

**Inc. Village of Huntington Bay  
Minutes  
Zoning Board of Appeals  
February 5, 2026**

Present: Jay Cavanagh  
Elizabeth Wood  
Richard Kreider  
Patrick Scanlon

Also Present:  
Attorney: Hansley Mohan, Farrell Fritz  
Attorney: John Armentano, Farrell Fritz  
Administrator: Danielle Catanese

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

**Public Hearings:**

Applicant: Michael DiLorenzo  
Address: 108 Bay Ave., Huntington Bay, NY 11743  
Michael DiLorenzo, homeowner, presented his application seeking approval to construct a detached two-car garage, requesting relief for front yard setback requirements and for the placement of a structure within the front yard. Following the presentation, a motion was made by Jay Cavanaugh to close the public hearing. The motion was seconded by Rich Kreider and unanimously approved (4-0). A transcript of the proceedings was taken by Christine Freyesein. The hearing was closed at 7:31 p.m.

After further discussion, the Board voted to approve the placement of the garage in the front yard but denied the requested 2-foot setback. The approval included a restriction prohibiting habitable space above the garage and requested the planting of trees along the south side of the garage. The motion was made by Betty Wood, seconded by Pat Scanlon, and unanimously approved (4-0).

**Minutes**

Pat Scanlon made a motion to approve the January 2026 minutes. It was seconded by Elizabeth Wood and approved 4-0.

With no further business to be brought before the Board, Mr. Cavanaugh closed the meeting at 8:09PM.

Respectfully submitted,  
Danielle Catanese

**Attendees:**

Susan Murphy  
Michael DiLorenzo

98 Bay Avenue, Huntington Bay  
108 Bay Ave, Huntington Bay