

1 **TOWN OF NORTHPORT**
2 **PLANNING BOARD MEETING**

3 **FEBRUARY 14, 2023**

4 **Present:** Planning Board Chair Reeves Gilmore, Planning Board Vice-Chair Mike Parker, Planning Board
5 Member Jim Nealey, Planning Board Member Dana Kennedy, Planning Board Secretary Patsy Littlefield,
6 CEO Toupie Rooney and Doug Clayton for informational session.

7 The meeting was opened at 5:57 p.m. by Chair Reeves Gilmore. There was determined that a quorum of
8 4 was present.

9 **OLD BUSINESS:** None.

10 **NEW BUSINESS:**

11 Informational meeting for Doug Clayton who has purchased Lot1 of the Point Lookout parcel.

12 Mr. Clayton states this lot is 11 acres and includes the 40,000 square foot building of the fitness center
13 and bowling alley and a smaller 12,000 square foot building situated behind it. He is currently under
14 contract to purchase the lot at this time. He wishes to convert the 2 buildings into condos. He is unsure
15 of the total number of units at this time, probably somewhere between 5 to 30 units by the end of the
16 project. He states that this project will be done in phases. This is a change of use from commercial to
17 residential. He states there might possibly be some commercial use also in the future. There are 2 exterior
18 open-air tennis courts. In the center area of the building there are 2 indoor courts which will be used for
19 racquet ball or squash.

20 Mr. Clayton states the proposed driveway is close to the seller's private driveway. As part of the purchase
21 deal, he is required to provide a separate driveway. They will also have to consider the location of 2
22 streams on Lot 1.

23 Reeves Gilmore advised that Mr. Clayton will have to plan for future applicant plans for property usage
24 when he is doing the Site Plan Review.

25 Mr. Clayton states there are 50 existing parking spaces on the property. He is planning for 10 units for
26 Phase 1 of the project. The original bowling alley building is used for storage at this time as the alleys
27 have been removed and sold. He states that he would like to have a small fitness area. He also would like
28 to plan for outside tennis and squash courts and track area. He stated that he has plenty of room for a
29 total of 7 possible amenities. He stated that the original fitness center is now located in the school building
30 and has been operational at that site.

31 CEO Toupie Rooney stated that since the building is staying the same then the water runoff remains the
32 same, so it is not a concern. This will not be a new impact on water runoff.

33 Reeves Gilmore informed Mr. Clayton that he has concerns with the access. However, that issue will be
34 between the buyer and seller if the proposed access gets denied. He advised Mr. Clayton to come back
35 to the Board with a focused plan, and that the project will be approved in phases.

36 CEO Toupie Rooney stated there is no deadline other than the standard substantial 30% improvement of
37 the project site within 18 months. That deadline improvement can include any improvements which
38 would also account for any outside improvements.

39 Mr. Clayton clarified that these condos would be single floor units. Only his family unit will be multi-level.
40 The building already has an elevator available.

41 Mr. Clayton stated that the Copper Pine Café building is octagonal in shape and vacant at this time. This
42 will be a separate project. The plan is to move that building down the hill to the lot below it, next to the
43 existing cottage, which he will also have acquired ownership of. In the future the plan is that the Copper
44 Pine Café will become operational. The seller is requiring that the Café building be removed as part of the
45 deal.

46 Reeves Gilmore stated that he was concerned about obtaining approval for the access, but that will be an
47 issue between the seller and the buyer to determine. The Copper Pine Café will be a separate Site Plan
48 Review and will require DOT approval.

49 **OTHER ITEMS:**

50 CEO Toupie Rooney wished to discuss Owl Bat Way. She stated that Walt Lemont Jr. sent a letter back in
51 November 2022 stating that the road has been completed as requested by this Board. As stated in the
52 first subdivision approval, he has widened the road and addressed the width and gravel depth on the road
53 edges as requested. CEO Toupie wonders if this letter can stand as documentation of the correct
54 measures having been completed.

55 **Motion made** by Reeves Gilmore and seconded by Mike Parker to accept the letter submitted by Walter
56 Lemont Jr. regarding the Owl Bat Way road improvements as completion of stated requirements. The
57 Planning Board voted 4-0 **in favor** of this motion.

58 **MINUTES:**

59 The minutes of the October 11, 2022, were provided for all to review.

60 **Motion made** by Reeves Gilmore and seconded by Mike Parker to accept the minutes as presented with
61 no corrections. The Planning Board voted 4-0 **in favor** of this motion.

62 **SUBDIVISION ORDINANCE WORKSHOP:**

63 Formatting of the first half of the Subdivision Ordinance has been done by Town Administrator James. He
64 also had some suggestions for changes.

65 A lot of terminology has been clarified within the definition of each term to avoid any confusion and
66 improper interpretation.

67 Aa total of 1 ½ hours were spent reviewing and discussing the Subdivision Ordinance. Reeves Gilmore will
68 present the changes to James for final typing. Another workshop date will be planned for the near future.

69 **Motion made** by Jim Nealey and seconded by Mike Parker to adjourn the meeting at 8:09 p.m. The
70 Planning Board voted 4-0 **in favor** of this motion.

71 Next meeting will be March 14, 2023, at 6 p.m. at the Town Hall.

72 Respectfully submitted,

73 *Patsy Littlefield*

74 Secretary

75 ***** APPROVED 04/11/2023 *****