

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 Wednesday May 15, 2019 at 7:00 p.m. at Village Hall, 224 Main Street, Northport, NY 11768

Public Portion of the Meeting

File #1291 Brian & Amy Willie – 10 Oakleigh Place Northport, NY 11768
Amy Willie and Architect Victor Cuneo appeared before the board to request a variance to add two bedrooms over existing garage and a master bathroom. Convert existing upstairs bedrooms into hallway and closet space. Convert existing downstairs bedroom into den or dining room. When testimony was complete all were given the opportunity to speak for or against the application before the hearing was closed.

File #1286 Richard & Maryann Lertora–57 Annetta Avenue Northport, NY 11768
Attorney John Breslin and Mike Lynch Real Estate Expert represented their clients Richard and Maryann Lertora to request a variance to construct a new one family structure and unmerge two lots to build non-conforming lot. Additional exhibits were submitted for consideration. Exhibit #12 Radius Map, Exhibit #13 Photos Exhibit #14 Tax Map County of Suffolk - Property Map #007, Exhibit #15 (9) Letters to the Board from neighboring properties supporting this application. When testimony was complete all were given the opportunity to speak for or against the application before the hearing was closed. Carl Gostkowski residing at 46 Fulton Blvd in Commack, NY spoke on behalf of his sister Pearl Haney residing at 52 McKinney Avenue Northport, NY to express their concerns with the proposed construction. Additional Exhibits were submitted for consideration. Exhibit #16 (2) Street Photos, Exhibit #17 Signed Petition to block construction, Exhibit #18 Street Character Letter

File #1269 Thomas Kehoe – 51 Mariners Lane Northport, NY 11768
Attorney Christopher Modelewski represented his client Thomas Kehoe regarding a variance for foundation location which exceeded prior relief granted by the Board of Zoning Appeals. Additional exhibits were submitted for consideration. Exhibit #10 Tim Brojer Letter dated April 9, 2019, Exhibit #11 Resolution filed

April 18, 2019, Exhibit #12 Tim Brojer denial letter dated April 22, 2019, Exhibit #13 Updated Survey from Fauser, Exhibit #14 Minutes from Zoning Board meeting held on April 25, 2018, Exhibit #15 New York Village Law Board of Appeals Procedure. Architect George Suddell was asked to testify regarding outdoor staircase to basement, grading, height restrictions, ceiling restrictions and Mezzanine. Mr. Suddell agreed to remeasure and recalculate structure. Surveyor Eric Fauser of 405 Ft. Salonga Road Northport, NY testified on behalf of the applicant. Mr. Fauser explained how a property is surveyed and the process for a foundation location. He claimed there was an error in drafting from field data collection to AutoCAD program used in his office. Mr. Fauser claims foundation is in correct location. After testimony was completed all were given the opportunity to speak for or against the application before the hearing was closed. Several residents spoke to express their concerns with the construction of this property and voiced opinions indicating that they never received notice of the first variance hearing. Further, there was public oppositions to allowing such a large home to be constructed on the property. Village resident and Attorney Ken Savin spoke and requested the Zoning Board conduct a rehearing of the initial variance application.

Deliberation Portion of Meeting

None

Georgina Cavagnaro, Secretary
Board of Zoning Appeals