

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

October 24, 2023

There was a regular meeting of the Planning Board held tonight at Village Hall, beginning at 6:00pm. Present were: Chairman Richard Boziwick, Pat DeSimone, Paul Ersboll, Robert Flynn, Ed Gathman, Village Attorney, Donald Tesoriero, Assistant to the Mayor, and Joy Nygren, Planning Board Secretary. Absent was: Dale Koch.

Approval of the Minutes

On the motion of Chairman Boziwick, seconded by Mr. Flynn, the minutes of the September 26, 2023 meeting were approved.

Cox, 229-241 Woodbine Avenue – subdivision application – public hearing

Present were Philip Butler, attorney at Farrell Fritz, and Kevin Cox, the homeowner.

Chairman Boziwick asked the Board if anyone had any questions about this subdivision application, and the Board responded no.

On the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board waived the reading of the resolution. On the motion of Chairman Boziwick, seconded by Mr. DeSimone, the Board unanimously adopted the following resolution:

Whereas Kevin Cox has submitted a subdivision application for premises commonly known as 229 Woodbine Avenue, Northport NY. Which property is located on the west side of Woodbine Avenue north of the intersection of Fort Salonga Road and Woodbine Avenue, and

Whereas, the preliminary application was received on September 19, 2023 for the subdivision of a 47,611 square foot parcel of property located in the Residence District "C" and was classified as unlisted pursuant to SEQRA, and

Whereas, the said application was referred to Suffolk County Planning Commission and was determined to be not within their jurisdiction and is a matter for local determination, and

Whereas, on September 26, 2023, a Preliminary subdivision hearing was held before the Planning Board and all interested persons who desired to be heard were heard, and

Whereas, on September 26, 2023 the Planning Board heard the Preliminary Subdivision application

Whereas, the applicant has prepared a environmental assessment form part 1 and the building department of the Village of Northport has completed full environmental assessment form parts 2&3and those forms are attached hereto and made a part hereof, and

Whereas, the Planning Board of the Village of Northport has conducted a complete review of all aspects of the subdivision application; now therefor be it

Resolved, the Planning Board of the Village of Northport finds that the requirements of SEQRA have been met and that there will be no significant environmental impacts and hereby issues a negative declaration pursuant to SEQRA based upon the Planning Boards review of the environmental assessment data submitted and the regulations, and be it further

Resolved that the final Site Plan/Subdivison Plan A-1.1 dated April 10th, 2023, is hereby granted preliminary subdivision approval subject to the following conditions

Resolved that this approval is based upon information submitted by the applicant and if during construction certain site conditions warrant modification the applicant shall submit a revised subdivision map to the Planning Board, and it is

Resolved that no lot may be further subdivided or changed at any future date without approval of the Village of Northport Planning Board, and it is

Resolved that the Chairman of the Planning Board is hereby authorized to sign the final subdivision map, and it is

Resolved that any proposed development shall be subject to all applicable laws and regulations of the Incorporated Village of Northport.

Bolla EM Realty, LLC, 539 Ft. Salonga Rd. – site plan application – public hearing

There was no representation for this matter.

On the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board waived the reading of the resolution. On the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board unanimously adopted the following resolution:

Whereas Blue Hills Fuel, LLC has submitted a site plan application for premises commonly known as 539 Fort Salonga Road, Northport NY. Which property is located on the north side of Fort Salonga Road west of the intersection of Fort Salonga Road and Laurel Avenue, and

Whereas, the preliminary application was received on August 10, 2023, for the conversion and construction of a 1,821 square foot building and parking lot located in the Highway Business District and was classified as Type 11 pursuant to 6 NYCRR 617.5 (c) pursuant to SEQRA, and

Whereas, the said application was referred to Suffolk County Planning Commission and was determined to be not within their jurisdiction and is a matter for local determination, and

Whereas, on September 26, 2023 a Preliminary Site plan hearing was held before the Planning Board and all interested persons who desired to be heard were heard, and

Whereas, the applicant has prepared an environmental assessment form part 1 and the building department of the Village of Northport has completed full environmental assessment form parts 2&3 and those forms are attached hereto and made a part hereof, and

Whereas, the Planning Board of the Village of Northport has conducted a complete review of all aspects of the site plan application; now therefor be it

Resolved, the Planning Board of the Village of Northport finds that the requirements of SEQRA have been met and that there will be no significant environmental impacts, and this is a Type II action pursuant to 6 NYCRR 617.5 (c) 9.

Resolved that the preliminary site plan dated July 7, 2023, and submitted on August 10, 2023, is hereby granted preliminary site plan approval as of a site plan prepared by High Point Engineering consisting of the following elements:

Sheet/dwg Received	Title	Dated	Last Revised	
SP-1	Site Plan Drawing	2-23-20	07-06-23	08-10-23
SP-2	Vehicle Calculations/ Parking Layout Plan	2-23-20	07-06-23	08-10-23
SP-3	Landscape/Erosion Control Plan	2-23-20	07-06-23	08-10-23
SP-4	Lighting Plan	2-23-20	07-06-23	08-10-23
SP-5	Grading/Drainage & Utility Plan	2-23-20	07-06-23	08-10-23

SP-6	Detail Sheet I	2-23-20	07-06-23	08-10-23
SP-7	Detail Sheet II	2-23-20	07-06-23	08-10-23
T-1	Title Sheet	2-23-20	07-06-23	08-10-23

Is hereby granted preliminary site plan approval, subject to the following conditions:

Resolved that this approval is based upon information submitted by the applicant and if during construction certain site conditions warrant modification the applicant shall submit a revised subdivision map to the Planning Board, and it is

Resolved that no lot may be further subdivided or changed at any future date without approval of the Village of Northport Planning Board.

Meehan, 373 Main Street – steep slope application

There was no representation for this matter.

Mr. Tesoriero noted that this application is a result of a stop work order that was issued more than a year ago, and the applicant wishes to add a garage.

On the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board waived the reading of the resolution. On the motion of Chairman Boziwick, seconded by Mr. Ersboll, the Board unanimously adopted the following resolution:

WHEREAS: A steep slope application was received on September 25, 2023 from Kirk Lagrasta, of 44 Grove Street and

WHEREAS: On October 24, 2023 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 Kirk Lagrasta steep slope application, for the work proposed at 44 Grove Street is hereby approved, and

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

1. The applicant must follow Building Permit construction and inspection requirements.

2. After construction is complete, applicant must supply an engineer's letter certifying the walls were built according to submitted and approved plans.
3. After construction is complete, applicant must submit a Final Survey.
4. Final inspection and approval by the Village upon receipt of the Final Survey.

Not on the agenda, but appearing at the meeting, was Daniel Sheehan of 3 Printinghouse Circle regarding an ongoing issue with his neighbor using and maintaining, his, and the Village's property. Mr. Sheehan stated that his neighbor continues to park his cars, and additionally to trim his trees, after the lot line change that involved the paper road Francine Avenue.

The Board agreed to have the Village's Code Compliance Officer look into the situation.

On the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board adjourned the meeting.

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

Respectfully submitted,
Joy Nygren
Planning Board Secretary