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

**Present:** Planning Board chairman Reeves Gilmore, Planning Board Vice-Chair Jim Nealey, Planning Board Member Mike Parker, Planning Board Member Rich Coleman, CEO Toupie Rooney, Planning Board Secretary Patsy Littlefield and applicant Paul Overgaag.

The meeting was called to order at 5:54 p.m. by Chairman Reeves Gilmore. It was determined that a quorum was present.

**OLD BUSINESS:**

CEO Toupie Rooney reports that has been no response from Paul Crowley to her messages. He has not called nor sent a text response at this time. Jim Nealey and Toupie Rooney will both reach out to Paul Crowley asking him to be prepared for the next Planning Board meeting or the slot will once again be opened up for others to apply. The deadline for the tabled application is the April meeting.

**NEW BUSINESS:**

**Paul Overgaag**  
**29 Broadway U5 / 61**  
**Foundation under half of house, removal of building and replacing with new**

Reeves Gilmore states this is a building permit application for 29 Broadway.

Paul Overgaag refers the Planning Board to page 3 of the application showing pictures of the property and building. The back addition is falling down. He wants to take the footprint of that addition area and do a two (2) story build in its place. The shed area will be part of the two (2) story addition, but this will be staying within the height restriction. The existing peak of the roof is 21'.

Reeves Gilmore states this will be staying within the footprint and also staying within the height restriction, so it should be good to go. CEO Toupie Rooney agreed. She stated that the reason Paul was here is because the lot is nonconforming.

Paul Overgaag states the first floor has the kitchen, staircase into the basement and staircase to the second floor. The original full bath on the first floor will be replaced with a half bath. The original second floor had 2 bedrooms and a sitting area at the turret area which will all remain the same. We will be adding two (2) full bathrooms on the second floor.

CEO Toupie Rooney asked about the top of the shed roof, asking if this is to be considered the top peak height. Reeves Gilmore responded that 21' is considered the highest point of the old cottage roofline. CEO Toupie states he is not adding over 3' in height. The information she was referencing is on page 8 of

34 the Northport Village Corporation ordinance (2018). Paul Overgaag states that he will match the roofline  
35 of the original addition as closely as possible. He states that the structure is considered one (1) structure  
36 with a foundation under the entire structure.

37 **Motion made** by Jim Nealey and seconded by Rich Coleman to approve the application for replacement  
38 of the building with the caveat that the height of the structure being replaced does not exceed the height  
39 of the existing building which is the lesser height of the structures. The Planning Board voted 4-0 **in favor**  
40 of this motion. These meeting minutes will be attached to the building permit to evidence this discussion.

41 The application was signed by Reeves Gilmore, Jim Nealey, Rich Coleman and Mike Parker.

42 Discussion on solar panels asked for by Paul Overgaag. He is asking if solar panels can be added to a roof  
43 is the existing roof has already reached the height allowance? These panels angle up 18 inches on a flat  
44 roof.

45 CEO Toupie Rooney says the solar panel is a structure. If it is on the ground or attached to a pole in the  
46 ground, then it equals a structure. She would like to discuss this issue with attorney Bill Kelley.

47 Mike Parker states he feels this is an attachment to a building as much as an antenna or satellite dish.  
48 Reeves Gilmore states that he does not feel this is a height restriction liability.

49 **MINUTES:**

50 Minutes of the February 8, 2022, meeting were provided to all members. One (1) correction was made  
51 on line 62 to change excuse to recuse.

52 **Motion made** by Reeves Gilmore and seconded by Mike Parker to accept the minutes of the 2/8/22  
53 meeting with the one (1) correction as noted. The Planning Board voted 4-0 **in favor** of this motion.  
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55 **Motion made** by Jim Nealey and seconded by Rich Coleman to adjourn the meeting at 7:32 p.m. The  
56 Planning Board voted 4-0 in favor of this motion.

57 Respectfully submitted,

58 *Patsy Littlefield*

59 Secretary

60 **\*\* APPROVED 5/10/2022 \*\***