

**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 Thursday, October 1, 2026, at Huntington Bay Village Hall, 244 Vineyard Road, Huntington Bay, NY 11743 at 7:00pm to hear all business before it.

Applicant: John Kraft
8 Crest Road, Huntington Bay, NY 11743

The property is located in the Huntington Bay Zoning District "W.P.D. A1." The applicant returns with revised plans addressing additional Zoning Board comments and seeks variances for a proposed pool, garage addition, second-floor deck/balcony, retaining walls, and to retain the existing pond and waterfall, requiring relief from applicable setback, accessory structure, and FAR requirements.

Applicant: Ballinrobe Properties, LLC
13 Beach Road, Huntington Bay, NY 11743

The property is located in the Huntington Bay Zoning District "W.P.D. C1." The applicant seeks a variance to permit the construction of a proposed dock within the water-side front yard, requiring relief from the front yard accessory structure requirements.

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