

**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 July 19, 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, Gene Spivak, David Swift, and Attorney John Bennett

**Public Portion of Meeting**

File #1373 – 31 Crestfield Place

Architect, Jeff Thalheimer, appeared before the board on behalf of applicant, Alison Troy, to request variances to construct a first-floor dwelling addition and front deck addition. Additional Exhibit was entered into the record, Exhibit #9 - Letter from Owner of 25 Crestfield Place. When testimony was complete, all were given the opportunity to speak before the hearing was closed.

File #1374 & File #1375 – 240 Fort Salonga Road

Applications were heard simultaneously.

File #1374 - Applicant, Ralph Michele, appeared before the board to request a variance to convert the existing first floor retail merchandise space to a nail and spa facility.

File #1375 - Applicant James Villani and his attorney, Thomas Abbate, appeared before the board to request variances to convert the existing first floor retail merchandise space to a restaurant and bar. Additional Exhibits were entered into the record, Exhibit #11 - Hours of Operation for F45 - Dix Hills and Melville Locations, Exhibit #12 - ARCHIES Transcript for F45, Exhibit #13 - Hours of Operation for Nail Salons in Northport Village, Exhibit #14 - Valet Parking Plan.

When testimony was complete, several residents voiced their concerns about the application for the restaurant. Hearing was left open to allow both applicants to submit additional information.

**Deliberation**

Applications presented this evening were further discussed.

File #1365 – 539 Fort Salonga Road was discussed. Amended resolution to be drafted by Attorney John Bennett

**Applications Approved**

File #1364 – 174 Bayview Avenue  
Granted

File #1371 – 213 Lewis Road  
Granted in Part and Denied in Part

File #1372 – 42 Woodbine Avenue  
Granted in Part as Requested by the Applicant with Conditions

Brian Pernice, Secretary  
Board of Zoning Appeals