

**Inc. Village of Huntington Bay
Minutes
Zoning Board of Appeals
March 21, 2024**

Present: Jay Cavanagh
KC Anna
Delphine Barron
Elizabeth Richter

Also Present:

Village Attorney: John Armentano
Village Building Inspector: James Siino
Village Administrator: Danielle Catanese

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

Public Hearings:

Michael and Rosanne Lydon, 13 Beach Road, Huntington Bay, NY 11743

James Keller, AIA, and Kevin Natalie, The Laurel Group, presented the application to construct additions and alterations, demo of existing garage and construct new attached garage, new driveway, pool, pool pavilion, and BBQ kiosk. The applicants require variances for structures in the front yard and front and side yard setbacks. This application also requires approval from the Huntington Bay Board of Trustees. A motion was made by Elizabeth Richter to approve the application. It was seconded by Delphine Barron and unanimously approved 4-0. A transcript was taken by Joanne Horrocks. The hearing was closed at 7:28PM.

Keith & Deborah Richman, 175 East Shore Road, Huntington Bay, NY 11743

Kevin Omland, Omland Custom Building & Design, presented the application to construct a three-car garage. The applicant requires variances for structure in the front yard, front yard setbacks, floor area ratio and lot area coverage. This application also requires approval from the Huntington Bay Board of Trustees. A motion was made by Delphine Barron to continue the hearing. It was seconded by Elizabeth Richter and unanimously approved 4-0. A transcript was taken by Joanne Horrocks. The hearing was closed at 7:54PM.

Minutes

KC Anna made a motion to approve the February 2024 minutes. It was seconded by Delphine Barron and unanimously approved 4-0.

With no further business to be brought before the Board, Mr. Cavanagh closed the meeting at 8:06PM.

Respectfully submitted,

Danielle Catanese

Attendees:

Kevin Omland
James Keller AIA
Kevin Natalie
Joan Naughton

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6 W. Point Drive, East Northport, NY
32 Prospect, Huntington, NY
1047 Old Northern Blvd, Roslyn, NY