

**Inc. Village of Huntington Bay
Minutes
Zoning Board of Appeals
July 8, 2026**

Present: Jay Cavanagh
Elizabeth Wood
Richard Kreider
Patrick Scanlon
Delphine Barron

Also Present:

Attorney: Hansley Mohan, Farrell Fritz
Attorney: John Armentano, Farrell Fritz
Building Inspector: James Siino
Administrator: Danielle Catanese

Mr. Cavanaugh called the meeting to order at 7:03PM.

Public Hearings:

Applicant: David & Erin Vaccaro

Address: 3 Shore Drive, Huntington Bay, NY 11743

James DeLuca, Architect, presented the revised application to permit the construction of a new dwelling, requiring relief from setback, height, lot area coverage (LAC), and floor area ratio (FAR) requirements. Mr. DeLuca advised that the proposed roof height had been reduced from the previous submission. A motion was made by Betty Wood to reopen the application, seconded by Rich Kreider, and unanimously approved. A transcript was taken by Joanne Horrocks. A motion to close the public hearing was made by Delphine Barron, seconded by Pat Scanlon, and unanimously approved. The hearing was closed at 7:41 p.m.

Applicant: Cristen & Larry Ahlstrand

Address: 36 Baycrest, Huntington Bay, NY 11743

Paul Curcio of Christopher Gartin Architect presented the revised application seeking approval for variances in connection with proposed additions and alterations, including a new garage and porches, requiring relief from setback, lot area coverage (LAC), and floor area ratio (FAR) requirements. The Board had previously requested revised plans reflecting a reduction in the scope of the proposed additions and alterations.

A motion to close the public hearing was made by Betty Wood, seconded by Rich Kreider, and unanimously approved. A transcript of the proceedings was taken by Joanne Horrocks. The public hearing was closed at 8:01 p.m. Decision was reserved.

Decision – Michael & Nicole Foranocce

56 Baycrest, Huntington Bay, NY

A motion to approve the application based upon the proposed revised plans was made by Betty Wood, seconded by Rich Kreider, and unanimously approved.

Decision – David & Erin Vaccaro

3 Shore Drive, Huntington Bay, NY 11743

A motion to approve the application was made by Pat Scanlon, seconded by Delphine Barron, and unanimously approved.

Minutes

Pat Scanlon made a motion to approve the June 2026 minutes. It was seconded by Elizabeth Wood and approved unanimously.

With no further business to be brought before the Board, Rich Kreider made a motion to adjourn. It was seconded by Jay Cavanagh and unanimously approved. The meeting adjourned at 9:07PM.

Respectfully submitted,
Danielle Catanese

Attendees:

Rob & Jill Giuricich
James F. Gesualdi
Larry Ahlstrand
Paul Curcio
James DeLuca

38 Bay Crest, Huntington Bay
58 Wingam Drive, Islip
34 Bay Crest, Huntington Bay
680 Larkfield Rd, E. Northport
24 Main Street, Cold Spring Harbor