

**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 May 15, 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 #1398 – 6 Porpoise Court

Applicant Stefanie Gembala and her Pool Architect, Gappsi, appeared before the Board to request a variance to construct an 18' x 40' inground pool. Chairman questioned the proposed lot coverage calculation that was included on the submitted site plan. Application was adjourned without a date to allow the Board time to receive additional information regarding the lot coverage calculation. After testimony was complete, all were given the opportunity to speak.

File #1399 – 70 Main Street

Applicant, Lindsay Ostrander of the Wine Cellar on Main, appeared before the Board to request permission to sell alcohol other than wine which requires relief from limitations imposed by the Northport Board of Zoning appeals in Decision #929. Applicant requested an adjournment. Chairman granted an adjournment to the June 20, 2024 Public Hearing.

File #1394 – 221 Scudder Avenue

Joseph Cavagnaro, appeared before the Board on behalf of applicant, Tod O'Connell Architects, to request variances to construct a second-floor addition of a study and walk-in closet with first floor garage conversion to laundry room. After testimony was complete, all were given the opportunity to speak before the hearing was closed.

File #1395 – 27 Jay Court

Applicant Ken Schulman appeared before the Board to request variances to construct a first-floor addition to the rear of the dwelling for the relocation of the kitchen and expand the existing garage. After testimony was complete, all were given the opportunity to speak before the hearing was closed.

File #1396 – 108 Mar-Kan Drive

Applicant Eleanor Scorcia and Architect, Victor Cuneo, appeared before the Board to request a variance to construct a first-floor front open porch addition/alteration to the dwelling. Applicant amended the application to request an additional foot of variance. Additional Exhibit was entered into the record, Exhibit #11 - Porch Rendering. After testimony was complete, all were given the opportunity to speak before the hearing was closed.

File #1397 – 105 Mar-Kan Drive

Applicant Alexzander Zelenka and Architect, Victor Cuneo, appeared before the Board to request a variance to construct a first-floor conversion of an existing garage to habitable living space and construction of a new garage to the dwelling. Additional Exhibit was entered into the record, Exhibit #12 - Letter of Support #2. Multiple attendees spoke out in favor of the application. After testimony was complete, all were given the opportunity to speak before the hearing was closed.

File #1382 – 231-239 Main Street
Application was adjourned.

Deliberation

Applications presented this evening were further discussed.

Decision

File #1393 – 105 Lisa Drive
Application Granted

Brian Pernice, Secretary
Board of Zoning Appeals