

**Inc. Village of Huntington Bay
Minutes
Zoning Board of Appeals
March 6, 2025**

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

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

Mr. Cavanaugh called the meeting to order at 7:00PM.

Public Hearings:

David Courtemanche, 1 Upper Drive, Huntington Bay, NY 11743

Paul Curcio, of Christopher Garten Architects office, presented the application to legalize existing FAR and LAC, and setback variance for proposed dwelling addition. A motion was made by Elizabeth Wood to approve the application. It was seconded by Richard Kreider and unanimously approved 5-0. A transcript was taken by Christine Freyesein. The hearing was closed at 7:10PM.

Michael & Mary Heagerty, 4 Baycrest, Huntington Bay, NY 11743

James Keller, AIA, presented the application in order to construct proposed new dwelling with accessory structures, requiring variances for FAR, LAC and structures in the front yard. A motion was made by Elizabeth Wood to approve the application with conditions. It was seconded by Pat Scanlon and unanimously approved 5-0. A transcript was taken by Christine Freyesein. The hearing was closed at 7:39PM.

Minutes

Pat Scanlon made a motion to approve the February 2025 minutes. It was seconded by Elizabeth Wood and approved 4-0.

With no further business to be brought before the Board, Mr. Cavanagh closed the meeting at 7:58PM.

Respectfully submitted,

Danielle Catanese

Attendees:

Paul Curcio

David Courtemache

Mary Heagerty

James Keller

47 Mayfair Gardens, Commack, NY

1 Upper Dr. N, Huntington Bay, NY

4 Baycrest, Huntington Bay, NY

6 West Point Dr., East Northport, NY