

**VILLAGE OF HUNTINGTON BAY
PUBLIC NOTICE
ZONING BOARD OF APPEALS**

The Zoning Board of Appeals of the Village of Huntington Bay will hold a public meeting on **Thursday, May 14, 2026, at 7:30 PM** at The American Legion, 1 Mill Dam Road, Halesite, NY 11743, to hear all business before it.

Applicant: Head of the Bay Club

Address: 191 Bay Rd., Huntington Bay, NY 11743

Public Hearing Continued. The property is located in the Huntington Bay Zoning District Waterfront Preservation District "C1." The applicant seeks area variances to demolish the existing bathhouse building and construct a new two-story sport lounge and additional multipurpose sports courts, requiring relief for lot area coverage and setbacks. Use of the premises as a club predates the Village Code and is considered a pre-existing nonconforming use.

Applicant: Ron Prior

Address: 47 Shore Drive, Huntington Bay, NY 11743

The applicant appeals the determination March 1, 2026 Letter of Denial issued by the Village Building Department regarding the Bay Club application that any expansion of an existing nonconforming use requires a use variance.

ZONING BOARD OF APPEALS
INC. VILLAGE OF HUNTINGTON BAY
SUFFOLK COUNTY, NEW YORK
DANIELLE CATANESE, VILLAGE ADMINISTRATOR