

**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 September 20, 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 #1370 – 123 Highland Avenue

Application was reopened by applicants, Jeffrey Moses & Carrie Moses, to request additional variance to construct an expanded garage. Chairman directed the applicants, and those present who oppose the application, to discuss the matter in private so that they could come to a resolution agreeable to all parties. Parties returned to the Board Room later in the evening sans resolution. The Board heard testimony from the applicants and several residents who oppose the application. Additional Exhibits were entered into the record, Exhibit #29 – Moses Garage Drawing, Exhibit #30 – Letter from Attorney, Exhibit #31 – Opposition Petition #2. Hearing was left open to allow the submission of additional information. Application was adjourned to the October 18, 2023 Public Hearing.

File #1377- 101 Dogwood Road

Applicant, Michael Gordon, appeared before the Board to request a variance to construct a first-floor porch addition/alteration to the dwelling. When testimony was complete, all were given the opportunity to speak before the hearing was closed.

File #1376 – 6 Johnston Avenue

Applicant, Ryan Chow, appeared before the Board with architect, Frank Esposito, and engineer, Jason Pontieri, to request a variance to construct new multi-tier retaining walls to the rear of the dwelling. Additional Exhibits were entered into the record, Exhibit #10 – Site Photos, Exhibit #11 – Engineer Site Plan. When testimony was complete, all were given the opportunity to speak before the hearing was closed.

File #1378 – 178 Bayview Avenue

Applicant, Martin Passante, appeared before the Board to request variances to construct additions and alterations to the existing residence. When testimony was complete, a neighbor voiced his concerns over the project. Hearing was closed.

File #1379 – 58 Scudder Place

Applicant, Kristi McCaffrey, and her associate, Maryellen Curtis, appeared before the Board to request variances to construct a first floor and second floor addition/alteration to the dwelling. Additional Exhibit was entered into the record, Exhibit #12 – Letters of Support from Neighbors. When testimony was complete, all were given the opportunity to speak before the hearing was closed.

File #1369 – 118 Cherry Street

Application was reopened by applicant, Craig Marlow, to request additional variances to construct a first floor and second floor addition and remodel at 118 Cherry Street. Additional Exhibits were entered into the record, Exhibit #14 – Stamped Revised Site Plan, Exhibit #15 – Revised Drawings. When testimony was complete, all were given the opportunity to speak before the hearing was closed.

Deliberation

Applications presented this evening were further discussed.

Brian Pernice, Secretary
Board of Zoning Appeals