

**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 June 18, 2025 at 6:00 p.m. in Village Hall, 224 Main Street, Northport, NY 11768.

Board Members present: Chairman Andy Cangemi, Janet Pushee, Gene Spivak, James Izzo, and Attorney John Bennett.

Absent: Roger Ramme

Public Portion:

File # 1427 – EMPA & Mainsails Realty Corporation “Skippers” / 34 Main Street

Applicant wishes to construct new 2nd floor addition, kitchen, bar, dining room, exterior viewing porch, bathrooms, circulation (2135 SF). After testimony was complete, all were given the opportunity to speak for or against this application. Several residents spoke to express their support, with others expressed concerns. The hearing was left open pending further review.

File # 1428 – John & Julie Mauser / 85 Bayview Avenue

Applicant wishes to construct a new single-family dwelling. After testimony was complete, all were given the opportunity to speak before the hearing was closed. After testimony was complete, all were given the opportunity to speak before the hearing was closed.

File # 1429 – Tom Kehoe Jr. / James Street Market 51 Main Street

Applicant wishes to convert the existing deli retail shop into a food shop with support kitchen and seating for eleven (11). 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 # 1423 Feed & Grain / 73 Main Street
Application Approved

File # 1425 Stephen & Sabrina Genovese / 62 Lincoln Avenue
Application Approved

File # 1426 Thomas Berger / 19 Bluff Point Road
Application Approved

Jennifer Suriano
Secretary Board of Zoning Appeals