Inc. Village of Huntington Bay
Minutes
Zoning Board of Appeals
October 20, 2026

Present: Jay Cavanagh
Elizabeth Wood
Richard Kreider
Delphine Barron

Location: Halesite Fire Department, One NY Avenue, Huntington, NY 11743

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

Mr. Cavanaugh called the meeting to order at 7:00PM.

Public Hearings:

The Head of the Bay Club, 191 Bay Road, Huntington Bay, NY 11743
Mike McCarthy, Esq., attorney for the applicant, and James DeLuca, AIA of DeLuca Designs, presented the revised building plans for the application. The presentation concluded at approximately 7:40 PM.

Dan Kahn, Esq., representing residents Ron and Sandra Prior, Lorenzo and Mary Ann Vascotto, Robert and Mary Nader, George and Carol Graulich, and Jay and Gabriela Meyer, appeared and raised objections to the application.

Public comment was received from the following individuals: Mary Ann Vascotto, Bryan Prior, Jeff Rainone, Pat Kalkau, Alec Orenstein, and Bob Higgins.

The Village Attorney extended the deadline for submission of written comments to November 3, 2026. A transcript was taken by Christine Freyersein.

A motion to close the public meeting was made by Rich Kreider and seconded by Betty Wood. The motion carried unanimously, 4-0, and the meeting was closed at 8:43 PM.

At 8:53 PM, a motion to enter Executive Session to discuss litigation matters was made by Jay Cavanagh and seconded by Betty Wood. The motion carried unanimously, 4-0.

Executive Session was subsequently closed. A motion to adjourn the meeting was made by Delphine Barron and seconded by Rich Kreider. The motion carried unanimously, 4-0, and the meeting was adjourned at 9:21 PM.

Respectfully submitted,
Danielle Catanese

Attendees:

Mary Nader	48 Shore Rd, Huntington Bay
Jay Meyer	166 Bay Rd, Huntington Bay
Gabriella Meyer	166 Bay Rd, Huntington Bay
Ron Prior	47 Shore Dr, Huntington Bay
Mary Ann Viscotto	48 Shore Dr, Huntington Bay
Peter Holland	37 Summit Street, Huntington
Diane Scully	18 Thea Lane, Huntington
Dan Scully	18 Thea Lane, Huntington
Ken Katovitz	2 Fleetwood Dr, Huntington Bay
Michelle Katovitz	2 Fleetwood Dr, Huntington Bay
Bob Guido	269 Huntington Bay Rd, Huntington Bay
Gloria Guido	269 Huntington Bay Rd, Huntington Bay
Tom Bilzi	36 Upper Dr N, Huntington Bay
Tom Criscuola	11 Trillium Pl, Huntington Bay
Janet Thompson	39 la Rue Dr, Huntington Bay
Stephen Thompson	39 la Rue Dr, Huntington Bay
Melissa Balm	42 Radcliff Dr, Huntington Bay
Jill Holand	37 Summit St, Huntington Bay
Julie Potter	58 Bay Ave, Huntington Bay
Chris Kocis	39 Summit St, Huntington
Jackie Higgins	21 Upper Dr, Huntington Bay
Bob Higgins	21 Upper Dr, Huntington Bay
John Mendez	33 Maxwell Ct, Huntington
Diane Mendez	33 Maxwell Ct, Huntington
Janice Schillig	Huntington Bay Rd, Huntington Bay
Kim Schillig	Huntington Bay Rd, Huntington Bay
Nicholetta Pach	125 Bay Dr E, Huntington Bay
Jeff Rainone	27 Bay Dr W, Huntington Bay
Tom Kalkin	178 Bay Rd, Huntington Bay
Patricia Kalkin	178 Bay Rd, Huntington Bay
Jack Palladino	2 Vineyard Rd, Huntington Bay
Elke Seccafico	21 Maxwell Ct, Huntington Bay
Lisa Beach	4 Afton Lane, Huntington Bay
Peter Beach	4 Afton Lane, Huntington Bay
Steve Lapp	34 Taylor Rd, Huntington Bay
Wayne Sansiviero	42 Bay Dr W, Huntington Bay
James Sullivan	11 Margo Lane, Huntington Bay
Patrick Scanlon	22 Taylor Rd, Huntington Bay
Chuck Forte	1 Flower Hill ct, Huntington Bay
Jim Zagansky	33 Hennesset Dr, Huntington Bay
Charlene Zagansky	33 Hennessey Dr, Huntington Bay
Kyle/Alyssa Rehn	1 Crane Rd, Huntington Bay
Kay Pomper	7 Duncan Lane, Huntington Bay
Don/Audrey Krause	23 Summit St, Huntington

Bob/Peggy Larkin	121 la Rue Dr, Huntington
Brian Mcelhanny	2 Greenview circle, Huntington
Joan Albright	4 Bay Hills Ct, Huntington Bay
Susan Gegeli	111 Huntington Bay Rd, Huntington Bay
Brandon Prior	45 Shore Dr, Huntington Bay
Bryan Prior	156 Bay Rd, Huntington Bay
Bill/Chris Peer	20 Gristmill La, Huntington
Jim Markawitz	5 Partridge Lane, Huntington
Robert Meagher	5 Beaupre Ct, Huntington
Nina Mclean	14 Crescent Beach, Huntington Bay
Amy Lefkowitz	1021 Harrison Dr, Huntington
Kit/Micheal Krug	4 Holst Dr, Huntington
Jeanne Connor Stark	3 Connelly Rd, Huntington
Walter Stark	3 Connelly Rd, Huntington
Stephen Albright	4 Bay Hills Ct, Huntington Bay
Mary Buckholtz	344 Greenlawn Rd, Huntington
Donna Madden	7 Alden Lane, Huntington
Gary Madden	7 Alden Lane, Huntington
Geri Gargano	18 Griffith Lane, Huntington
Judy Starkey	176 Bay Rd, Huntington Bay
Scott Starkey	176 Bay Rd, Huntington Bay
Robert Milkoski	39 Dun, Huntington
Pam Ostrander	40 Locust Lane, Huntington Bay
Chris Kline	9 Overlook Drive, Huntington
Lauren Campisi	284 Vineyard Rd, Huntington Bay
Kim Cousins	32 Radcliff Dr, Huntington
Joe/Christine DeRaimo	4 Highview Dr, Huntington Bay