

**Inc. Village of Huntington Bay
Minutes
Zoning Board of Appeals
May 14, 2026**

Present: Jay Cavanagh
Elizabeth Wood
Richard Kreider
Delphine Barron

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

Mr. Cavanaugh called the meeting to order at 7:37PM.

Public Hearings:

The Head of the Bay Club, 191 Bay Road, Huntington Bay, NY 11743

Mike McCarthy, Esq., presented the continuation of the application to the Board. A landscape plan was presented to the Board by Rich Ignatow, Landscape Architect. Testimony was provided by Keith Evangelist, who answered questions and addressed the Board.

Public comment was received from the following individuals: Greg Kalnitsky, Joe DiRaimo, Janice Schillig, Brad Borders, Gary Bergman, Sharon Gunther, Tim Mietus, Bill Gaffney, Debbie Knowles, Ken Delaney, Janet Guthardt, Don Schedler, Mary Wytko, Jay Meyer, George Graulich, Robert Nader, and Ron Prior.

Following public comment, closing remarks were made by Attorney McCarthy. A motion to close the public hearing was made by Rich Kreider and seconded by Betty Wood. The motion passed unanimously. A transcript was taken by Christine Freyeisen. The hearing was closed at approximately 9:27 PM.

Ron Prior, 47 Shore Drive, Huntington Bay, NY 11743

The Board opened the continued hearing regarding the appeal of Ron Prior concerning the March 1, 2026 letter of denial issued by the Village Building Department related to the Head of the Bay Club application.

The appellant was represented by Greg Kalnitsky, who addressed the Board in support of the appeal. Michael McCarthy spoke in opposition to the appeal.

Public comment was received, including remarks from Don Schedler.

Following final remarks from Mr. Kalinsky, the public hearing was closed. A motion to close was made by Trustee Delphine Barron, seconded by Trustee Betty Wood, and passed unanimously. A transcript was taken by Christine Freyeisen. The hearing concluded at approximately 9:55 PM.

With no further business before the Board, Mr. Cavanagh closed the meeting at 9:55 PM.

Respectfully submitted,
Danielle Catanese

Attendees:

Mary Wytko	5 Fleetwood Dr
Don Schedler	Bay Rd
Jay Mayer	Bay Rd
Sharron G	Bay Dr W
J	Bay Dr W
George Graulich	Bay Rd
Bill Nader	Shore Dr
Ron Prior	Shore Dr
Tom & Pat Kalkau	178 Bay Rd
Bob & Gloria Guido	269 Huntington Bay Rd
Andrew & Kerri Malone	10 Beaupre Ct
Kevin Sheerin	24 Taylor
KJ Dleaney	12 Wincoma Dr
Diane Scully	18 Thea Lane
Julie Dunn	8 Harmony Rd
Jane Brown	33 Shore Dr
Donna S Gelb	340 Bay Ave
Marjorie Medwed	31 Harriet Ln
Jeanne Corner Stork	3 Connely Rd
Mary DiDo	12 Leslie Ln
Lisa Beach	4 Afton Ln
Julie Potter	58 Bay Ave
Christina Kocis	39 Summit St
Paul Cousins	32 Radcliff Dr
Lara & Peter Breingan	7A Locust Lane
Terry & Kim Gilroy	37 Bay Dr W
Mickey Gelb	340 Bay ave
Steven J Poli	1801 Townhome way
Brian McElhenny	2 Greenview Circle
Rob Meagher	5 Beaupre Ct
Tom Carlson	16 Noyes Lane
RJ Kline	2 Valley Dr
Shannon Delaney	2 Valley Dr
Patricia Delanay	12 Wincoma Dr
Wayne Sansiviero	42 BayDr W
Rich Montalbano	18 Bay Dr w
James Sullinan	11 Mango Ln
Rich Dunn	8 Harmony Rd

Dan Skully
Jeff Rainone
Tim Meitus
Sharon Gunther
Rob Bengston
Peter Beach
Herb Morrow
Tim Sheerin
Mike & Karne Oconner
Paul
Randy Ryburn
Christine Peer
Sue & Peter Gerell
Bill & Rose Burton
Matt & Christine Verville
Bill
Kit & Mike Krug
Sean Anderson
Ken Knowles
Robert Higgins
Jackie Higgins
Debbie Knowles
Barbara C

18 Thea Lane
Bay Dr W
Bay Dr W
46 Bay Dr W
162 Eatton Neck
4 Afton Lane
34 Taylor
34 Marie Dr
14 Copperdale
188 Bay Rd
55 Summit Dr
20 Gristmill
111 Huntington Bay rd
8 Glades Way
5 Copperdale
110 East Neck Rd
4 Holst Dr
12 Howard Dr
8 Locust
21 Upper Dr
21 Upper Dr
8 Locust Lane
56 Fort Hill rd