

**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 21, 2025 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, James Izzo, and Attorney John Bennett.

Public Portion:

File # 1423 – Feed & Grain / 73 Main Street

Applicant John Murn (Owner) and his Attorney Keith Archer appeared before the Board to request relief of an existing service area by repairing, replacing, and extending the roof three feet to cover existing wall (20 SF). After testimony was complete, all were given the opportunity to speak before the hearing was closed.

File # 1424 – Brian Dolan & Meagan Farone / 234 Scudder Avenue

Architect James Stout appeared before the Board on behalf of Brian Dolan and Meagan Farone, to request relief for a front porch addition (239 SF), first floor renovations (10 SF), and new second floor addition (438 SF). After testimony was complete, all were given the opportunity to speak before the hearing was closed.

File # 1425 – Stephen & Sabrina Genovese / 62 Lincoln Avenue

Applicant Sabrina Genovese, and Expeditor Mary Ellen Curtis appeared before the Board requesting to legalize an existing front masonry porch (87 SF). After testimony was complete, all were given the opportunity to speak before the hearing was closed.

File # 1426 – Thomas Berger / 19 Bluff Point Road

Applicant Thomas and Elise Berger appeared before the Board requesting to legalize existing construction of an “open” pavilion over bluestone. After testimony was complete, all were given the opportunity to speak before the hearing was closed.

Deliberation Portion:

Applications presented this evening were further discussed.

Decisions:

File # 1418 Maureen & Sean Dwyer / 20 Jay Court
Application Approved

File # 1419 Matthew Merenda / 115 Burt Avenue
Application Approved

File # 1420 Elizabeth & Robert Capra / 62 Burt Avenue
Application Approved

File # 1421 Marion & Bradley Jensen / 90 Maple Avenue
Application Approved

File # 1424 Brian Dolan & Meagan Farone / 234 Scudder Avenue
Application Approved

Jennifer Suriano
Secretary Board of Zoning Appeals