

**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 October 16, 2019 at 7:00 p.m. in Village Hall, 224 Main Street, Northport, NY 11768.**

Board Members present Chairman Andy Cangemi, Roger Ramme, David Swift, Arlene Handel. Janet Pushee was absent.

**Public Portion of Meeting**

File #1300 Andrew & Lisa Banger – 25 Bluff Point Road Northport, NY 11768  
Attorney Chris Modelewski and Andrew Banger appeared before the board to request a variance to construct a New Single-Family Dwelling. Additional Exhibits were submitted for consideration. Exhibit #11 Building Envelope, Exhibit#12 Analysis of existing conditions and Zoning Board approvals, Exhibit#13 Two additional photos from water view, Exhibit#14 Property view and existing garage photos (6), Exhibit #15 Letter from Architect Raymond Hartwick, Exhibit#16 Zoning Board Resolutions File #1188 and File #1281, Exhibit #17 Memorandum of Law. When testimony was complete all were given the opportunity to speak for or against the application before the hearing was closed.

File #1298 Bruce Berlin – 8 Tracy Court Northport, NY 11768  
Mary Ellen Curtis represented her client Bruce Berlin to request a variance to construct a one-story addition and covered patio. Additional Exhibits were submitted for consideration. Exhibit #10 (3) Letters from Neighbors in favor of the proposed construction. When testimony was complete all were given the opportunity to speak for or against the application before the hearing was closed.

File #1299 Douglas & Mary Roberts – 221 Scudder Avenue Northport, NY 11768  
Eric Duff appeared before the board with his client Douglas Roberts to request a variance to construct an inground swimming pool and hot tub. When testimony was complete all were given the opportunity to speak for or against the application before the hearing was closed.

**Deliberation Portion of the Meeting**

The applications presented at this public hearing were discussed. Resolutions to be drafted by Attorney Gathman.

**Application Approved**

File #1297 – Adam & Tracy Bernson – 14 Clipper Drive Northport, NY 11768  
Add a Porch.

**Application Denied**

File #1285 - Valeriy Kradyman – 49 Dolphin Avenue Northport, NY 11768  
Attached two car garage and second story addition.