

**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 21, 2023 at 6:00 p.m. in Village Hall, 224 Main Street, Northport, NY 11768.

Board Members present: Chairman Andy Cangemi, Roger Ramme, Janet Pushee, David Swift
Board Members absent: Gene Spivak and Attorney John Bennett

Public Portion of Meeting

File #1371 – 213 Lewis Road

Applicant, Santa Nandi, appeared before the board to request a variance to construct a second-floor balcony addition/alteration to the dwelling. Application was amended to include an additional variance request for the proposed balcony staircase which would infringe upon the minimum side yard setback. When testimony was complete, all were given the opportunity to speak before the hearing was closed.

File #1370 – 123 Highland Avenue

Applicants, Jeffrey Moses & Carrie Moses, appeared before the board to request variances to construct an expanded garage. Additional Exhibits were entered into the record, Exhibit #15 – Moses Family Carriage House Project, Exhibit #16 – Signed Opposition Petition, Exhibit #17 – List of Addresses on Highland Avenue with a 2 Car Plus Garage. When testimony was complete, several residents voiced their opposition to the application and one resident spoke out in favor of it. Hearing was closed.

File #1372 – 42 Woodbine Avenue

Applicant, Gene De Freitas, and his landlord, Joseph Schmitz, appeared before the board to request a variance to convert the existing frozen custard retail shop to a food shop with support kitchen and seating for twelve. The Chairman agreed to bifurcate the application so the board may consider the requests for change of use and indoor seating separately. Application was adjourned to allow the applicant time to submit a parking study, to be prepared by an engineer, to the board. When testimony was complete, several attendees spoke out in favor of the application. Hearing was closed.

File #1364 – 174 Bayview Avenue

Applicant, Gerasimos Ventouras, and his attorney, Mark Cuthbertson, appeared before the board to request variances to make additions/alterations to existing dwelling including front balcony, rear and side additions including front steps at 174 Bayview Avenue. The Chairman confirmed that a CO was issued for the immediate retaining wall on the south side property line and that a permit was being processed for the “three-tier” retaining wall. Chairman also affirmed that the board was in possession of the most recent plans submitted by the applicant. When testimony was complete, all were given the opportunity to speak before the hearing was closed.

Deliberation

Applications presented this evening were further discussed.

Application Approved

File #1369 – 118 Cherry Street

Brian Pernice, Secretary
Board of Zoning Appeals