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**TOWN OF NORTHPORT**  
**PLANNING BOARD MEETING**  
**FEBRUARY 8, 2022**

**Present:** Planning Board Chairman Reeves Gilmore, Planning Board Vice-Chair Jim Nealey, Planning Board Member Mike Parker, Planning Board Secretary Patsy Littlefield, CEO Toupie Rooney, applicant Kristen Winters and applicant Chris Maseychik.

The meeting was opened at 6:03 pm by Chairman Reeves Gilmore. It was determined that a quorum was present.

**OLD BUSINESS:**

**SPR Kristen Winters**  
**1406 Atlantic Highway U2/8**  
**Creating a wedding venue**  
**Just for signing of site plan**

Reeves Gilmore stated that the Planning Board had gone through the Findings of Fact at the December 14, 2021, Planning Board meeting. He asked the Board to re-affirm the vote for the Findings of Fact for Kristen Winters application for 1406 Atlantic Highway, with the exception of the 3 revisions noted below.

**Motion made** by Mike Parker and seconded by Jim Nealey to re-affirm the vote of December 14, 2021, to accept this application with the revisions of 9.5, 9.20 and 9.21 as noted below. **The Board finds in favor** of this motion by a vote of 3-0.

Reeves Gilmore stated that the items which had needed to be done were accomplished. Specifically, the terrace to be noted as 52' x 75'; the road widened to 20' and showing allowance for 2 turns and a midway pull off of 30'; and removal of one tree.

Reeves Gilmore clarified the terms of the contract were as in the minutes of the 12/14/2021 meeting. Kristen Winters stated yes, as noted.

**REVISIONS TO FINDINGS OF FACT:**

**9.5. Internal Vehicular Circulation: MET.**

*The Board finds that The Project's internal road system, existing and proposed, allows for adequate internal circulation for emergency vehicles, employee vehicles and vendor/delivery vehicles, as depicted in the Site Plan. The Board finds in favor of the motion made by Jim Nealey and seconded by Mike Parker to accept this item by a vote of 3-0.* (Revised to read approved as existing and proposed.)

**9.20. Historic and Archaeological Resources. NOT APPLICABLE.**

*The Board finds this criterion is not applicable. No historical or archaeological sites have been identified on the property. The Board finds in favor of the motion made by Jim Nealey and*

37 **seconded by Mike Parker by a vote of 3-0.** (Revised: Verbiage is okay but amended to be NOT  
38 APPLICABLE.)

39 **9.21. Floodplain Management. NOT APPLICABLE.**

40 **The Board finds that this criterion is not applicable. No portion of The Project is**  
41 **located within the FEMA designated floodplain. The Board finds in favor of this motion made by Jim**  
42 **Nealey and seconded by Mike Parker by a vote of 3-0.** (Revised: Verbiage is okay but amended to be  
43 NOT APPLICABLE.)

44 **Motion made** by Mike Parker and seconded by Jim Nealey to approve the Findings of Fact for the  
45 application of Kristen Winters for the property at 1406 Atlantic Highway as submitted subject to and in  
46 conformance with the procedures and conditions stated in Lines 24 to 38 of the minutes of the  
47 December 14, 2021, meeting as attached hereto and incorporated herein for all intents and purposes as  
48 if set out word for word. **The Planning Board finds in favor** of this motion by a vote of 3-0.

49 The Findings of Site Plan Review was signed by Reeves Gilmore, Mike Parker and Jim Nealey.

50 **NEW BUSINESS:**

51 **Chris Maseychik**  
52 **5 North Ave U4/151**  
53 **Expansion of cottage**

54 Reeves Gilmore states this is the addition of a new room on the front of the house over an existing  
55 ground floor room. There is no expansion of the original footprint.

56 CEO Toupie Rooney states this is a grandfathered non-conforming lot in Bayside.

57 **Motion made** by Jim Nealey and seconded by Mike Parker to approve the application of Chris  
58 Maseychik at 5 North Avenue for cottage expansion as submitted with no conditions. **The Board finds in**  
59 **favor** of this motion with a vote of 3-0.

60 The application was signed by Reeves Gilmore, Jim Nealey and Mike Parker.

61 **ITEMS FOR DISCUSSION:**

62 Vice-Chair Jim Nealey will recuse himself when the Paul Crowley application comes before the Board.  
63 Mr. Crowley will be coming in the near future. CEO Toupie Rooney states he is still getting his  
64 information together.

65 The Doug Martens multiple units housing is on a hold pattern at this time. He is awaiting the septic  
66 plan.

67 Reeves Gilmore states that the Board needs to work on the Subdivision Ordinance. He states that he is  
68 at least halfway through that subdivision at this time.

69 Jim Nealey stated that the Board also needs to address nursing homes and multiple unit buildings.

70 **MINUTES:**

71 The minutes of the 12/14/2021 meeting were reviewed. The following corrections were made:

- 72           • Line 19, change Reeve to Reeves  
73           • Line 101 – change maintaining to retaining  
74           • Line 158 – change did to does

75   **Motion made** by Mike Parker and seconded by Jim Nealey to approve the minutes of the 12/14/2021  
76 meeting with the above noted corrections. **The Board finds in favor** of this motion by a vote of 3-0.

77   **Motion made** by Jim Nealey and seconded by Mike Parker to adjourn at 6:47 pm. **The Board finds in**  
78 **favor** of this motion by a vote of 3-0.

79   Respectfully submitted,

80   *Patsy Littlefield*

81   Secretary

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