



VILLAGE OF HUNTINGTON BAY

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AGENDA FOR PUBLIC HEARING ZONING BOARD OF APPEALS

The Zoning Board of Appeals of the Village of Huntington Bay will hold a public meeting:

**7:00 PM on Thursday, October 1, 2026, at Village Hall
244 Vineyard Road, Huntington Bay, NY 11743**

There are two applications before the Board:

1. 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 floor area ratio (FAR) requirements.

2. 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.

Approval of September 3, 2026 minutes.