Inc. Village of Huntington Bay
Minutes
Zoning Board of Appeals
October 1, 2026

Present: Jay Cavanagh
Elizabeth Wood
Richard Kreider
Delphine Barron
Pat Scanlon

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

Mr. Cavanaugh called the meeting to order at 7:03PM.

Applicant: John Kraft
Address: 8 Crest Road, Huntington Bay, NY 11743
Charles Kuehn, AIA, presented the application to the Board for variances to permit a proposed pool, garage addition, second-floor deck/balcony, and retaining walls, as well as to retain the existing pond and pond waterfall, requiring relief from front and side yard setback requirements, accessory structure, and floor area ratio (FAR) requirements. The applicant returned with updated plans addressing the revisions requested by the Board. A motion was made by Delphine Barron to approve the application, seconded by Rich Kreider, and unanimously approved 5-0. The meeting was adjourned at 7:07 PM. A transcript was taken by Christa Freyersein.

Ballinrobe Properties, LLC
13 Beach Road, Huntington Bay, NY 11743
Matthew Mener of GEI Consultants presented the application to the Board for variances to permit the construction of a proposed dock within the water-side front yard in the Huntington Bay Zoning District W.P.D. C1. The Board reserved its decision. A motion was made by Rich Kreider to close the hearing, seconded by Delphine Barron, and unanimously approved 5-0. The hearing was closed at 7:26 PM. A transcript was taken by Christa Freyersein.

Minutes
Jay Cavanagh made a motion to approve the September 2026 minutes. It was seconded by Rich Kreider and approved unanimously.

With no further business to be brought before the Board, Jay Cavanaugh made a motion to adjourn. It was seconded by Elizabeth Wood and unanimously approved. The meeting adjourned at 7:39PM.

Respectfully submitted,
Danielle Catanese

Attendees:

John Kraft	8 Crest Road, Huntington Bay
Charles Kuehn	AIA, 8 Crest Road, Huntington Bay
Roseann Lydon	13 Beach Road, Huntington Bay
Patrick Ruddick	
Matthew Mener	GEI Consultants
Errol Kitt	
Robert Aguilina	60 Bay Crest, Huntington Bay
Jason Bouvin	10 Crest Road, Huntington Bay
Joe Girimonti	9 Beach Road, Huntington Bay