

**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 29, 2021 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, Arlene Handel and Attorney John Bennett.

Public Portion of Meeting

File #1332 Christina Fry – 30 June Avenue

Attorney Christina Fry appeared before for the board on behalf of her client Thomas Clark to request a variance to legalize an existing 389 sf. rear deck. Ownership of this property has been changed to the Farrell's since applying for this variance. Ms. Fry has confirmed that money has been left in escrow at the sale of property to legalize this matter. When testimony was complete all were given the opportunity to speak for or against the application before the hearing was closed.

File #1333 – Mark Anthony Munisteri – 31 Locust Road

Architect Mark Anthony Munisteri appeared before the board on behalf of his client Robert Gessell to request a variance to construct a detached garage. Mr. Munisteri submitted addition exhibits to the board. Exhibit #11 GIS View, Exhibit #12 Google Earth Photograph, Exhibit #13 Neighboring Photographs. Chairman Andy Cangemi noticed on the building card that two denials had been previous issued by the Board of Zoning Appeals regarding this matter. He has asked that the denials also be put into exhibits. Exhibit #14 Zoning Board Resolution #815 and Exhibit #15 Zoning Board Resolution #887. Board had concerns as to how a building permit was issued in 2007 for a Storage Shed and why a Certificate of Occupancy wasn't issued until 2015. Chairman asked for the building file to be pulled from Archives. Plans examiner Donald Tesoriero located the file for further review. When testimony was complete all were given the opportunity to speak for or against this application. Hearing was left opened pending further review.

File #1334 – George Suddell – 148 Woodbine Avenue

Architect George Suddell and homeowner Steve Morgan appeared before the board to request variances to renovate existing single-family residence. Applicant wishes to add a first-floor addition of 251 sf. and a second-floor addition of 497 sf. Chairman Andy Cangemi questioned permits on existing structures on property and advised all are to be in compliance. When testimony was complete all were given the opportunity to speak for or against this application before the hearing was closed.

File #1335 – Thomas Burns – 25 Horseshoe Drive

Thomas & Shannon Burns appeared before the board to request a variance to construct a 571sf. rear deck. When testimony was complete all were given the opportunity to speak for or against this application before the hearing was closed.

Deliberation

Applications presented this evening were discussed further. Resolutions to be drafted by Attorney John Bennett.

File #1322 Steven Tyrer – 139 Woodbine Avenue

Application was presented at the January 20, 2021 meeting. Applicant wishes to construct a new fixed wooded dock at the rear of two-story residence. Application was referred to the Board of Trustees for a resolution to amend Chapter 124 - Marine Conservation and Regulation of Marine Structure. Resolution was passed unanimously by the Board of Trustees at the board meeting on September 21, 2021. The Board of Trustees has referred this application back to the Board of Zoning Appeals. Chairman Andy Cangemi accepted the referral by the Northport Board of Trustees pursuant to Resolution #2021-223 and will schedule a public hearing upon new application submission. Application will be combined with this record.

240 Ft. Salonga Road formally Southdown Market

Village of Northport Building Department has received inquiries as to whether a gym or personal training facility could apply to operate at this location. The Board of Zoning Appeals has reviewed the inquiry, considered the location in Highway Business District and has determined that, could qualify to apply for a Special Use Permit by filing an application with the Board of Zoning Appeals, subject to application submission, a public hearing and required relief before the board.

Applications Approved

File #1331- Joseph Willen – 29 Bluff Point Road
Extend Rear Open Porch

File #1307 – Thomas Kehoe – 51 Mariners Lane
Single Family Dwelling

Georgina Cavagnaro
Secretary Board of Zoning Appeals

