



VILLAGE of NORTHPORT  
INCORPORATED IN 1894

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224 Main Street, Northport, New York 11768, 631-261-7502, fax: 631-261-7521

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June 19, 2020

809 Fort Salonga Road III, LLC  
809 Fort Salonga Road  
Northport, NY 11768

Dear Mr. Modelewski:

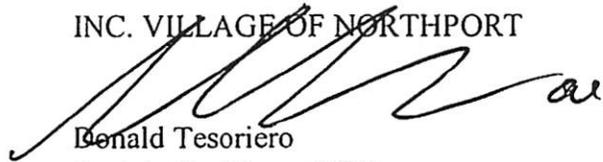
Re: Convert Second Floor Retail Space to Residential Apartment  
809 Ft. Salonga Road, Northport, NY. S:14 B:1 L: 46.2  
District: Highway Business

Pursuant to Village Code, application to convert a second floor retail space to residential apartment at the above-referenced property is hereby denied. The proposed submission requires relief from the Northport Zoning Board of Appeals as well as a change of use approval or waiver of same from Planning Board.

If you wish to file for variance relief from the Northport Zoning Board of Appeals, you may contact Georgina Cavagnaro at (631) 261-7502.

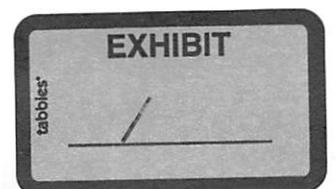
Sincerely,

INC. VILLAGE OF NORTHPORT



Donald Tesoriero  
Asst. to the Mayor/CEO

cc: Village Attorney  
ZBA Secretary



An original and seven copies of this application must be filed with the Village clerk together with a filing fee of \$250.00 for each location.

**INC. VILLAGE OF NORTHPORT  
BOARD OF ZONING APPEALS**

**APPLICATION**  
CHRISTOPHER MODELEWSKI, PC

ATTORNEY AT LAW  
44 ELM STREET, SUITE 18  
HUNTINGTON, NY 11743

Date JUNE 23, 2020

Applicant Name \_\_\_\_\_  
(Please Print)

Address \_\_\_\_\_

Telephone No. 631-423-8989 Email Address: IMODELEWSKI@SUFFOLKLAWYERS.COM

Owner Name 809 FORT SALONGA

Address \_\_\_\_\_

1. Application is hereby made for a variance or permit under Chapter SEE PERMIT LETTER
2. Location of Property 809 FORT SALONGA ROAD
3. Location in Zone Designated as HIGHWAY BUSINESS
4. Reason for this request OWNER SEEKS TO CONVERT SECOND FLOOR COMMERCIAL TO RESIDENTIAL USE
5. Name and address of all property owners within 200 feet of the premises:  
(Mailing must be accomplished 14 days prior to hearing date and proof presented at the hearing)  
5a. Please return the attached "AFFIDAVIT OF POSTING" completed and notarized to the ZBA office **PRIOR** to the scheduled hearing confirming that he or she has properly posted the sign(s).
6. Is there a school, or church within 200 feet of the premises? NO
7. Approximate cost of work involved \$ \_\_\_\_\_
8. Type of road STATE HIGHWAY width AT LEAST 50'

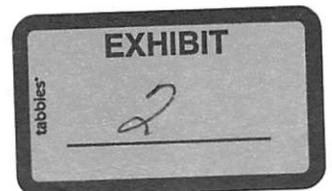
The undersigned hereby certifies that (he/she) (is/are) the owner(s) of the property referred to in this application and has (have) read the notice below.

[Signature]  
Signature of Owner

**NOTICE TO APPLICANTS TO BOARD OF ZONING APPEALS**

Be advised that the Board must base its decisions on affirmative evidence. All determinations will, therefore, rest on presentation of factual proof.

The Board is bound by law in rendering decisions to follow the criteria set forth in the Zoning Ordinance and the burden is upon the applicant to present facts which satisfy these criteria.



INC. VILLAGE OF NORTHPORT  
BOARD OF ZONING APPEALS  
CHECKLIST

This sheet must be completed, signed, and returned with your application.

Please answer the following questions:

YES

Is the need for the variance or other relief listed on the application?

YES

Does the Letter of Denial reflect all structures and improvements that need legalization on your property? ALL STRUCTURES on the lot must have a Certificate of Occupancy or must be legalized via this application process.

YES

Are there eight (8) copies of the letter of denial?

YES

Are there eight (8) copies of a legible survey showing all existing structures or improvements on the lot, (with their dimensions) and exact distances from all property lines?

YES

Are all proposed improvements (with their dimensions) and exact distances from the property lines and set backs noted on the survey?

YES

Is the size and configuration of all improvements, including a side view of the existing and proposed improvements with elevation measurements included with the site plan?

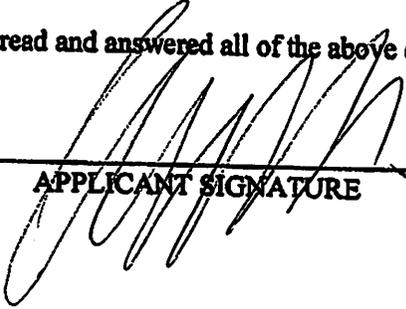
N/A

Is the approximate contour of the grade surrounding the improvement contained on the site plan? (Only applicable if the grade effects the applicant's ability to construct an improvement)

N/A

Is the size and location of any vegetation, trees, cesspools, or natural conditions affecting the applicant's ability to construct the improvement noted on the site plan?

I have read and answered all of the above questions.

  
\_\_\_\_\_  
APPLICANT SIGNATURE

# Northport Village (ZBA) Zoning Board of Appeals

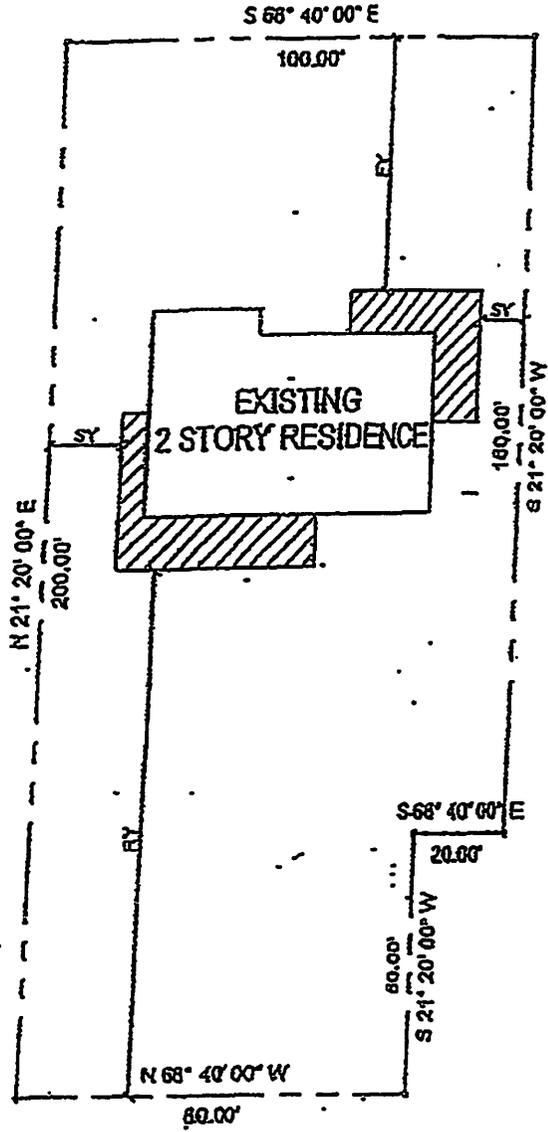
## "Request for Information Form"

**KEY.**



- Front Yard Set Back (FY): \_\_\_\_\_
- Side Yard Set Back (SY): \_\_\_\_\_
- Side Yard Aggregate (SYA): \_\_\_\_\_  
(combination of the two closest side yards added together)
- Rear Yard Set Back (RY): \_\_\_\_\_
  
- Existing Square Footage: \_\_\_\_\_  
(list each structure separately)
- Existing Height of Structure: \_\_\_\_\_
- Existing Lot Coverage (%): \_\_\_\_\_
  
- Proposed Square Footage: \_\_\_\_\_  
(list each structure separately)
- Proposed Height of Addition: \_\_\_\_\_
- Proposed Lot Coverage (%): \_\_\_\_\_

**STREET NAME**



NO DIMENSIONAL CHANGES  
ARE REQUESTED.

# Short Environmental Assessment Form

## Part 1 - Project Information

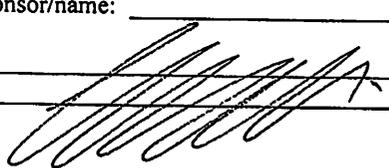
### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: <b>WEBER COMMERCIAL TO RESIDENTIAL CONVERSION</b>			
Project Location (describe, and attach a location map): <b>809 FORT SALONCA ROAD, NORTHPORT, NY</b>			
Brief Description of Proposed Action: <b>OWNER SEEKS TO CONVERT SECOND FLOOR COMMERCIAL TO RESIDENTIAL USE.</b>			
Name of Applicant or Sponsor: <b>CHRISTOPHER MODELEWSKI, PC</b>		Telephone: <b>631-423-8989</b>	
Address: <b>ATTORNEY AT LAW 44 ELM STREET, SUITE 18</b>		E-Mail: <b>MODELEWSKI@SUFFOLKLAWYERS.COM</b>	
City/PO: <b>WINTINGTON, NY 11743</b>		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <b>CHANGE OF USE / SITE PLAN WAIVER FROM PLANNING BOARD, S.C.P.H.S.</b>			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			acres <u>0.4</u> acres <u>0</u> acres <u>1</u>
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,				
a. A permitted use under the zoning regulations?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			NO	YES
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?			NO	YES
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	NO	YES
b. Are public transportation services available at or near the site of the proposed action?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements?			NO	YES
If the proposed action will exceed requirements, describe design features and technologies: <u>NO CHANGE, EXISTING BUILDING</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?			NO	YES
If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?			NO	YES
If No, describe method for providing wastewater treatment: <u>ON SITE</u> <u>S.C.D.H. APPROVED SANITARY SYSTEM</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		<input checked="" type="checkbox"/>	NO	YES
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		<input checked="" type="checkbox"/>	NO	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____				
_____				
_____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>CHRISTOPHER MOPELEWSKI</u> Date: <u>6.23.20</u> Signature:  Title: <u>ATTORNEY</u>		

**PRINT FORM**

14-1-~~6-2~~<sup>70.15</sup> 46.4 TAX MAP NO.

LOCATION 809 Ft Selanga Rd

FILED MAP \_\_\_\_\_

LOT NO. \_\_\_\_\_

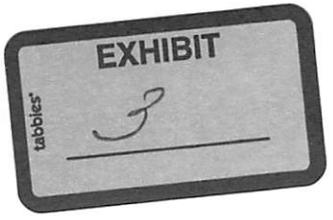
PERMIT NO.	DATE	CO DATE	VARIANCE NO.	DATE
12-183D Demo GAR. etc.	12-28-12	3-8-13		
13-244P Plumbing	10-21-13	6-27-14		
13-222 Change in use	11-6-13	6-27-14		

LETTER IN LIEU OF CO DATE 10/4/12

ZONING STATUS \_\_\_\_\_

SPECIAL USE PERMIT FOR:  
\_\_\_\_\_  
\_\_\_\_\_ DATE \_\_\_\_\_

REMARKS:



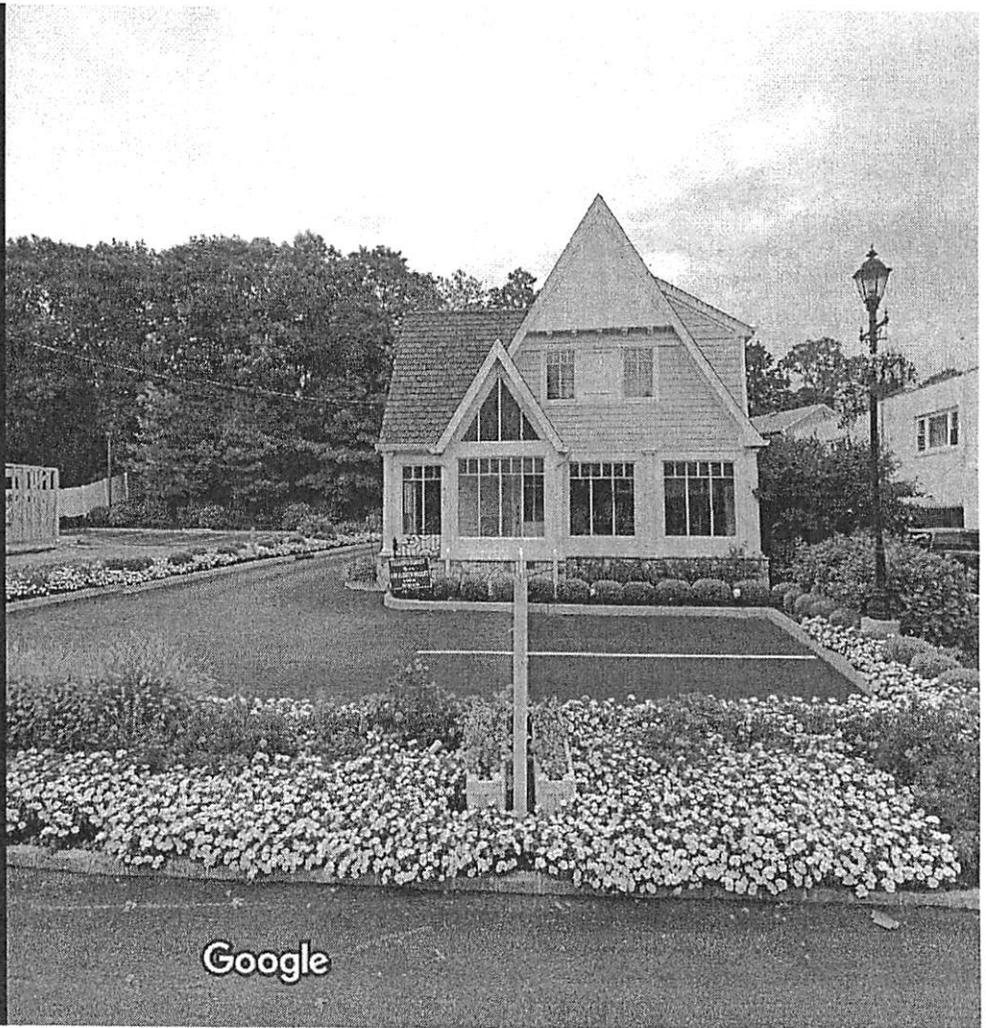
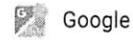
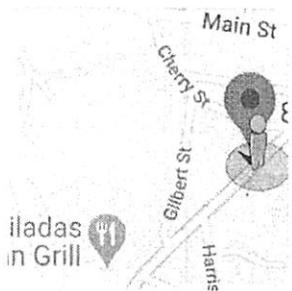


Image capture: Sep 2019 © 2020 Google

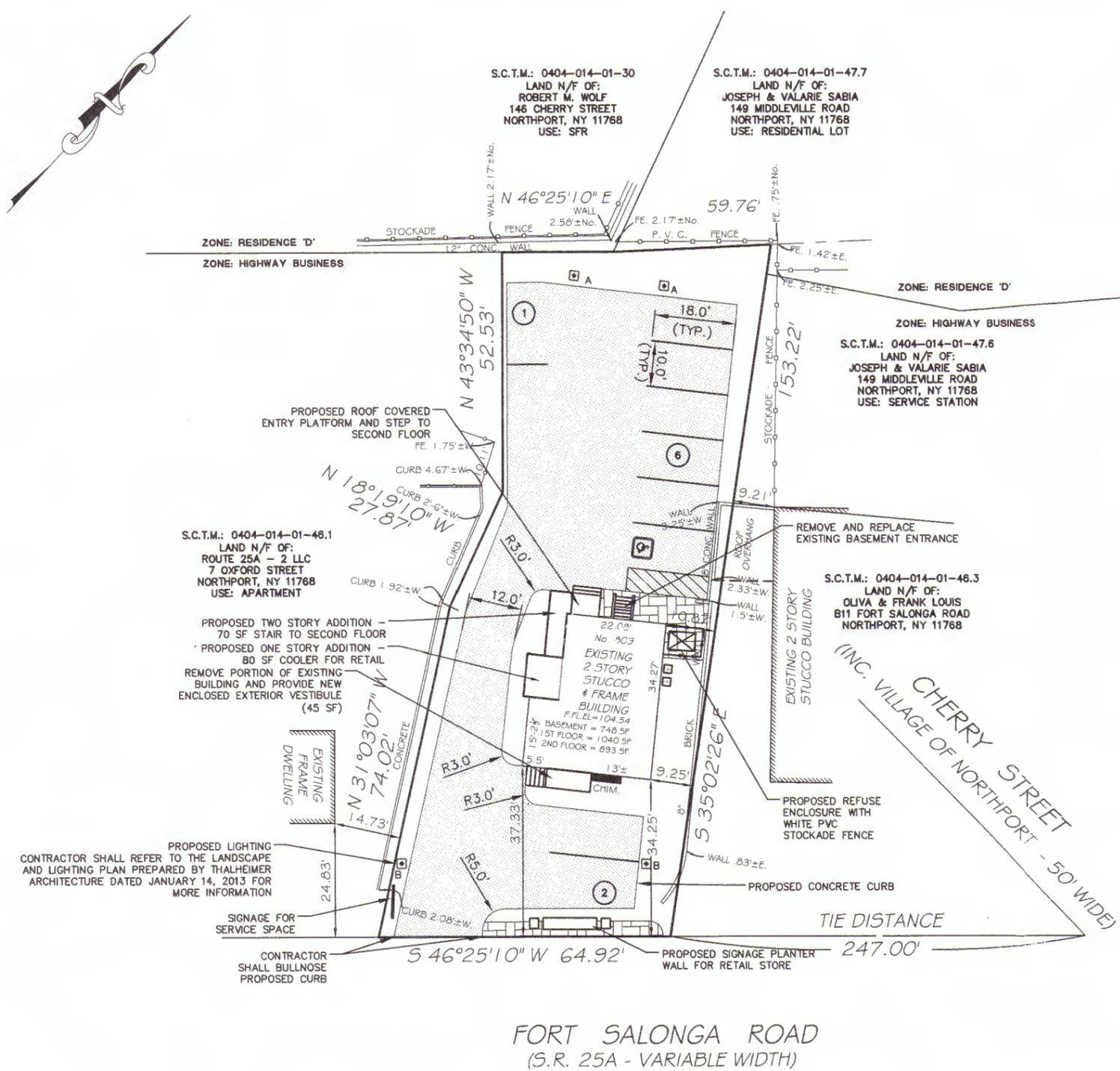
Northport, New York



Street View



Drawing Name: P:\2013 Projects\2013-027\Site Plan.dwg Last Modified: Nov 07, 2013 3:47pm Plotted on: Nov 07, 2013 3:48pm by sbopliste



**NOTE:**  
 1. THIS PLAN IS BASED ON THE SURVEY PREPARED BY ISLAND WIDE LAND SURVEYORS, LAWRENCE HAYNES, L.S. DATED JANUARY 2, 2013 AND THE SITE PLAN PREPARED BY THALHEIMER ARCHITECTURE DATED JANUARY 14, 2013.  
 2. NO WORK TO BE DONE IN NYS DOT RIGHT OF WAY.

No.	DATE	REVISION DESCRIPTION	BY	CHKD

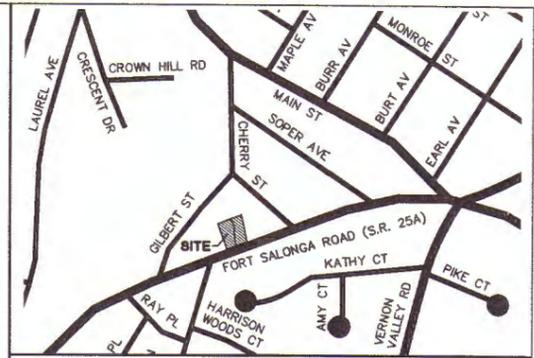
**SITE DATA**  
 TOTAL SITE AREA: 8,863.95 SF (.20 AC)  
 NUMBER OF LOTS: 1  
 ZONE: HIGHWAY BUSINESS  
 PROPOSED USE: RETAIL  
 S.C.T.M.: DIST. 0404, SECT. 14, BK. 1, LOT 46.2  
 SCHOOL DISTRICT: NORTHPORT - EAST NORTHPORT  
 WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY  
 POST OFFICE: NORTHPORT 11768  
 FIRE DISTRICT: NORTHPORT

**PARKING CALCULATIONS**  
**PARKING REQUIRED**  
 RETAIL SPACE 928 SF x 1 STALL PER 200 SF GFA = 4.6 STALLS  
 EMPLOYEE = 3 STALLS  
 SERVICE SPACE 930 SF x 1 STALL PER 200 SF GFA = 4.6 STALLS  
 TOTAL STALLS REQUIRED = 12.2 STALLS

**PARKING PROVIDED**  
 TOTAL STALLS PROVIDED (INCLUDING 1 ACCESSIBLE) = 9 STALLS

**NOTE:**  
 PARKING CALCULATIONS OBTAINED FROM VILLAGE OF NORTHPORT APPROVED SITE PLANS PREPARED BY THALHEIMER ARCHITECTURE DATED JANUARY 14, 2013.

- GENERAL NOTES**
- RMS ENGINEERING SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
  - ALL EXISTING STRUCTURES SPECIFIED TO BE REMOVED, SHALL BE REMOVED AND BACKFILLED. BACKFILL TO BE SELECT GRANULAR FILL, COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY MODIFIED PROCTOR TEST.
  - ALL FILL SHALL BE SELECT GRANULAR MATERIAL COMPACTED TO 95% OF THE MAXIMUM DENSITY AT THE OPTIMUM MOISTURE CONTENT, AS DETERMINED BY THE MODIFIED PROCTOR TEST.
  - EXISTING UNDERGROUND AND OVERHEAD UTILITIES AS SHOWN HEREIN HAVE BEEN DETERMINED BY STANDARD SURVEYING METHODS AND AVAILABLE RECORDS. NEITHER THE EXACT LOCATION NOR THE INFORMATION OF THE EXISTING UTILITIES ARE GUARANTEED TO BE COMPLETE OR CORRECT. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO REMOVE ANY EXCAVATED MATERIALS.
  - UNSUITABLE MATERIAL, AS DEFINED IN SECTION 203 OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS EDITION, UNDER PAVEMENT, WALKS AND CONCRETE SLABS SHALL BE REMOVED AND REPLACED WITH SELECT GRANULAR MATERIAL.
  - SELECT GRANULAR MATERIAL SHALL BE AS DEFINED IN SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
  - COMPACTION SHALL CONFORM TO N.Y.S.D.O.T. SECTION 203.
  - ALL REINFORCED PRECAST CONCRETE STRUCTURES SHALL CONFORM TO THE S.C.D.H.S. STANDARD DETAILS AND SPECIFICATIONS.
  - DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
  - ALL IMPROVEMENTS SHALL BE IN CONFORMANCE WITH THE S.C.D.H.S. REGULATIONS AND SPECIFICATIONS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMIT REQUIREMENTS.
  - THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING TO BECOME FAMILIAR WITH PRESENT CONDITIONS AND TO JUDGE FOR THEMSELVES THE EXTENT AND NATURE OF WORK TO BE DONE.
  - FOR LANDSCAPE AND LIGHTING DESIGN, CONTRACTOR SHALL REFER TO THE LANDSCAPE AND LIGHTING PLAN PREPARED BY THALHEIMER ARCHITECTURE DATED JANUARY 14, 2013.



**KEY MAP**  
SCALE: 1" = 1000'

**CONSTRUCTION SITE PLANS**

SHEET NO.	TITLE
1 OF 4	ALIGNMENT PLAN
2 OF 4	GRADING, DRAINAGE AND UTILITY PLAN
3 OF 4	DEMOLITION PLAN
4 OF 4	CONSTRUCTION DETAILS

**LEGEND**

- 104--- DEMO CONTOURS
- 104--- EXIST CONTOURS
- (104)--- PROP CONTOURS
- (104)--- EXIST CURB
- (104)--- EXIST CURB (TO BE REMOVED)
- (104)--- PROP CURB
- (104)--- EXIST DRAINAGE LINE
- (104)--- EXIST WATER MAIN
- (104)--- EXIST GAS MAIN
- (104)--- PROP DRAINAGE LEACHING POOL (OPEN GRATE)
- (104)--- EXIST SPOT ELEVATION
- (104)--- EXIST FENCE
- (104)--- PROP SANITARY
- (104)--- PROP DRAIN LINE
- (104)--- PROP ROOF DRAIN LINE
- (104)--- PROP SPOT ELEVATION
- (104)--- PROP SEPTIC TANK
- (104)--- PROP TOP OF CURB
- (104)--- PROP BOTTOM OF CURB
- (104)--- PROP DRAINAGE LEACHING POOL
- (104)--- PROP SANITARY LEACHING POOL
- (104)--- PROP SEPTIC TANK
- (104)--- DRAIN FLOW ARROW
- (104)--- PROP FULL DEPTH ASPHALT PAVEMENT
- (104)--- PROP CONCRETE PAVERS
- (104)--- PROP CATCH BASIN

SCDHS REF# C04-13-0019

**CAUTION - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**ALIGNMENT PLAN**

**809 FORT SALONGA ROAD**  
SITUATED IN  
**NORTHPORT**  
INC. VILLAGE OF NORTHPORT, SUFFOLK COUNTY, NEW YORK

**SCTM: DISTRICT 0404, SECTION 14, BLOCK 1, LOT 46.2**

**EXHIBIT**  
5

Gregg J. Schiavone, PE  
NYS License No. 76387



**RMS ENGINEERING**  
Robinson, Muller & Schlavone Engineers, PC

355 New York Avenue, Huntington, New York 11743  
Phone 631-271-0576 Fax 631-271-0592 www.rmsengineering.com

DATE:	11/4/13
SCALE:	1" = 30'
JOB No.	2013-027
SHEET:	1 OF 4

# BOARD OF ZONING APPEALS VILLAGE OF NORTHPORT

**Application No.:** 1109  
**Applicant:** 809 Fort Salonga III, LLC  
**Owner:** 809 Fort Salonga III, LLC

WHEREAS, application #1107 seeks to convert the use of the subject property from residential to retail and service uses in the Highway Business District and requests a parking variance; applicant proposes to provide 9 spaces whereas the code at §306-21A requires a minimum of 12 spaces; and

WHEREAS, the applicant submitted a survey, architectural plans and other evidence for the Board's review and Members of this Board have reviewed the subject premises and neighborhood in light of these plans and

WHEREAS, after due notice a public hearing of the Board of Zoning Appeals of the Village of Northport was held February 27, 2013 at 7:00 p.m. in the Village Hall in Northport and all interested persons attending the hearing were given the opportunity to speak regarding the within Application and

WHEREAS, all testimony has been carefully considered and all pertinent facts are noted in the formal decision annexed hereto and incorporated by reference in this Resolution and

WHEREAS, the Zoning Board of Appeals has determined that the application is a Type II action pursuant to 6 NYCRR Part 617 and not subject to any further action under SEQRA; and

NOW THEREFORE IT IS hereby resolved that the aforesaid application to convert the use of the subject property from residential to retail and service uses in the Highway Business District and requests a parking variance; applicant proposes to provide 9 spaces whereas the code at §306-21A requires a minimum of 12 spaces, in accordance with the submitted survey and plans, is GRANTED as set forth in the decision annexed hereto and incorporated by Reference in this Resolution.



The foregoing resolution was offered by: Jackie Ingham  
and seconded by: Kenneth Butterfield

Roll Call Vote:

	<u>In Favor</u>	<u>Opposed</u>	<u>Abstain</u>
Mr. Cangemi	_____	_____	<u>X</u>
Ms. Pushee:	<u>X</u>	_____	_____
Ms. Ingham:	<u>X</u>	_____	_____
Mr. Ramme:	<u>X</u>	_____	_____
Mr. Butterfield	<u>X</u>	_____	_____

Dated: Northport, New York  
March 20, 2013

  
\_\_\_\_\_  
Andrew Cangemi, Chairperson, Zoning  
Board of Appeals

## Decision

After due consideration of the nature of the relief requested, to convert the use of the subject property from residential to retail and service uses in the Highway Business District and requests a parking variance; applicant proposes to provide 9 spaces whereas the code at §306-21A requires a minimum of 12 spaces, the Board finds that the benefit to the applicant outweighs any detriments to nearby properties and hereby grants the requested variance relief.

The applicant proposes to convert the use of the subject property and requires a parking variance to do so. Applicant proposes to provide 9 spaces where 12 are required by the code. Applicant demonstrated that the 9 spaces will satisfy anticipated parking demands. Under the circumstances, the request is not substantial and there are no perceived detriments to nearby properties.

Accordingly, this application is GRANTED in all respects.