

MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, June 26, 2013 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1125) Michael Alfiero, 15 Nautilus Ave., Northport, NY 11768

File (#1125) Salvatore Gentile, 18 Nautilus Ave., Northport, NY 11768

All of the above applications were for installation of permanent gas generators in the side yard. When testimony for each application was complete and opened to the audience to speak for or against with no response, the hearings were closed.

File (#1126) Martha Antonello 14 Burr Ave., Northport, NY 11768

Mr. Gennaro Cozzolino the contractor for Ms. Antonello presented the case for building a one story rear addition for a dining room and a front porch. When testimony was complete the hearing was opened to the audience for comment and none were received.

File (#1127) Purple Elephant, 81B Ft. Salonga Rd., Northport, NY 11768

Mr. Intonato presented his case for a beer & wine liquor license and eight additional seats. When testimony was complete and opened to the public John Desiderio spoke, again requesting a traffic study before the hearing was closed.

File (#1128) William O'Shea 167 Bayview Ave., Northport, NY 11768

Mr. O'Shea was represented by Ken Savin in his appeal of the building permit issued to 175 Bayview Ave. Mr. O'Shea specifically had issue with the way the height of the building was calculated. At the end of testimony Mr. Krulik the owner of the property at 175 Bayview Ave. spoke on behalf of the application and the hearing was closed.

Deliberation Portion of the Meeting

Applications Approved

The following applications for generators were granted.

File #1117 – Paul Latuso - 12 Nautilus Ave.

File # 1118 – Sommers - 5 Sir Kenneth Court

File # 1120 - Morson – 11 Harborpoint Dr.

File # 1121 - Marchione – 6 Lord Joe's Landing

File # 1123 - Gerlach – 117 Stanton St.

File 1119 – Rob Haddow (Rockin Fish) approved for additional tables

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

**Minutes of a Workshop Meeting of the Board of Zoning Appeals of the
Village of Northport held on Wednesday, July 11, 2013 7:00 p.m. Village Hall, 224
Main Street, Northport, NY 11768.**

Deliberation Portion of the Meeting

Applications Approved

Michael Alfiero – File 1124 - 15 Nautilus Ave. – generator
Salvatore Gentile – File 1125 -18 Noutilus Ave. - Generator
Martha Antonello – File 1126 – 14 Burr Ave. – 1 & 2 Story addition
William O’Shea – File 1128 – 167 Bayview Ave. Appeal

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, July 24, 2013 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1129) Robert Cipriano, 300 Ocean Ave. Northport, NY 11768

Both Mr. Cipriano and Steve Bertolino of South Shore Pools testified for the installation of a pool requiring a variance for a minimum setback from street lines. When testimony was completed the public was asked to speak for or against the application, with no response, the hearings were closed.

File (#1130) Mary Steine 119 Sea Cove Rd., Northport, NY 11768

Charles Stiene and James Breslin requested relief for a side yard and accessory side yd. for construction started without a building permit of a garage and a roofed over patio. The meeting was closed after all present were given an opportunity to comment.

Deliberation Portion of the Meeting

None

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

**Minutes of a Workshop Meeting of the Board of Zoning Appeals of the
Village of Northport held on Wednesday, September 18, 2013 7:00 p.m. Village Hall,
224 Main Street, Northport, NY 11768.**

Public Portion of Meeting

File (# 1131) Cynthia Mies, 101 Oak St., Northport, NY 11768

Mrs. Mies testified for relief of minimum setback from street lines for the installation of a generator. No objections were raised from the audience when testimony was completed.

File (# 1132) Christopher Pitfick, 41 Nautilus Ave., Northport, NY 11768

Chris Pitfick and Roy Erlandson gave testimony for relief from the minimum of a side yard to extend the garage and add a bedroom and bath above. After the testimony was complete and there were no comments from the audience the hearing was closed.

File (#1134) Owen Coleman, 156 Bayview Avenue, Northport, NY 11768

Mr. Coleman and John Breslin testified for the application to install two elevators to make the house handicapped accessible. The variances needed are total and side yards, accessory structure and maximum height.

File (#1136) Gary Bixhoorn, 15 Bluff Pt. Rd., Northport, NY 11768

Mr. Bixhorn testified for the application to add a second story and a deck. There were no comments from the audience when the meeting was opened to the public.

File (1137) Mike Marchia, 11 Steers Ave., Northport, NY 11768

Mr. Marchia appeared to amend a previous resolution (# 1015) which allowed a 44.3 foot setback to a 40.1 foot setback. There was not objections from the public and the hearing was closed.

Deliberation Portion of the Meeting

Applications Approved

File #1127 – Purple Elephant - Liquor License

File #1126 - R Cipriano - pool

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

**Minutes of a Workshop Meeting of the Board of Zoning Appeals of the
Village of Northport held on Wednesday, October 23, 2013 7:00 p.m. Village Hall,
224 Main Street, Northport, NY 11768.**

Public Portion of Meeting

File (# 1138) Francis Nichols, 274 Ocean Ave., Northport, NY 11768
Chris Modelewski represented Mr. Nichols in order to legalize a shed and a deck. When testimony was complete the public was given an opportunity to speak for or against the application before the hearing was closed.

File (# 1139) Herbert & Andrea Gleason, 8 Beach Ave., Northport, NY 11768
Both Mr. & Mrs. Gleason testified for their application to expand an existing second floor and enclose and existing entry. When the hearing was opened to the public there were no comments and the hearing was closed.

File (#1140) George Suddell, 3 Rutledge Avenue, Northport, NY 11768
Mr. Suddell appeared to state his need for a variance to install a generator. There were no negative comments from the public and the hearing was closed.

Deliberation Portion of the Meeting

Applications Approved
File #1137 – Mike Marchia - Amend Resolution 1015
File #1136 - Gary Bixhorn - 2 story & deck
File #1132 - Chris Pitfick – garage expansion
File #1131 – Cynthia Mies - generator

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of a Workshop Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, November 13, 2013 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of Meeting

File (# 1141 &1144) Stephen Cassella, 135 Main St., Northport, NY 11768
Mr. Cassella came to the Board to legalize 2 apartments that were started without building .When testimony was complete the public was given an opportunity to speak for or against the application before the hearing was closed.

File (# 1142) William O'Shea 167 Bayview Avenue, Northport, NY 11768
Mr. Modelewski represented Mr. O'Shea in his 2nd appeal of the building Permit issued to Mr. Krulik at 175 Bayview Ave. regarding the height of the home. When the hearing was opened to the public there were no comments and the hearing was closed.

File (#1143) Linda Cantagalo, 18 Washington Place, Northport, NY 11768
Ms. Cantagalo testified on the need for a variance to legalize her deck which extends beyond her house footprint. Her neighbor Ms. Paveglio had submitted a letter voicing her objections to the deck being too close to her house. There were no comments from the public and the hearing was closed.

Deliberation Portion of the Meeting

Applications Approved

- File #1130 – Mary Steine - Legalize garage & porch
- File #1134 - Owen Coleman - 2 elevators
- File #1138 - Francis Nichols – legalize deck & shed
- File #1139 – Herbert Gleason – 2nd fl expansion & covered entry
- File #1140 – George Suddell - generator

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

**Minutes of a Workshop Meeting of the Board of Zoning Appeals of the
Village of Northport held on Wednesday, January 8, 2014, 7:00 p.m. Village Hall,
224 Main Street, Northport, NY 11768.**

Public Portion of Meeting

File (# 1145) Anthony Falleo, 86 Stanton St., Northport, NY 11768
Mr. Falleo testified of the necessity for the variance to install a generator. When the hearing was completed the public was given an opportunity to speak for or against the application before the hearing was closed.

File (# 1146) Anthony Destio, 23 Gilbert St., Northport, NY 11768
Jeff Thalheimer presented the application for Mr. Destio to add a one story addition and deck. When the hearing was opened to the public there were no comments and the hearing was closed.

File (#1147) William Koran, 126 Stanton St., Northport, NY 11768
Mr. Koran was represented by Liz Thalheimer who presented the application to rebuild a garage and add a two story addition. There were no comments from the public and the hearing was closed.

File (#1149) Vincent DeCanio, Applicant, 720 Smithtown Bypass Smithtown, NY 11787 Owner: Phil Marrone 3 Crescent Drive, Northport, NY 11768
The applicant presented his case to construct a retaining wall at 157 Bayview Ave. When testimony was complete there was no one in the audience and the hearing was closed.

File (#1150) 240 Ft. Salonga Road., Northport, NY 11768
Mr. Modlewski represented his client Southdown Market in their effort to install a generator at 240 Ft. Salonga Road. When the testimony was completed and there were no negative or positive the hearing was closed.

Deliberation Portion of the Meeting

None

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, January 29, 2014 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1150) 240 Ft. Salonga Rd. 240 Ft. Salonga Rd., Northport, NY 11768

Christopher Modelewski, represented Z Market Corp. for the installation of a generator to prevent food spoilage in the event of a blackout. When testimony was completed the public was given the opportunity to speak for or against the application. There were no comments and the hearing was closed.

File (#1151) Christine O'Shea, 40 Mariners Lane, Northport, NY 11768

George Suddell presented the application for a small first and second story addition as well as a screened in porch. The public was given an opportunity to speak on the application before the hearing was closed.

File (#1153) Justin Arabadjief, 23 Annetta Ave., Northport, NY 11768

Mr. & Mrs. Arabadjief testified to the need for a two story addition and to legalization of a deck. When testimony was complete the hearing was closed after being opened to the public with no comments.

File (#1154) Visiting Nurse, 505 Main St., Northport, NY 11768

David Swift, Architect, gave testimony for the installation of a generator on the Norwood Ave. side of the Visiting Nurse Service Building. There were no objections to the installation and the hearing was closed.

File (#1155) Andrew Rosengard, 20 Mariners Lane, Northport, NY 11768

Both Mr. Rosengard and his Architect Joseph Ianno testified for the application to add a dormer to the garage and enclose an existing deck. When the testimony was finished and there were no comments from the audience the hearing was closed.

File (#1156) Alex Latham, 24 Woodbine Ave., Northport, NY 11768

Mark Kleczka, President of Gordon Bushell, Inc. testified along with Mr. Latham to install a vertical wind turbine on the roof of 7 Bayview Ave. When testimony was completed and the hearing opened to the public several people spoke for and also against this application before the hearing was closed.

Deliberation Portion of the Meeting

Applications Approved

- File #1135 Richard Krulik - height
- File #1142 William O'Shea - Appeal
- File #1145 Anthony Falleo - generator
- File #1146 Anthony Destio - kitchen & deck addition
- File #1147 William Koran - rebuild garage & 2 story addition
- File #1149 Marrone/DeCanio - retaining wall

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, February 26, 2014 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1152) Brian Pelkowski, 50 Burr Avenue Northport, NY 11768
Both Mr. & Mrs. Pelkowski testified regarding the placement of a generator. When testimony was completed the public was asked to speak for or against the application, with no response, the hearings were closed.

File (#1157) Millie Willen, 67 Bayview Ave., Northport, NY 11768
Mr. Chris Spiros and Millie Willen testified for the installation of an elevator and some minor additions due to the fire damage to the home. The meeting was closed after all present were given an opportunity to comment.

Deliberation Portion of the Meeting

Applications Approved

File #1151 – Christine O’Shea – 40 Mariners Ln. - addition
File #1152 – Brian Pelkowski - 50 Burr Ave. - generator
File #1153 – Justin Arabadjief – 2 Annetta Ave. - addition
File #1154 – Visiting Nurse – 505 Main St. - generator
File #1155 - Andrew Rosengard - 20 Mariners Ln. – addition

Application Denied

File #1143 – Linda Catangallo – 18 Washington Pl. – deck & shed

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, March 26, 2014 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1158) Richard Krulik, 175 Bayview Ave., Northport, NY 11768

Mr. Krulik's Attorney Ken Savin represented the applicant to obtain a variance to construct a retaining wall. When testimony was completed the public was asked to speak for or against the application, with no response, the hearings were closed.

File (#1159) Fairfield Northport Village, 425-429 Main St., Northport, NY 11768

Mark Cuthbertson represented Fairfield in their request for an extension of a nonconforming use seeking two additional apartments. Mr. John Breslin a real estate appraiser also testified. When testimony was completed all present were given an opportunity to speak for or against the application before the hearing was closed.

File (#1160) William O'Shea, 167 Bayview Ave., Northport, NY 11768

Christopher Modelewski appeared for Mr. O'Shea for the reinstatement of building permit 09-106 allowing for an addition. All present were given a chance to speak for or against the application before the hearing was closed.

File (#1161) Sosh Brands, 81A Ft. Salonga Rd., Northport, NY 11768

Sosh Andriano came before the board to request a special use permit for four events in accordance with the Zoning Code. The hearing was closed after input from the public.

File (#1162) Blind Bat Brewery, 40 Harrison Dr., Centerport, NY 11721

The applicants Regina & Paul Dlugokencky requested relief from the 300 foot radius code and parking. Their intent is to establish a small batch craft brewery business at 19 Scudder Ave. Several people spoke in favor of this application before the hearing was closed.

Deliberation Portion of the Meeting

Applications Approved

File #1141 & 1144 – Stephen Cassella - 135 Main St. – 2 apartments

File #1152 – 240 Ft. Salonga Rd. - Southdown Market - generator

File #1157 – Millie Willen – 2 Annetta Ave. - addition

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, April 23, 2014 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1163) Larry Sitbon, 1 James Street., Northport, NY 11768

Mr. Suddell presented the application for Mr. Sitbon to construct a first and second story addition. . When testimony was completed the public was asked to speak for or against the application, with no response, the hearings were closed.

Deliberation Portion of the Meeting

Applications Approved

File #1162 – Blind Bat Brewery - 19 Scudder Ave. – Craft beer

File #1161 – Sosh Brands - 81a Ft. Salonga Rd. (Britannia) 4 fundraisers

File #1160 - Wm. O'Shea – 167 Bayview Ave., addition

File #1159 – Fairfield Apartments – 427 Main - 2 additional apartments

File #1158 - Richard Krulik – 175 Bayview Ave. – retaining wall

File #1157 – Millie Willen – 67 Bayview Ave. - repair fire damage add elevator

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, May 28, 2014 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1164) Maurice Freedman, 207 Scudder Avenue., Northport, NY 11768
Mr. Freedman presented his application for a variance to build a swimming pool. .
When testimony was completed all present were given an opportunity to speak for
or again the application before the hearing was closed.

Deliberation Portion of the Meeting

Applications Approved

File #1163 – Larry Sitbon – 1 James St. 1st & 2nd Story addition

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, June 25, 2014 at 7:00 p.m. in Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1165) Jamie Correia - Prospect Avenue., Northport, NY 11768

Mark Cuthbertson represented Mr. Correia in his application for a lot line change and side yard variances to build 2 homes. Also testifying were John Breslin, Real Estate Expert, Conrad Pohlmann, Engineer and Eric Fauser. When testimony was completed all present were given an opportunity to speak for or against the application. Linda Grace read her statement of opposition into the record before the hearing was closed.

File (#1166) Robert Gordon – 11 Woodhull Ct., Northport, NY 11768

Paula Mauro represented Mr. Gordon for his side yard variance application. With no comments from the audience the hearing was closed.

Deliberation Portion of the Meeting

Applications Approved

None

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, July 30, 2014 at 7:00 p.m. in Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1167) - Roger Fremgen – 31 Steers Ave., Northport, NY 11768

Mr. Fremgen presented his case for two rear additions. When testimony was complete. The audience was given a chance to respond to the application and no one did. Therefore the hearing was closed.

File (#1168) - Zanorthport, LLC - 831 Main St. - Northport, NY 11768

Mr. Spivak presented his application for a change of use for the former gas station to a retail store that required a parking variance. When all testimony was completed and the audience did not have any objections the hearing was closed.

File (#1169) - Robert Harvey - 11 Dolphin Lane - Northport, NY 11768

Mr. Harvey presented the application for a deck. All were given an opportunity to speak for or against the application when the testimony was complete then the hearing was closed.

File (#1170) - John Hughes - 16 Clairmont St. - Northport, NY 11768

Mr. Hughes presented his application for the need to raise the house to install a basement. When testimony was complete all were given an opportunity to speak before the hearing was closed.

File (#1171) - Kevin McArdle - 36 Hawkins Dr. - Northport, NY 11768

Mr. McArdle presented his application to install a pool and a roofed over deck. When complete all were given an opportunity to speak before the hearing was closed.

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, September 24, 2014 at 7:00 p.m. in Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1172) Angela Chu – 104 Stanton St., Northport, NY 11768

Ms. Chu presented the application for an extension of a family room and a new garage requiring a side yd. variance. When testimony was completed the audience was given an opportunity to speak for or against the application. No one spoke and the meeting was adjourned.

File (#1173) Linda Cantagallo - 18 Washington Pl., Northport, NY 11768

Ms. Cantagallo had appeared previously for a side yard variance for a deck built without a permit and was denied. This application for the side yard variance showed the removal of part of the existing deck to conform with the footprint of the house. With no comments from the audience the hearing was closed.

File (#1178) Richard Krulik – 175 Bayview Ave., Northport, NY 1178

Mr. Krulik appeared and gave testimony for a generator on the side of his home. When his testimony was completed, all were given an opportunity to speak for or against the application before the hearing was closed.

Deliberation Portion of the Meeting

Applications Approved

File # 1166 – Robert Gordon, 11 Woodhull Ct. – generator
File # 1167 – Roger Fremgen – 31 Steers - 2 rear additions
File # 1169 - Robert Harvey - 11 Dolphin Lane – Add deck
File #1170 – John Hughes – 16 Clairmont St. – raise house to install basement
File #1172 – Angela Chu – 104 Stanton St. – add family room & garage

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, October 22, 2014 at 7:00 p.m. in Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1174) The Rockin Fish - 155 Main St., Northport, NY 11768

Mr. Modelewski represented Rob Haddow's application for accessory dining that also requires a parking variance. When testimony was completed all were given the opportunity to speak for or against the application before the hearing was closed.

File (#1176) Janice Comelio - Scudder Ave., Northport, NY 11768

Mr. Pedro Velez represented Ms. Comelio's application to construct a new house on the corner of June Ave. and Scudder Ave. When testimony was completed all were given an opportunity to speak before the hearing was closed and there were several members of the audience that was opposed.

File (# 1181) Gary Rodetis - 66 Sea Cove Rd., Northport, NY 11768

George Suddell, Architect presented the application for variance to repair a deck built without a permit. When testimony was complete the hearing was closed without comments.

Deliberation Portion of the Meeting

Applications Approved

File # 1173 - Linda Cantagallo – 18 Washington Pl. - legalize deck
File # 1178 – Richard Krulik – 175 Bayview Ave. - install generator
File # 1165 – Jamie Correia - Prospect Ave. – construct 2 houses
File # 1168 - Zanorthport, LLC – 831 Ft. Salonga Rd. – parking

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, November 19, 2014, 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1182) Marta Ferrete, 34 Jefferson Ave. Northport, NY 11768

Ms. Ferrete presented her variance application to legalize a shed built without a permit. When testimony was complete and there were no comments from the audience.

Deliberation Portion of the Meeting

None

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, December 17, 2014 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1183) Lorenzo Licopoli - 6 Carll Court - Northport, NY 11768

Mr. Licopoli presented the application for relief of a side yard to construct a front porch. When testimony was completed all in attendance were given an opportunity to speak for or against the application before the hearing was closed.

File (#1184) Erik Hayes - 2 Dick Court - Northport, NY 11768

Mr. Hayes wished to add a 1st and 2nd story addition requiring both side yard and street frontage variances. The Board gave everyone a chance to comment when Mr. Hayes was through with his presentation before he closed the hearing.

File (#1185) Robert Serra - 7 Crown Hill Road - Northport, NY 11768

Mr. Serra presented his application for a 1st and 2nd story addition. All attending was given the opportunity to respond to the application when testimony was complete and before the hearing was closed.

File (#1186) Antoinette Lico - 32 Hawkins Drive - Northport, NY 11768

Mrs. Lico brought the specifications for the generator she wished to place on her property. After reviewing the application the Board opened it up to the audience for comment before closing the hearing.

Deliberation Portion of the Meeting

Approved

File (#1182) Ferrete - 34 Jefferson - legalize shed

File (#1181) Rodetis - 66 Sea Cove Rd. - Deck repair

None

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, January 28, 2015 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1187) Eric Manngard – 117 Stanton St., Northport, NY 11768

Mr. Modelewski the attorney for Mr. Manngard appeared before the Board to present the application to demo a garage and construct of a new home on the property on Stanton St. that requires variances for lot area, street frontage, lot width and lot area. When he was finished the audience was given an opportunity to speak for or against the application. Several residents spoke against the application before the hearing was closed.

File (#1188) Chris Winger - 25 Bluff Pt. Rd. – Northport, NY 11768

Mr. Winger's attorney Mr. Chris Modelewski and Mr James Smiros, his architect. The relief requested consisted of many variances . The Board heard the application but did not close the hearing. .

File (#1189) - The Purple Elephant - 81a Ft. Salonga Rd., Northport, NY 11768

Ms. Erin Gaffney requested to hold four fund raisers at her establishment. Mr. Cangemi explained that is was not a permissible use since her establishment was not considered a restaurant. She was given the a copy of her resolution that is on file with the Village when she opened her business and told that if she wanted to pursue this application she should return with an attorney.

Deliberation Portion of the Meeting

Applications approved.

- #1183 – Lorenzo Locopoli – 6 Carll Ct. – shed built w/o permit
- #1184 - Erik Hayes - 2 Dick Court - 2 story addition
- #1174 – Rob Haddow – 155 Main St. - accessory dining & parking
- #1185 – Robert Serra – 7 Crown Hill Rd., - 1st & 2nd story addition
- #1186 – Antoinette Lico – 32 Hawkins Dr. - generator

Denied

#1156 – Bushell - 7 Bayview Ave. – Womd Generator

#1176 – Janice Comelio - Scudder Ave. – new house

Application # 1179 for Rodgers new house was recinded.

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, February 25, 2015 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1188) Chris Winger - 25 Bluff Pt. Rd. – Northport, NY 11768

Mr. Winger's attorney Mr. Chris Modelewski and Mr James Smiros, his architect. The relief requested consisted of many variances . The Board heard the application in January but did not close the hearing because his witness could not be present . John Breslin was his expert witness . When he completed his testimony, The all present were given an opportunity to speak for or against the application. One neighbor spoke against the application before the hearing was closed..

File (#1189) - The Purple Elephant - 81a Ft. Salonga Rd., Northport, NY 11768

Ms. Erin Gaffney was scheduled to appear for her request of 4 fund raisers' at her establishment. However she withdrew the application.

Deliberation Portion of the Meeting

None

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, March 25 2015 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

File (#1179) Michael & Nancy Rodgers – 23 Bluff Point Rd., Northport

Mr. Modelewski presented the application again and addressed the issues that were the cause of the recinded resolution dated December 17, 2015. Mr. Scalfani was the only neighbor to speak against the application before the hearing was closed..

File (#1180) Maureen Regan – 2 Turnip Hill, Northport, NY 11768

George Suddell presented the application on behalf of the Regan's to construct a new house on an undersized lot. When testimony was complete Mr. Marsden and several other neighbors spoke in opposition of the application before the hearing was closed.

File (#1190) Glen Ames – 38 Schooner Rd., Northport, NY 11768

Mr. Ames came before the Board to legalize a cabana that was built without a permit . No one spoke for or against the application and the hearing was closed.

File (#1179) Michael Rodgers – 23 Bluff Point Rd., Northport, NY 11768

Mr. Modelewski , the attorney for Rodger's presented the case to address the matters brought up that required the Board to recind a previously granted resolution. When he completed his testimony all were given an opportunity to speak for or against the application. Mr. Scalfani has spoke against the previous application and wanted his objection on the record for this application before the hearing was closed.

Deliberation Portion of the Meeting

NONE

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, April 22, 2015 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1192) Whales Tale – 81a Ft. Salonga Rd. – Northport, NY 11768

Sosh Andriano , owner of the Whales Tale came to advise the Board of the four outdoor fund raiser's as required by a special use permit. No one spoke for or against the application before the hearing was closed.

Deliberation Portion of the Meeting

File (#1187) Erik Manngard – New House

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, May 27, 2015 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1193) Richard Propper -165 Woodbine Ave. – Northport, NY 11768

Mr. Propper and his Architect Ray Capsi presented the application to elevate the living area currently below base flood elevations. The Board made some observations and Mr. Propper said he consider some some modifications and the hearing was adjourned until next month.

File (#1194) Maurice Freedman – 207 Scudder Ave., Northport, NY 11768

Mr. Freedman wished to replace his rear deck and add a roof over it. After testimony was completed and no one spoke for or against the application, the hearing was closed.

File (#1195) Jeffrey Stineback – 54 Laurel St., Northport, NY 11768

The Steinback's wish to add a 2nd story and garage. When all testimony was complete, the hearing was closed. There was no input from the audience.

File (#1196) Randy Witrick – 15 Schooner Rd., Northport, NY 11768

Mr. Witrick appeared in support of his application to replace a pool and legalize a sports court. The audience was again given the opportunity to speak for or against the application and the hearing was closed.

Deliberation Portion of the Meeting

NONE

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Workshop meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, June 25, 2015 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1193) Richard Propper -165 Woodbine Ave. – Northport, NY 11768

This was a continuation of the previous month. Mr. Ray Capisi, the Architect and the applicant appeared and presented the Board with modifications to the original plan based on the suggestions from the Board at the last hearing. The application is to elevate the living area currently below base flood elevations. When the testimony was completed all present were given an opportunity to speak on the application before the hearing was closed.

File (#1197) Henry Olszewski – 40 Northwest Drive - Northport, NY 11768

Mr. Olszewski presented his application for a garage and 2nd floor addition. After testimony was completed and no one spoke for or against the application, the hearing was closed.

Deliberation Portion of the Meeting

NONE

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, July 29, 2015 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1198) Michael Burke - 31 Crestfield Place - Northport, NY 11768

Jeff Thalheimer, Architect presented the application for Mr. Burke to add a second story addition to accommodate a bath and bedroom and a deck. When testimony was complete all were given an opportunity to speak for or against the application before the hearing was closed.

File (#1199) Lorenzo Licopoli - 6 Carll Ct. - Northport, NY 11768

Mr. Licopoli appeared and made his case for a generator. After completion of his testimony the audience was asked to speak for or against the application and none responded before the hearing was closed.

File (#1200) Christopher Roer - 19 Saltaire Place - Northport, NY 11768

Mr. Roer's architect William Sherrer presented the application for a one story addition for 2 bedrooms, bath and laundry room. When testimony was complete all were given an opportunity to speak for or against the application before the hearing was closed.

File (#1201) Paul Gallowitsch - 34 Main Street - Northport, NY 11768

Christopher Modelewski, Attorney for the applicant, Alex Latham, Architect and Arron Machtay, Engineer all testified on behalf of Mr. Gallowitsch for the establishment of rooftop dining above his restaurant on Main Street. When testimony was complete all were given an opportunity to speak for or against the application. Several people spoke both for and against the application and the Chairman left the meeting open until September for any additional comment

**File (#1202) Ed Clark (dba Petro Realty Corp.) - 123 Peninsula Dr. Babylon,
NY 11702**

Mr. Gerhard the Architect and Mr. Clark testified in relation to rehabilitating the existing structure of the former gas station on Woodbine Ave., The board required additional information and adjourned the meeting until September.

Deliberation Portion of the Meeting

NONE

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, September 16, 2015 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1204) Owen Coleman - 156 Bayview Avenue - Northport, NY 11768

Mr. Ken Savin represented Mr. Coleman's application to install an elevator on his property. He had previously been granted a variance and now wishes to amend the width and height of the shaft to keep the garage. When testimony was complete all were given an opportunity to speak for or against the application before the hearing was closed.

File (#1205) Michael Pond – 2816 Carll Ct. - Northport, NY 11768

Mike Pond along with his attorney Mr. Dillon presented the application for a change of use to allow the conversion of an office to an apartment. When all present was given an opportunity to speak on the application the hearing was closed.

File (#1208) Leslie Spencer – 178 Woodbine Ave. - Northport, NY 11768

Mrs. Spencer and Alex Latham her Architect presented the application to add a second floor bedroom. Mrs. Spencer had already received approval from the Architectural Review Board due to the fact the house is over 100 years old. When testimony was complete and no one spoke for or against it the hearing was closed.

Deliberation Portion of the Meeting

Approved

File (#1200) Roeer - 19 Saltaire Pl. – 1 story addition

File (#1199) Licopoli - 6 Carll Ct. - generator

File (#1198) Burke - 31 Crestfield - 1 story addition

File (#1197 Olszewski - 40 Northwest Dr. - Garage & 2nd floor
File (#1196) Witrick - 15 Schooner Rd. Replace pool & legalize sports court
File (#1195) Stineback - 54 Laurel St. - New garage & 2nd story
File (#1194) Freedman - Replace deck and roof over
File (#1193) Propper - Add another floor

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, October 28, 2015 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1206) Whales Tale - 81 Ft. Salonga Road - Northport, NY 11768

Mr. Modelewski the attorney for Whales Tale , along with Sosh Andriano the owner and Arron Machtay from RMS engineering presented the application to establish a craft brewery on the property of Britannia. When testimony was complete all were given an opportunity to speak for or against the application. Mr. Desiderio complained of the noise and the consumption on site. Before the hearing was closed.

File (1209) A. Nathanson - 4 Malcolm's Landing - Northport, NY 11768

Mr. Nathanson submitted his application for a generator on his property. When testimony was complete all were given an opportunity to speak for or against the application before the hearing was closed.

File (#1210) Sarah Newman - 30 Burr Avenue - Northport, NY 11768

Roy Erlandson and Russell Bernier presented the application to add a bathroom on the side of the house creating 18inch side yd. When testimony was complete all were given an opportunity to speak for or against the application before the hearing was closed. When testimony was complete all were given an opportunity to speak for or against the application before the hearing was closed. When testimony was complete all were given an opportunity to speak for or against the application before the hearing was closed.

File (#1211) Lampert/D'Amore - 49 Terry Rd. - Northport, NY 11768

Dr. Lampert presented the case to legalize the deck that was build without a permit to obtain a CO for the new owners. When testimony was complete all were given an opportunity to speak for or against the application before the hearing was closed.

File (#1212) - PSM MORRIS - 133 Laurel Ave. - Northport, NY 11768

Mark Cuthbertson, Attorney and Peter Morris the owner of the Corporation gave testimony for a lot line change to build a new house. When testimony was complete the audience was given the opportunity to respond before the hearing was closed.

Deliberation Portion of the Meeting

Approvals:

File # 1204 - Owen Coleman - 156 Bayview Avenue - elevator

File # 1208 - Leslie Spencer - 178 Woodbine Avenue - 2nd floor bedroom

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, November 18, 2015 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1213) Connie Dalhem - 1 Bluff Point Road - Northport, NY 11768

Ms. Dalhem presented her application for a generator for her home. After testimony was complete all were given an opportunity to speak for or against the application. before the hearing was closed.

File (1214) Matthew Vaccaro - 27 Annetta Ave. - Northport, NY 11768

Mr. Vaccaro submitted his application to demolish a garage and replace with a shed. When testimony was complete all were given an opportunity to speak for or against the application before the hearing was closed.

Deliberation Portion of the Meeting

Approvals:

File # 1211 - Lampert/D'Amore - 49 Terry Rd. - Legalize deck & remove shed
File # 1209 - A. Nathanson - 4 Malcolm's Landing - generator

Denied:

File # 1201 - Skippers Restaurant -34 Main St. - roof top dining

Respectfully submitted

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, December 16, 2015 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1215) Steven Radgowski - 31 Lewis Rd. - Northport, NY 11768

Mr. George Suddell the Architect for Mr. Radgowski presented the application to add a 2nd floor balcony and a porch on the house. Mr. Suddell already had approval from the Architectural Review Board for the materials to be used. After testimony was complete all were given an opportunity to speak for or against the application. before the hearing was closed.

Deliberation Portion of the Meeting

Approvals:

File (#1214) Matthew Vaccaro - 27 Annetta Ave. - demo garage & add shed

File (#1213) Connie Dalhem - 1 Bluff Point Rd. - generator

File (#1210) Sarah Newman - 30 Burr Ave. - add bathroom

File (#1206) Whales Tale - 81 Ft. Salonga Rd. - craft brewery

File (#1205) Mike Pond - 281 Main St. - Convert office to residence

File (#1202) Ed Clark - 85 Ft. Salonga Rd. - gas station

Denied:

File (#1210) - Sara Newman - 30 Burr Ave.. - install bathroom

Respectfully submitted

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, January 27, 2016 at 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1217) Joseph Tamiano - 127 Norwood Ave. - Northport, NY 11768

Mr. Tamiano submitted his application to install a generator on his property. When completed all were given an opportunity to speak on the application before the hearing was closed.

File (#1218) Whale's Tale - 81 Ft. Salonga Rd. - Northport, NY 11768

Mr. Andriano applied for a special use to have two fund raising events at the restaurant. There were no objections from the audience and the hearing was closed.

File (#1219) Maria Morena - 281 Main Street - Northport, NY 11768

This was a second hearing on the property at 281 Main Street the application was file (#1205) and was previously denied due to lacking information. Mr. Daniel Dillon, Attorney for the applicant, presented testimony and included the information that was missing from the former application. When he completed the audience was given an opportunity to speak for or against the application. Ms. Thornensen expressed her concerns regarding a boundary wall between the properties before the hearing was closed.

Deliberation Portion of the Meeting

Approvals:

File (#1215) Radgowski – 31 Lewis Rd. – 2nd floor balcony & porch

Respectfully submitted

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, February 25, 2016 at 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1221) Scott & Lesley McCoy - 230 Norwood Ave. - Northport, NY 11768

The Architect, Liz Thalheimer, presented the application to add a master suite to the residence. When testimony was completed all present were given an opportunity to speak for or against the application before the hearing was closed.

File (#1222) Vibbert/Canadeo - 383 Main St. - Northport, NY 11768

Both Mr. Vibbert and Ms. Canadeo, along with Charles Kuehn their Architect testified on behalf of the application to update their kitchen and add to the back of the house. Since the house is over 100 years old they got approval from the Architectural Review Board. When testimony was complete and no objections were noted the hearing was closed.

Deliberation Portion of the Meeting

Approvals:

File (#1217) J. Tamiano – 127 Norwood Ave. – install generator

File (#1218) Whales Tale – 81 Ft. Salonga Rd. – 2 fund raising events

File (#1213) PSM Morris – 133 Laurel Ave. - Lot change for new house

Respectfully submitted

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, March 23, 2016 at 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1223) Robert Kromm - 24 Church St. - Northport, NY 11768

Mr. Ken Savin represented Mr. Kromm in his effort to install a generator on his property. When testimony was completed all present were given an opportunity to speak for or against the application before the hearing was closed.

File (#1224) Gregory & Alexandra Meadows - 1 Nautilus Avenue - Northport, NY 11768

Mr. Mike Truehart of True Blue Pool gave testimony on behalf of Mr. & Mrs. Meadows for the installation of a pool. When testimony was complete and no objections were noted the hearing was closed.

Deliberation Portion of the Meeting

Approvals:

File (#1221) McCoy – 230 Norwood Ave. – add master suite
File (#1222) Vibbert/Canadeo – 383 Main St. – rear addition

Respectfully submitted

Catherine Romanczyk, Secretary
Board of Zoning Appeals