



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 Wednesday, September 3, 2026, at Village Hall
244 Vineyard Road, Huntington Bay, NY 11743**

There are two applications before the Board:

1. John Kraft – 8 Crest, Huntington Bay, NY 11743

The property is located in the Huntington Bay Zoning District "W.P.D. A1." The applicant seeks variances to permit a proposed pool, garage addition, second-floor deck/balcony, and retaining walls, as well as to retain existing pond and pond waterfall, requiring relief from front and side yard setback, accessory structure, and floor area ratio (FAR) requirements.

2. Ballinrobe Properties – 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 August 3, 2026 minutes.