

**Inc. Village of Northport
Approved Minutes of the Planning Board**

January 25, 2023

There was a regular meeting Planning Board held tonight at Village Hall, beginning at 7:00pm. Present were: Chairman Richard Boziwick, Pat DeSimone, Robert Flynn, Dale Koch, John Bennett, Assistant Village Attorney, Donald Tesoriero, Assistant to the Mayor and Joy Nygren, Planning Board Secretary. Absent was Paul Ersboll.

Approval of the Minutes

On the motion of Chairman Boziwick, seconded by Mr. Flynn, the minutes of the December 13, 2022 meeting were approved.

Maione, 50 School Street – steep slope application

Present was Christopher Maione, the homeowner.

Mr. Maione stated that he replaced a rotted retaining wall made of railroad ties, which had become dangerous. He stated that he was granted an emergency permit, and that he slightly enlarged the existing area to add space to turn around because the area in front of his house is difficult.

Chairman Boziwick asked Mr. Maione if he intended to roof over the structure. Mr. Maione responded that he did not, as that would hinder the ability for people to turn around.

The Board briefly discussed the application, and on the motion of Chairman Boziwick, seconded by Mr. Koch, the Board amended the resolution. On the motion of Chairman Boziwick, seconded by Mr. Flynn, with all members in favor, the Board waived the reading of the resolution. On the motion of Chairman Boziwick, seconded by Mr. Koch, with all members in favor, the Board approved the following resolution:

WHEREAS: A steep slope application was received on January 4, 2023 from Chris Maione, of 50 School Street and

WHEREAS: On January 24, 2023 the Asst. to the Mayor report states that the application is substantially complete and recommends approval, and

WHEREAS: The Asst. to the Mayor has determined that the proposed action is a Type II Action requiring no additional environmental review, now therefore

BE IT RESOLVED: That the Maione steep slope application, for the work proposed at 50 School Street is hereby approved, and

BE IT FURTHER RESOLVED: The following conditions need to be met before issuance of Final Approval:

1. A decision/approval from the Planning Board must be issued.
2. The applicant must obtain a Building Permit.
3. After construction is complete, applicant must supply an Engineer or Architect letter certifying the walls were built according to submitted and approved plans.
4. After construction is complete, applicant must submit a Final Survey.
5. Final inspection and approval by the Village upon receipt of the Final Survey.

La Porta Pizza, 61 Main Street – site plan application

Present was George Suddell, architect.

Mr. Suddell stated that the intent of this application is to expand the existing La Porta Pizza into the vacant adjacent storefront, formerly a nail salon, to create a restaurant. He stated that they have received a decision from the Zoning Board, and that they are still working with the Architectural Review Board, but that they would like to get started on the inside improvements soon.

The Board briefly discussed the matter, and on the motion of Chairman Boziwick, seconded by Mr. Flynn, with all members in favor, the Board waived the reading of the resolution. On the motion of Chairman Boziwick, seconded by Mr. Koch, with all members in favor, the Board approved the following resolution:

WHEREAS: The Board of Zoning Appeals granted variance #1358 for the extension of retail space and indoor table service area at 61 Main Street, and

WHEREAS: In a letter dated May 13, 2022, George Suddell requested a site plan – change of use/extension of existing use for the proposed work, and

WHEREAS: In a report dated January 24, 2023, the Asst. to the Mayor's report states that the proposed change of use triggers Site Plan review and is a Type II Exempt Action that requires no further environmental review, and

WHEREAS: The report further states that waiver from Site Plan review should be granted due to the extension of existing use of the site, and

BE IT RESOLVED: The Planning Board accepts the findings in the Asst. to the Mayor's report and hereby issues a waiver of the site plan review with the following conditions;

1. Extension of the ZBA approval as needed.

2. Must meet the conditions of The Architectural & Historic Review Board approval.
3. Subject to a Building Permit.

Robke's, 427 Fort Salonga Road – site plan application

There was no representation for this matter.

Mr. Tesoriero stated that he was approached by a representative of Robke's, who stated that they were having drainage issues on the site, especially with all the heavy rain. He said that they want to add additional drywells in the parking area to contain the stormwater.

The Board discussed the matter, and on the motion of Chairman Boziwick, seconded by Mr. Flynn, with all members in favor, the Board waived the reading of the resolution. On the motion of Chairman Boziwick, seconded by Mr. Koch, with all members in favor, the Board approved the following resolution:

WHEREAS: In an application dated January 24, 2023 the applicant, Louis Selvaggio of Robke's Restaurant, requested a revision to an approved Site Plan requirements pursuant to §219-19 of the Village Code, for property located at 427 Fort Salonga Road, and

WHEREAS: The onsite drainage improvement is in the parking area for the building or the proposed use, and

WHEREAS: The report further states that the proposed site plan waiver is a Type II Exempt Action that requires no further environmental review, and

WHEREAS: The Assistant to the Mayor's report, dated January 24, 2023, states that the 427 Fort Salonga location has no site to review and waiver should be granted, now therefore

BE IT RESOLVED: The Planning Board accepts the report, from the Assistant to the Mayor to the Planning Board, and hereby grants the request for site plan waiver, for Louis Selvaggio of Robke's Restaurant, at 427 Fort Salonga Road, and

BE IT FURTHER RESOLVED: The Planning Board accepts the finding that the proposed site plan waiver is a Type II Exempt Action that requires no further environmental review.

On the motion of Chairman Boziwick, seconded by Mr. Flynn, with all members in favor, the Board adjourned the meeting.

The next regularly scheduled meeting of the Planning Board will be held on Tuesday, February 28, 2023 at 6pm.

Respectfully submitted,
Joy Nygren
Planning Board Secretary