

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

September 23, 2025

There was a regular meeting of the Planning Board held tonight at Village Hall, beginning at 6:00pm. Present were: Chairman Dale Koch, Paul Ersboll, Martin Rebholz, Joe Yacobellis, Ed Gathman, Planning Board Attorney, and Joy Nygren, Planning Board Secretary. Absent was: Pat DeSimone.

Approval of the Minutes

The minutes of the March 25, 2025 could not be approved, as there wasn't a quorum from that meeting available.

On the motion of Chairman Koch, seconded by Mr. Rebholz, with Mr. Ersboll abstaining, as he wasn't present, the Board waived the reading of the minutes.

On the motion of Chairman Koch, seconded by Mr. Yacobellis, with Mr. Ersboll abstaining, the Board approved the minutes of the May 28, 2025 meeting, the last meeting convened by this board.

Cox, 229 Woodbine Ave - Steep Slope Application

Present were John Stellakis, attorney from Farrell Fritz PC for the applicant, and Chris Voorhis, PE from Nelson & Pope.

Mr. Stellakis stated the current application requests a lot coverage reduction, which according to the Village Code, the Planning Board can grant.

The Board went on to discuss the drainage, amount of fill, and retaining walls that will be on site. Also reviewed was any potential impact on neighboring property. Mr. Voorhis detailed that the retaining walls were segmental block, and therefore do not require foundations below the 3' surface.

Mr. Yacobellis noted an error on the submitted drawings. Mr. Voorhis noted that Mr. Yacobellis was correct, and replied that he would have the correction made, and that he would submit revised drawings as soon as possible.

The Board and Mr. Gathman briefly spoke and decided that the Board was not ready to make a decision, but that they would set a special meeting.

The Board set the special meeting for Monday, September 29, 2025, at 6pm, at Northport Village Hall, 224 Main Street, Northport, NY.

On the motion of Chairman Koch, seconded by Mr. Rebholz, the meeting was adjourned.

The next regularly scheduled meeting of the Planning Board will be held on Tuesday, October 28, 2025, at 6pm.

Respectfully submitted,
Joy Nygren
Planning Board Secretary