

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

February 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, John Bennett, Assistant 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, with Mr. Ersboll abstaining as he was not present, the minutes of the January 25, 2023 meeting were approved.

**Horton, 65 Scudder Avenue – new steep slope application**

Present was John Horton, the homeowner.

Mr. Horton stated that the house burned down, and that the entire house was completely demolished. He stated that he has already received approval from the Zoning Board and the Architectural Review Board.

The Board briefly discussed the application, and 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 approved the following resolution:

**WHEREAS:** A steep slope application was received on February 9, 2023 from John Horton, of 65 Scudder Ave and

**WHEREAS:** On February 28, 2023 the Asst. to the Mayor report states that the application is substantially complete and recommends a waiver, 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 John Horton steep slope application, for the work proposed at 65 Scudder Ave is hereby waived, and

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

1. A decision/approval from the Board of Zoning Appeals has been 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.

**Ventouras, 174 Bayview Avenue – new steep slope application**

Present was Gerassimos Ventouras, the property owner.

Mr. Ventouras stated that his contractor demolished a 16' x 16' small building, that might have been an outhouse or small kitchen at the rear of the property, along with a small patio, which was 4-5 steps higher than the main part of the house. He stated that they intend to cut into the property to flatten the back area for an addition to the rear of the house and also a new patio.

Mr. Tesoriero detailed that there was significant excavation on the site without any permits, and there was concern for the area on the south side of the property, as the removed wall was compromising the adjacent neighbor's property.

There was a lengthy discussion, and the Board noted that although there were drainage pipes in some of the walls, the pipes didn't seem to lead to a collection site. After additional dialogue, the Board opted to amend the resolution to approve the retaining wall on the south side of the property only.

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

**WHEREAS:** A steep slope application was received on January 18, 2023 from Gerassimos Ventouras, of 174 Bayview Ave and

**WHEREAS:** On February 28, 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 Gerassimos Ventouras steep slope application, for the work proposed at 174 Bayview Ave 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 Board of Zoning Appeals must be issued.
2. The applicant must obtain a Building Permit for the construction of the south side retaining wall only.
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.
6. No approval for the retaining walls at the rear of the property is granted at this time.

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

The next regularly scheduled meeting of the Planning Board will be held on Tuesday, March 28, 2023.

Respectfully submitted,  
Joy Nygren  
Planning Board Secretary