

**Inc. Village of Huntington Bay
Minutes
Zoning Board of Appeals
September 3, 2026**

Present: Jay Cavanagh
Elizabeth Wood
Richard Kreider

Also Present:
Attorney: Hansley Mohan, Farrell Fritz
Building Inspector: James Siino
Administrator: Danielle Catanese

Mr. Cavanaugh called the meeting to order at 7:03PM.

Applicant: John Kraft

Address: 8 Crest Road, Huntington Bay, NY 11743

Charles Kuehn, AIA, presented the application to the Board for variances to permit a proposed pool, garage addition, second-floor deck/balcony, and retaining walls, as well as to retain the existing pond and pond waterfall, requiring relief from front and side yard setback requirements, accessory structure, and floor area ratio (FAR) requirements. The applicant was asked by the Board to return in October to address the relocation of the pond pump and show the proposed placement on the plans, as well as the placement of the pool equipment and the gravel patio area surrounding the pool, including the location of pool lounges and drainage. A motion was made by Betty Wood to continue the hearing to October. It was seconded by Rich Kreider and unanimously approved 3-0. A transcript was taken by Christa Freyersein.

Minutes

Richard Kreider made a motion to approve the August 2026 minutes. It was seconded by Betty Wood and approved unanimously.

With no further business to be brought before the Board, Jay Cavanaugh made a motion to adjourn. It was seconded by Elizabeth Wood and unanimously approved. The meeting adjourned at 7:47PM.

Respectfully submitted,
Danielle Catanese

Attendees:

Jason Bouvin	10 Crest Road, Huntington Bay
John Kraft	8 Crest Road, Huntington Bay
Keith Freda	6 Crest Road, Huntington Bay
Charles Kuehn	AIA