

**Inc. Village of Huntington Bay  
Minutes  
Zoning Board of Appeals  
April 2, 2026**

Present: Jay Cavanagh  
Elizabeth Wood  
Richard Kreider  
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 7:05PM.

**Public Hearings:**

**The Head of the Bay Club, 191 Bay Road, Huntington Bay, NY 11743**

Mike McCarthy, Esq., presented the application to the Board. Keith Evangelist, President of The Bay Club, also addressed the Board. James DeLuca, AIA, of DeLuca Designs, provided additional details regarding the project. Taylor Sturm, Senior Project Scientist of B. Laing Associates, presented a noise analysis, and Justin Kwasnik of the Laurel Group discussed proposed noise mitigation measures related to pickleball. Mike Lynch, a real estate expert, provided his professional opinion regarding the impact of the proposed application on surrounding property values.

The meeting was opened to public comment at 8:27 p.m.

Greg Kalinsky, Esq., of Kalinsky Legal, spoke at length regarding the use variance, concluding his remarks at 9:06 PM.

The following members of the public also addressed the Board: George Graulich, Pat Kalkau, Steve Lapp, Pam Ostrander, Greg Evangelist, Katherine Fashilo, Marjorie Medwed, Janice Schillig, Bryan Prior, Dan Scully, and Andrew Mallone.

A motion was made by Delphine Barron to continue the hearing until next month, as no decision was made at this meeting. The motion was seconded by Betty Wood and unanimously approved (4-0). A transcript was taken by Christine Freyeisen.

With no further business before the Board, Mr. Cavanagh closed the meeting at 10:05 PM.

Respectfully submitted,  
Danielle Catanese

**Attendees:**

Michelle & Ken Katovitz	2 Fleetwood Dr
Gabriella Meyer	166 Bay Rd
Jay Meyer	166 Bay Rd
George Graulich	188 Bay rd
Carol Graulich	188 Bay Rd
Ron Prior	47 Shore Rd
Pat Kalkan	178 Bay Rd
Judy Jorge	25 Sydney Rd
Arizona Kay	25 Kanes lane
James Dunne	164 West Neck Rd
Mary Benedetto	3 Gormley Lane
Bryan Prior	156 Bay Rd
Ed Glakin	30 Bay Dr W
William McIntosh	170 Bay Rd
Deirdre Gordon	162 Flower Hill Rd
Greg Conneely	48 Radcliff Dr
Christine Blaine, Tom O'sullivan	24 Harbor Hill Dr
Eddie O'Brien Carroll	36 Locust lane
John McGovern	3 Northwood Circle
Rich Luca	51 Landing Rd
John Shea	19 Croft Place
Peter Swerz	43 Bay Dr E
Tim Sheerin	34 Marie Dr
Bill Peer	20 Grist Mill Lane
Peter Holland	37 Summit St
Erik Weber	8 Platt Pl
William burton	8 Glades Way
Marec Creegan	32 Taylor Rd
Bill Krause	180 E Shore Rd
William Brennan	23 Terra Mar Dr
David & Diana Dever	49 Grist Mill Lane
Mark Hamer	14 Crest Rd
Danielle Hamer	14 Crest Rd
Leon McIntrye	223 Bay Ave
Ken Knoweles	8 Locust Lane
Jack & Beth Palladino	2 Vineyard Rd
Drew & Elke Seccafico	21 Maxwell Ct
Rose Burton	8 Glades Way
Rob Bengston	163 Eatons Neck Rd
Tom Peer	3 Heckscher Dr
Jim & RuthAnn Markwoitz	5 Partridge
Josh Levinson	33 Ketemokee Dr
Joseph DiRiamo	4 Highview Dr
Kim & Mike Krug	4 Holst Dr
Paula Giugliano	120 Midland St
Mary Dido	12 Leslie Lane
Erik Larson	19 locust lane

Naushad Bengston	162 Eatons Neck Rd
Teri Zboray	30 Flower Hill Rd
Nina McLean	14 Crescent Beach Dr
David Benedetto	3 Gormley Lane
Don Krave	23 Summit St
Brian McDonald	5 maxwell Ct
Douglas K	18 Gloria Lane
Marty Flanigan	2 Tracy Dr
S.E. Campbell	6 Lone Oak Ct
Philip Campisi	284 Vineyard Rd
Jen Ornstein	55 Wendover
Lu Cortese	BC Member
Peter J & Megan Beach	4 Afton La
Lisa Beach	4 Afton La
Christine Peer	20 Grist Mill La
Joan Albright	4 Bay Hills Ct
Sharon & Ted Bilkey	15 Beech Pl
J. Gary Dambrisi	250 Vineyard Rd
Brian McElhenny	2 Greenview Circle
Kevin Sheerin	24 Taylor Rd
Tom Bilzi	36 Upper Dr
Scott Starkey	176 Bay Rd
Hugh Simpson	16 Melody Lane
Kathleen Morrisroe	55 Huntington Bay Rd
Carey & Derrell Rogers	62 Fairmount St
MaryAnne Obrien	11 Maxwell Ct
Scott & Marjorie Medwed	31 Harriett La
Gregg Evangelist	272 Taylor St, Centerport
Lisa & Kerry OBrien	31 Aberdeen Dr
Bob & Gloria Guido	269 Huntington Bay Rd
Diane & Dan Scully	18 Thea lane
Wayne Sansiviero	42 Bay Dr W
Rich Montalbano	18 Bay Dr W
Pat Scalon	22 Taylor Rd
Steve Lapp	39 Taylor Rd
Lauren Campisi	284 Vineyard Rd
Bob Pawlak	254 Vineyard Rd
Carolyn Yeager	57 Cliftwood Dr
Dennis & Susanne Millner	52 Cameron Dr
Kerin McElhenny	2 Greenview Circle
Jill Holland	37 Summit St
Mary & Bernie Wytko	5 Fleetwood Dr