

**Village of North Haven  
Planning Board  
Agenda  
Monday, March 18, 2024**

Bryan Von Hagn, Chairperson  
Ernest Schieferstein, Deputy Chairperson  
Christian Duryea  
Gregory Churchill  
Allan Kopelson  
Susan Edwards

Scott Middleton, Village Attorney  
Billy Hajek, Planning & Environmental Consultant  
George Butts, Village Building Inspector  
Erika Gubitosi, Planning Clerk

1. **Chairperson Opens Meeting/Pledge of Allegiance-4:30 PM**
2. **Public Hearing**

**20 Forest LLC, Owner/Tiffany Scarlato Esq., Agent** – the property is located at 20 Forest Road, North Haven, NY, SCTM# 901-5-1-62. The applicant requests an extension to the Planning Board’s approval for the construction of a new 2-story dwelling, attached garage and swimming pool, that the Board initially approved on March 20, 2017.

3. **Approval of the January 16, 2024 transcript**
4. **Site Plans/Applications**

**20 Forest Road LLC, Owner, Tiffany Scarlato Esq., Agent** – the property is located at 20 Forest Road, North Haven, NY, SCTM# 901-5-1-62. The applicant requests an extension to the Planning Board’s approval for the construction of a new 2-story dwelling, attached garage and swimming pool, that the Board initially approved on March 20, 2017.

**JIF FP25 LLC, Owner/Dennis Downes, Esq., Agent** – the property is located at 25 Fresh Pond Road, North Haven, NY, SCTM# 901-6-3-50.1. The applicant proposes modifications to the site plan approval, approved by the Board on November 28, 2022.

**JIF FP27 LLC, Owner/Dennis Downes, Esq., Agent** – the property is located at 27 Fresh Pond Road, North Haven, NY, SCTM# 901-6-3-50.2. The applicant proposes modifications to the site plan approval, approved by the Board on November 28, 2022.

**6 Bay View Court LLC, 50 On the Bluff LLC, Angel View Inc., Owners/Carl Benincasa, Esq., Agent** – the properties are located at 6 Bay View Court, 48 On the Bluff & 52 On the Bluff, North Haven, NY, SCTM# 901-2-1-1.1, 2-4-79 & 2-4-80. The applicant proposes to amend a covenant imposed by the Board pursuant to site plan approval.

**54LC LLC, Owner/Brian Doyle, Esq., Agent** – the property is located at 54 Robertson Drive, North Haven, NY, SCTM# 901-4-1-37. The application proposes site plan approval for modifications to the 75’ wetland setback, including the removal of existing stone walkways & driveway, the establishment of an unsurfaced path and revegetation.

**4. Preliminary Applications**

**Louis Grassi, Contract Vendee/Lisa Poyer, Twin Forks Permits., Agent** – the property is located at 20 Forest Road, North Haven, NY, SCTM# 901-5-1-62.

**5. The next meeting date is Monday, April 15, 2024**

**6. Adjournment**

**INACTIVE APPLICATIONS (NO DISCUSSION)**

**Wesley Frye, Owner/Denise R. Schoen, Esq., Agent** – the property is located at 52 & 56 Actors Colony Road, North Haven, NY, SCTM# 901-1-2-25 & 26. The applicant proposes a 2-lot subdivision and lot line modification.

**20 Forest Road LLC, Owner/ Tiffany Scarlato Esq., Agent** – the property is located at 20 Forest Road, North Haven, NY, SCTM# 901-5-1-62. The applicant proposes to construct a 1-story dwelling single-family dwelling with attached garage, covered terrace, tennis court, to install an I/A septic system and establish a native vegetated buffer.

**Jason Craig, Owner/Brian J. Locascio, Esq., Agent** – the property is located at 6 West Harbor Drive, North Haven, NY, SCTM# 901-6-2-23. The applicant requests approval of an as built 18'x40' swimming pool.