certificate of Occupancy expires on 4/29/24. After testimony was complete, all were given the opportunity to speak.

Deliberation

Applications presented this evening were further discussed.

Decisions

File #1385 – Extenet Small Wireless Facility Near 118 and 120 Cherry Street
Application Granted with Conditions

File #1388 – 69 Stanton Street
Application Denied

File #1389 – 39 Main Street
Application Granted with Conditions

File #1391 – 83 Chestnut Circle
Application Granted

File #1392- 129 Laurel Avenue
Application Granted

Brian Pernice, Secretary
Board of Zoning Appeals