

Inc. Village of Huntington Bay
Minutes
Zoning Board of Appeals
January 9, 2026

Present: Jay Cavanagh
 Elizabeth Wood
 Richard Kreider
 Patrick Scanlon

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

The meeting was held at the Halesite Fire Department.

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

Public Hearings:

Applicant: Joseph and Dana Triolo
Address: 7 Hillside Ct., Huntington Bay, NY 11743
Catie Vandrei, of Hoffman Grayson Loizides Vandrei + Vandrei Architects LLP, presented the application to permit the construction of an addition, front porch, and deck, requiring relief for lot area coverage. A motion was made by Elizabeth Wood to approve the application, with a covenant restricting a second story. The motion was seconded by Pat Scanlon and unanimously approved (4-0). A transcript was taken by Christine Freyersein. The hearing was closed at 7:22 p.m.

Minutes

Elizabeth Wood made a motion to approve the December 2025 minutes. It was seconded by Pat Scanlon and approved 4-0.

With no further business to be brought before the Board, Mr. Cavanagh closed the meeting at 7:35 PM.

Respectfully submitted,
Danielle Catanese

Attendees:

Dana Triolo	7 Hillside Court, Huntington Bay
Catie Vandrei	90 High Street, Huntington
Lianna Moze	90 High Street, Huntington
Linda & Rich Pitra	14 Highview Drive, Huntington Bay