

**Inc. Village of Huntington Bay
Minutes
Zoning Board of Appeals
December 10, 2025**

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:

Joseph and Dana Triolo, 7 Hillside Court

Application rescinded by applicants. Will present in January.

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

Mike McCarthy, Esq., along with James DeLuca of DeLuca Designs, presented the Bay Club application to demolish the existing building and construct a new two-story sports lounge and additional sports courts, requiring relief for lot area coverage and setbacks. Following the presentation, a motion was made by Elizabeth Wood to continue the hearing in January. The motion was seconded by Delphine Barron and unanimously approved (4-0).

The applicants were asked to return with a noise expert, amended LAC and FAR charts, a revised survey/site plan, and a landscape plan. A transcript was taken by Christine Freyersein. The hearing was closed at 9:00 p.m.

Minutes

Jay Cavanagh made a motion to approve the September 2025 minutes. It was seconded by Rich Kreider and approved 4-0.

Elizabeth Wood made a motion to approve the October 2025 minutes. It was seconded by Jay Cavanagh and approved 4-0.

With no further business to be brought before the Board, Mr. Cavanagh closed the meeting at 9:27 PM.

Respectfully submitted,
Danielle Catanese

Attendees:

Keith Evangelist	34 Upper Drive North, Huntington Bay
Frank Evangelist	5 Woodvale Lane, Huntington
Don Schedler	182 Bay Road, Huntington Bay
Justin Kwasnik	283 Kohr Rd., Kings Park
Ronald Prior	47 Shore Road, Huntington Bay
Brandon Prior	45 Shore Road, Huntington Bay
Jordanah Creegan	34 Taylor Road, Huntington Bay
Alex Orenstein	55 Wendover Drive, Huntington
Will Polv	120 Bay Drive East, Huntington Bay
Mike Ryan	2 Gormley Lane, Huntington Bay
Ken Katovitz	3 Fleetwood Dr, Huntington Bay
Jackie Higgins	21 Upper Cr. N, Huntington Bay
Pamela Ostrander	40 Locust Lane, Huntington Bay
Donna Spinoso-Gelb	340 Bay Ave, Huntington Bay
Bryan Prior	156 Bay Road, Huntington Bay
Kevin Sheerin	24 Taylor Road, Huntington Bay
Chris Kline	9 Overbrook Dr. , Huntington Bay
William McIntosh	170 Bay Road, Huntington Bay
Tom Bilzi	36 Upper Drive, Huntington Bay
Judy Jorge	25 Sydney Road, Huntington Bay
George Graulich	188 Bay Road, Huntington Bay
Tom Kalkau	17 Bay Road, Huntington Bay
Drew Seccatici	21 Maxwell Court, Huntington Bay
Jacqueline Shea	19 Craft Place, Huntington
Bob Higgins	21 Upper Drive North, Huntington Bay
Tim Sheerin	34 Marie Drive, Huntington Bay
Anne & John Doodian	14 Locust Lane, Huntington Bay
Jay Meyer	166 Bay Road, Huntington Bay
Pat Regan	158 Bay Road, Huntington Bay
Gabriella Meyer	166 Bay Road, Huntington Bay
Brian McElhenny	26 Greenview Circle, Huntington
Janice Schillig	266 Huntington Bay Road, Huntington Bay
Michael Gelb	340 Bay Ave, Huntington Bay
Melissa & Russ Balm	42 Radcliff Dr, Huntington Bay
Gary D'Ambrisi	250 Vineyard Road, Huntington Bay
Erik Weber	Halesite Fire Departmnet