

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

January 25, 2022

There was a regular meeting and 2 public hearings of the Planning Board held tonight via Zoom only, beginning at 7:00pm. Present were: Chairman Richard Boziwick, Pat Desimone, Paul Ersboll, Robert Flynn, Ed Gathman, Planning Board Attorney, Roland Buzard, Village Administrator, Donald Tesoriero, Assistant to the Mayor and Joy Nygren, Planning Board Secretary. Absent was: Dale Koch.

Compono, 193 Lewis Road – lot line change application – public hearing

Present was John Compono, the applicant.

On the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board opened the public hearing, as per the following:

Roll call vote:

	Aye	No	Abstain	Absent
Richard Boziwick	√			
Robert Flynn	√			
Paul Ersboll	√			
Pat DeSimone	√			
Dale Koch				√

Please see the transcript for details.

On the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board closed the public hearing, as per the following:

Roll call vote:

	Aye	No	Abstain	Absent
Richard Boziwick	√			
Robert Flynn	√			
Paul Ersboll	√			
Pat DeSimone	√			
Dale Koch				√

The Board reserved decision on this matter.

Manngard, 124 Chestnut Circle – lot line change application – public hearing

Present were Erik Manngard and Elise Manngard.

On the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board opened the public hearing, as per the following:

Roll call vote:

	Aye	No	Abstain	Absent
Richard Boziwick	√			
Robert Flynn	√			
Paul Ersboll	√			
Pat DeSimone	√			
Dale Koch				√

Please see the transcript for details.

The Board directed the Secretary to re-notice the public hearing as a subdivision.

On the motion of Chairman Boziwick, seconded by Mr. Ersboll, the Board closed the public hearing, as per the following:

Roll call vote:

	Aye	No	Abstain	Absent
Richard Boziwick	√			
Robert Flynn	√			
Paul Ersboll	√			
Pat DeSimone	√			
Dale Koch				√

On the motion of Chairman Boziwick, seconded by Mr. Ersboll, the Board adopted the ensuing resolution, as per the following:

Roll call vote:

	Aye	No	Abstain	Absent
Richard Boziwick	√			
Robert Flynn	√			
Paul Ersboll	√			
Pat DeSimone	√			
Dale Koch				√

BE IT RESOLVED: That the Village of Northport Planning Board will hold a public hearing to consider the subdivision application for 124 Chestnut Circle, on Tuesday, February 22, 2022 at 7pm.

Starbucks, 687 Fort Salonga Road – site plan application

There was no representation for this matter.

Chairman Boziwick noted receipt of an email from the applicant requesting the postponement of their public hearing.

On the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board adopted the ensuing resolution, as per the following:

Roll call vote:

	Aye	No	Abstain	Absent
Richard Boziwick	√			
Robert Flynn	√			
Paul Ersboll	√			
Pat DeSimone	√			
Dale Koch				√

BE IT RESOLVED: That the Village of Northport Planning Board will hold a public hearing to consider the site plan application for Starbucks, 687 Fort Salonga Road, on Tuesday, February 22, 2022 at 7pm.

Mahoney, 140 Scudder Ave – new steep slope application

Present was David Mahoney, the homeowner.

Mr. Mahoney stated that the intent of this application is to replace a failing railroad tie retaining wall and replace it with a block wall. Additionally, the proposed plans call the widen the driveway area by approximately 2', so that 2 cars will fit side by side, and be off of Scudder Avenue.

The Board briefly discussed the matter, and on the motion of Chairman Boziwick, seconded by Mr. Flynn, as per below, adopted the following resolution:

Roll call vote:

	Aye	No	Abstain	Absent
Richard Boziwick	√			
Robert Flynn	√			

Paul Ersboll	√			
Pat DeSimone	√			
Dale Koch				√

WHEREAS: A steep slope application was received on December 2, 2021, from David Mahoney, of 140 Scudder Ave. and

WHEREAS: The January 25, 2022 Asst. to the Mayor report states that the application is substantially complete and recommends approval, and now therefore

BE IT RESOLVED: The Asst. to the Mayor has determined that the proposed action is a Type II Action requiring no additional environmental review, and

BE IT RESOLVED: That the David Mahoney slope application, for the work proposed at 140 Scudder 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.
2. After construction is complete, applicant must supply an engineer's 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.

Cox, 229 Woodbine Ave – preliminary application

Present were Kevin Cox, the homeowner, and Christopher Voorhis of Nelson and Pope.

Mr. Voorhis stated that the intent of this preliminary meeting is to review a proposed single family 2-story residence with a cellar and garage and retaining walls at the above-mentioned address.

The Board discussed the preliminary plans and noted that the retaining walls are close to the property lines, and the applicant noted that the walls could be stepped back and buffer landscaping can be planted.

Mr. Cox mentioned that as he owns the adjoining lot, they were considering a lot line change to improve access to this property. Mr. Gathman asked if both lots were held in the same name. Mr. Cox replied that they were. Mr. Gathman responded that the lots might be considered merged, and that the applicant might need to seek relief from the Board of Zoning Appeals.

The Board directed that a formal application must be submitted to the Village.

On the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board adjourned the meeting.

Roll call vote:

	Aye	No	Abstain	Absent
Richard Boziwick	√			
Robert Flynn	√			
Paul Ersboll	√			
Pat DeSimone	√			
Dale Koch				√

The next regularly scheduled meeting of the Planning Board will be held on Tuesday, February 22, 2022 at 7pm.

Respectfully submitted,

Joy Nygren
Planning Board Secretary