

**Inc. Village of Huntington Bay
Minutes
Zoning Board of Appeals
June 4, 2026**

Present: Elizabeth Wood
Richard Kreider
Delphine Barron
Pat Scanlon

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

Ms. Wood called the meeting to order at 7:00PM.

Public Hearings:

Michael & Nicole Foranocce, 56 Baycrest, Huntington Bay, NY 11743

Ryan Brown of Breslin & Brown presented the continuation of the application seeking approval for the construction of a proposed swimming pool and retaining walls, requiring relief for structures located within the front yard. The applicant advised that relief for the existing patio setback was no longer being requested. A motion to close the public hearing was made by Elizabeth Wood and seconded by Richard Kreider. The motion carried unanimously (4-0). A transcript was taken by Christine Freyerasein. The public hearing was closed at 7:15 p.m. The Board reserved decision.

David & Erin Vaccaro, 3 Shore Drive, Huntington Bay, NY 11743

James Deluca, AIA, presented the application to permit the construction of a proposed new dwelling requiring relief from setback, height, LAC, and FAR requirements. A motion to close the public hearing was made by Richard Kreider and seconded by Pat Scanlon. The motion carried unanimously (4-0). A transcript was taken by Christine Freyerasein. The public hearing was closed at 7:52 p.m.

Following the close of the public hearing, the Board deliberated on the application. A motion was made by Elizabeth Wood and seconded by Richard Kreider to deny the requested height variance. The motion carried by a vote of 3-1. All other requested variances were approved.

Cristen Ahlstrand, 34 Baycrest, Huntington Bay, NY 11743

Paul Curcio of Christopher Gartens AIA presented the application seeking approval for variances in connection with proposed additions and alterations, including a new garage and porches, requiring relief from setback, lot area coverage (LAC), and floor area ratio (FAR) requirements.

A motion to close the public hearing was made by Delphine Barron and seconded by Pat Scanlon. The motion carried unanimously (4-0). A transcript was taken by Christine Freyerasein. The public hearing was closed at 8:02 p.m.

Following discussion, the Board requested that the applicant return with revised plans reflecting a reduction in the scope of the proposed additions and alterations. No decision was rendered.

With no further business before the Board, Ms. Wood closed the meeting at 8:05 PM.

Respectfully submitted,
Danielle Catanese

Attendees:

Judy Jorge	25 Sydney Road, Huntington Bay
William Baum	8 Baycrest, Huntington Bay
Jordan Mindich	20 Baycrest, Huntington Bay
Nicole & Michael Foranoce	56 Baycrest, Huntington Bay
Larry Ahlstrand	34 Baycrest, Huntington Bay
James Deluca	AIA for 3 Shore Dr.
Robert & Jill Guiricich	38 Baycrest, Huntington Bay
Cave & Erin Vaccaro	3 Shore Drive, Huntington Bay
Pat Antonucci	44 Baycrest, Huntington Bay
Paul Curcio	680 Larkfield Road