

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

December 28, 2023

There was a special meeting of the Planning Board held today at Village Hall, beginning at 8:30am. This meeting was posted on the Village's website, on the front door of Village Hall, and for information only to the Village's official newspaper, The Observer on December 21, 2023.

Present were: Chairman Richard Boziwick, Pat DeSimone, Dale Koch, Ed Gathman, Village Attorney, Donald Tesoriero, Assistant to the Mayor, and Joy Nygren, Planning Board Secretary. Absent were: Paul Ersboll and Robert Flynn.

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

There was no representation for this matter.

The Board noted that there were no revisions received from the applicant since the adoption of preliminary approval.

On the motion of Chairman Boziwick, seconded by Mr. Koch, the Board unanimously waived the reading of the resolution, and on the motion of Chairman Boziwick, seconded by Mr. DeSimone, 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 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, and

Whereas, Preliminary site plan approval was granted on October 24, 2023, now therefor it is;

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, which was granted preliminary site plan approval and which has not been modified is hereby granted FINAL site plan approval of the 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 final 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 site plan 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.

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

The next regularly scheduled Planning Board meeting will be held on Tuesday, January 23, 2023 at 6pm.

Respectfully submitted,
Joy Nygren
Planning Board Secretary