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 Thursday, November 19, 2026, at Halesite Fire Department
One New York Avenue, Halesite, NY 11743

There are two applications before the Board:

1. Call to Order

2. Public Hearing – Vote to Re-open

Applicant: Head of the Bay Club
Property Address: 191 Bay Road, Huntington Bay, NY 11743
The applicant requests a rehearing pursuant to Village Law §7-712-a(12), with revised plans. The applicant seeks area variances for an amended application to: (1) maintain/legalize one pickleball court on the existing basketball court approved by the ZBA in 1989 for recreational use; and (2) demolish the existing one-story bathhouse [2,544 SF], walk-in freezer [211 SF], and metal garage/shed [546 SF] (existing total area: 3,301 SF), and replace them with a proposed one-story bathhouse with basement storage area and a rear wood deck (proposed total area: 2,288 SF). The proposed work will reduce the total site FAR from 2.84% to 2.62%; and the proposed work, including removal of portions of concrete walkways and patio slabs, will reduce the total site LAC from 40.1% to 39.00%.

3. Public Hearing

Applicant: Ron Prior – Appeal of Building Department Determination
Property Address: 47 Shore Drive, Huntington Bay, NY 11743
The applicant appeals the October 6, 2026, Letter of Denial issued by the Village Building Department regarding the Bay Club application, specifically the determination that any expansion of an existing nonconforming use requires a use variance.

4. Public Comments

5. Decisions before the Board. Lydon, 13 Beach Road

6. Adjournment