

Inc. Village of Northport
UNAPPROVED Minutes of the Planning Board

September 29, 2025

There was a special meeting of the Planning Board held tonight at Village Hall, beginning at 6:00pm. Present were: Chairman Dale Koch, Pat DeSimone, Paul Ersboll, Martin Rebholz, Joe Yacobellis, Ed Gathman, Planning Board Attorney, and Joy Nygren, Planning Board Secretary. Also present was Tom Murawski, of JR Holzmacher, PE, LLC, the Village's Planning Board engineering firm.

Approval of the Minutes

On the motion of Mr. Rebholz, seconded by Mr. DeSimone, with Mr. Koch abstaining, as he wasn't present, and Mr. Yacobellis abstaining, as he wasn't a board member yet, the Board waived the reading of the minutes of the March 25, 2025, meeting.

On the motion of Mr. Rebholz, seconded by Mr. DeSimone, with Mr. Koch abstaining, as he wasn't present, and Mr. Yacobellis abstaining, as he wasn't a board member yet, the Board approved the minutes of the March 25, 2025, meeting.

On the motion of Chairman Koch, seconded by Mr. Desimone, the board waived the reading of the minutes of the September 23, 2025, meeting.

On the motion of Mr. Rebholz, seconded by Mr. Yacobellis, the Board unanimously approved the minutes of the September 23, 2025, meeting.

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.

The Board briefly reviewed the application, with Mr. Murawski stating that the proposed resolution is a conditional approval, strictly for steep slope and granting the lot coverage reduction, and not approving any physical work.

Mr. Stellakis noted that the lot coverage number is required to move forward with the other plans on the property.

The Board noted that a performance bond would most likely be necessary at some point in the process.

The following Resolution was offered by Chairman Koch and seconded by Mr. Rebholz for premises identified below:

Location: 229 Woodbine Avenue, Northport, NY 11768

Applicant: John C. Armentano
Farrell Fritz, P.C.
100 Motor Parkway, Suite 300 | Hauppauge NY 11788

Owner: Kevin Cox

SCTM: 0404-012.00-01.00-021.000

Zone: Residence C

WHEREAS, the applicant has submitted an application for a Steep Slope Permit to determine the reduction of allowable Lot Coverage only at this time. Attached to the application are the following documents by Nelson and Pope, engineers, architects, surveyors, 70 Maxess Road, Melville, NY 11747:

- C-101 Alignment Plan dated 9/8/2025
- C-102 Existing Conditions and Demolition Plan dated 9/8/2025
- C-103 Grading Plan dated 9/8/2025
- C-104 Drainage & Utility Plan dated 9/8/2025
- C-105 Erosion and Sediment Control Plan dated 9/8/2025
- C-106 Slope Analysis Plan dated 9/8/2025
- C-501 Details I dated 9/8/2025
- C-502 Details II dated 9/8/2025
- RET-101 Retaining Wall Plan dated 9/8/2025
- EA-101 Earthwork Plan dated 9/8/2025; and

WHEREAS, the subject property is (.76 Acres) 33,269 SF with future improvements proposed in a hillside area with a slope greater than 25%; and it is,

RESOLVED, that based on Village of Northport Code § 219-26.3 – G a reduction to the allowable Lot Coverage of 12.9% is hereby approved by the Planning Board on 9/29/2025; and

RESOLVED, The Planning Board hereby approves a Steep Slope Permit only for a reduction in Lot Coverage as described above on 9/29/2025; and

- The applicant is required to file for permits listed below and have approval from additional agencies prior to commencing any work on the property. Additional approvals include but are not limited to:
 - Site Plan Approval
 - Retaining Walls Permit
 - Building Permit for main and accessory structures
 - DEC for fill and work in Northport Harbor and

RESOLVED, SEQRA will be reviewed under a separate application(s) and is not part of the Steep Slope Permit approval;

Roll call vote:

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Chairman Koch	√		
Pat DeSimone	√		
Paul Ersboll	√		
Martin Rebholz	√		
Joseph Yacobellis	√		

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

Respectfully submitted,
Joy Nygren
Planning Board Secretary