

**Inc. Village of Huntington Bay
Minutes
Zoning Board of Appeals
October 9, 2025**

Present: Jay Cavanagh
Elizabeth Wood
Pat Scanlon
Richard Kreider

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 7:00PM.

Public Hearings:

Laura & Xavier Palacios, 100 Crescent Beach Drive, Huntington Bay, NY 11743

James DeLuca of DeLuca Designs presented the Palacios application to construct a new dwelling with a pool, deck, koi pond, and retaining wall, which requires variances for setback relief and structures in the front yard (waterfront property). Following the presentation, a motion was made by Elizabeth Wood to close the hearing. The motion was seconded by Pat Scanlon and unanimously approved (4-0). A transcript was taken by Christine Freyersein. The hearing was closed at 7:21 p.m.

Upon further discussion among the Board, a motion was made by Elizabeth Wood to approve the Palacios application. The motion was seconded by Richard Keider and unanimously approved.

Minutes

The minutes from the September meeting were not approved, as there were not enough members present who had attended that meeting to vote on the approval. The approval of the September minutes will be brought to next month's meeting.

With no further business to be brought before the Board, Mr. Cavanagh closed the meeting at 7:54 PM.

Respectfully submitted,

Danielle Catanese

Attendees:

Linda Lehman	110 Crescent Beach Drive, Huntington Bay
James DeLuca	29 Main Street, Cold Spring Harbor
Laura & Xavier Palacios	100 Crescent Beach Drive, Huntington Bay
Julie & Stanley Weissberg	114 Crescent Beach Drive, Huntington Bay
Stephen Reddington	103 Crescent Beach Drive, Huntington Bay