

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

August 23, 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, Robert Flynn, Dale Koch, Ed Gathman, Village Attorney, Donald Tesoriero, Assistant to the Mayor, and Joy Nygren, Planning Board Secretary. Absent was: Paul Ersboll.

Approval of the Minutes

On the motion of Chairman Boziwick, seconded by Mr. DeSimone, the minutes of the June 28, 2023 meeting were approved, with Mr. Flynn abstaining, as he wasn't present.

Cox, 229-241 Woodbine Avenue – subdivision application

Present were John Armentano, attorney and Kevin Cox, the owner of both parcels.

Mr. Armentano stated that the purpose of this application is to create two conforming parcels, lot A: 32,000 sq. ft. and lot B: 15,000 sq. ft., in a residence C district, and that Mr. Cox had purchased the parcels in the same name, and as per the Village Code, the lots were merged, as a result. He went on to say that with the new configuration, there are creating a flag lot and as a result an easement is not necessary to gain access to the larger lot at 241 Woodbine Ave.

Mr. Gathman reiterated that this should be a subdivision application.

The Board briefly discussed, and on the motion of Chairman Boziwick, seconded by Mr. DeSimone, 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: An application for commonly owned parcels/subdivision was received from Kevin Cox, 229 Woodbine Ave Northport, and

WHEREAS: The applicants have submitted a subdivision application and all underlying documents required by the Village Code of the Village of Northport, and

WHEREAS: My review pursuant to SEQRA indicates that the proposed action is a Type II Exempt Action requiring no additional environmental review, and

WHEREAS: The Planning Board of the Village of Northport has reviewed the entire file on the subject application, and

NOW, THEREFORE, BE IT RESOLVED: The application is now complete and the Planning Board may consider scheduling a Public Hearing as per &219.15.1B.(6) of the Village Code on Tuesday, September 26, 2023 at 6pm.

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

Present were David Altman, attorney and Chris Tartaglia, of High Point Engineering.

Mr. Altman stated that the intent of this application is to add a Bolla convenience store, which contains a Tim Hortons, into the present Mobil station at 539 Fort Salonga Road, and that the proposed plans do not alter the size or shape of the existing building on site. Mr. Altman indicated that the site would be reconfigured, with the pump islands at a 60° angle, along with larger canopies over the 2 sets of pump islands. He also detailed that Bolla does seasonal landscaping, and that the site, as present, doesn't contain any plantings.

Mr. Altman stated that the Board of Zoning Appeals, and the Board of Architectural Review have already approved the submitted plans.

The Board expressed concern over the fact that the plans indicate only one ingress/egress door at the front of the building.

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

WHEREAS: In a report dated August 21, 2023, the Village Asst. to the Mayor states that the preliminary application, for Bolla EM Realty, LLC - Site Plan #71 (539 Route 25A) contains sufficient information to be placed on the agenda for preliminary review at the next meeting, now therefore

BE IT RESOLVED: That the preliminary site plan review, for Bolla EM Realty, LLC Site Plan #71 (539 Route 25A), will take place at 6:00 pm in Village Hall, on August 23, 2023, and

BE IT FURTHER RESOLVED: That the applicant must comply with the notification and compliance documentation requirements of §247-3B. in the Village Code.

Appearing at the meeting, but not on the agenda was Frank Behr, of Seaview Landscape and Maintenance, regarding a failing retaining wall in the rear and side yard at 373 Main Street.

Mr. Behr requested emergency permission to proceed to replace the walls, stating that he would follow up with the steep slope application after the work is complete.

The Board was in agreement to authorize the emergency repair at 373 Main Street, as long as Mr. Behr agreed to follow up with the appropriate application/paperwork after the work is complete.

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

The next regularly scheduled Planning Board meeting will be held on Tuesday, September 26, 2023 at 6pm.

Respectfully submitted,
Joy Nygren
Planning Board Secretary