

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

March 26, 2024

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, Planning Board 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 February 27, 2024 meeting were approved.

**Cox, 229-241 Woodbine Avenue – subdivision application**

The matter was tabled.

**Passante, 178 Bayview Ave – steep slope application**

Present was Martin Passante, architect and homeowner.

Mr. Passante stated that the intent of his application is to extend the one car garage into a two-car garage with a corridor down the center to accommodate an elevator to decrease the number of stairs required to access his residence. He went on to state that he has already received a variance from the Board of Zoning Appeals.

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

On the motion of Chairman Boziwick, seconded by Mr. Flynn, with all members in favor, the Board adopted the following resolution:

**WHEREAS:** A steep slope application was received on March 14, 2024 from Martin A. Passante, of 178 Bayview Ave and

**WHEREAS:** On March 20, 2024 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 Martin A. Passante steep slope application, for the work proposed at 178 Bayview Ave is hereby approved, and

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

1. The applicant must obtain a Building Permit for the construction of the proposed garage.
2. After construction is complete, applicant must supply an Engineer or Architect letter certifying the construction was completed 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. Koch, the meeting was adjourned.

The next regularly scheduled meeting of the Planning Board will be held on Tuesday, April 23, 2024 at 6pm.

Respectfully submitted,  
Joy Nygren  
Planning Board Secretary