

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

November 28, 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, Dale Koch, Ed Gathman, Village Attorney, Donald Tesoriero, Assistant to the Mayor, and Joy Nygren, Planning Board Secretary.

Approval of the Minutes

On the motion of Chairman Boziwick, seconded by Mr. Flynn, the minutes of the October 24, 2023 meeting were approved.

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

Present was David Altman, attorney of Brown, Altman & DiLeo, LLP.

Mr. Altman stated that there were no changes to the previously presented site plan.

The Board briefly discussed, and reserved decision.

711 Fort Salonga Road – pre-preliminary subdivision application

Present was attorney John Bourquin of the firm Egan & Golden.

Mr. Bourquin presented the Board with 2 potential options for subdividing this property, and splitting the smaller commercial building on the Laurel Avenue side off from the larger portion which contains the First National Bank of Long Island, on the Fort Salonga side of the parcel.

The Board discussed the issue of parking, and Mr. Bourquin noted that the 2 versions have different scenarios.

Also discussed were the existing covenant on the property, and whether or not the Board would consider removing or altering the covenant, along with the easements. Chairman Boziwick brought up the issue of the easement/thru way from Laurel Avenue to Fort Salonga Road that runs on the south side of the property, and whether or not it should continue to exist. Mr. Bourquin noted that he felt that it was “good planning”, as it prevents people from having to back out of a good portion of the parking spaces.

The Board and Mr. Gathman requested that Mr. Bourquin run a title search on the adjoining properties to ensure that no easements are currently in place, and that the exact location of the underground utilities, specifically gas, sewer and water, be noted on the maps.

Chow, 6 Johnston Avenue – new steep slope application

Present were the resident, Ryan Chow, and Jason Pontieri, of JPCE Consulting Engineers.

Mr. Pontieri stated that the intent of this application is to replace some falling retaining walls, along with the addition of a new wall to create a flat area on the property.

Mr. Tesoriero noted that he has visited the site, and that there is erosion occurring under the fence line, and that the new wall will help to stabilize the property.

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

WHEREAS: A steep slope application and plans dated June 9, 2023, drawn by Jason Pontieri of JPCE Consulting Engineers, were received on July 3, 2023 from Ryan Chow, of 6 Johnston Avenue and

WHEREAS: On November 28, 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 Ryan Chow steep slope application, for the work proposed at 6 Johnston Avenue 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.

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

The next regularly scheduled Planning Board meeting will be held on Tuesday, January 23, 2023 at 6pm, with the potential of a meeting in December at a date TBD.

Respectfully submitted,
Joy Nygren
Planning Board Secretary