

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

April 25, 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. DeSimone, with Mr. Koch abstaining as he was not present, the minutes of the February 28, 2023 meeting were approved.

Ventouras, 174 Bayview Avenue – ongoing steep slope application

Present was Jerry Ventouras, the homeowner.

The Board asked Mr. Ventouras for a status update on the work on the retaining wall on the southern side of the property, an approval that was granted at the February meeting. Mr. Ventouras stated that he received a building permit from the Village on April 10th, but that no work has begun, as his mason has been busy with other jobs. Chairman Boziwick reiterated that the Planning Board would like the construction of the wall to the south to begin as soon as possible.

The Board briefly discussed this application for the retaining walls to the rear of the property, and on the motion of Chairman Boziwick, seconded by Mr. Koch, the Board waved the reading of the resolution. On the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board unanimously approved the following resolution:

WHEREAS: A revised steep slope application was received on March 24, 2023 from Gerassimos Ventouras, of 174 Bayview Ave and

WHEREAS: On April 25, 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. The applicant must obtain a Building Permit for the construction of the rear three tier retaining walls.
2. After construction is complete, applicant must supply an Engineer or Architect 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.
5. Southern retaining wall to be completed prior to any construction starting on the rear retaining walls.

Bollo, 25A Bluff Point Road – steep slope application

Present were Chris Bollo, the homeowner, and George Suddell, architect.

Mr. Suddell stated that this property was already granted a steep slope approval for a pool, but that the homeowners decided to scale back the project. He also stated that the plans have been reviewed by JR Holzmacher, the Village's outside engineering firm, and that he addressed all the issues.

The Board briefly discussed this application for the pool to the rear of the property, 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 15, 2022 from Christopher Bollo, of 25A Bluff Point Road and

WHEREAS: The April 25, 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 Christopher Bollo steep slope application, for the work proposed at 25A Bluff Point Road 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 construction.

2. After construction is complete, applicant must supply an engineer's 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.

Jerome, 241 Norwood Avenue – subdivision application

There was no representation for this matter.

Mr. Tesoriero stated that the Village received an application from 241 Norwood Avenue to re-subdivide the property, but that the application is being referred to the Board of Zoning Appeals, as a number of variances are necessary before the re-subdivision would be permitted to move forward.

On the motion of Chairman Boziwick, seconded by Mr. Flynn, with all members in favor, the Board adjourned the meeting.

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

Respectfully submitted,
Joy Nygren
Planning Board Secretary