

**Inc. Village of Huntington Bay  
Minutes  
Zoning Board of Appeals  
September 7, 2023**

Present: Jay Cavanagh  
KC Anna  
Bob Aquilina  
Liz Richter  
Delphine Barron

Also Present:  
Village Attorney: John Armentano, Esq.  
Village Administrator: Danielle Catanese

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

**Public Hearings:**

**Robert Cohen, 84 East Shore Road, Huntington Bay, NY 11743**

Steve Scheibly, AIA, presented the application to legalize a prior roof structure and construct a proposed subterranean detached garage. The applicant requires variances for side yard setback and LAC. This application also requires approval from the Huntington Bay Board of Trustees. A motion was made by Delphine Barron to close the hearing. It was seconded by Bob Aquilina and unanimously approved 5-0. A transcript was taken by Christine Freyeisen. The hearing was closed at 7:13PM.

**James & Paula Caravelli, 2 Beach Road, Huntington Bay, NY 11743**

Rich McKean, Main Street Nursery, presented the application in order construct a proposed patio and shed. The applicant requires variances for structure in the front yard. A motion was made by Bob Aquilina to close the hearing. It was seconded by Liz Richter and unanimously approved 5-0. A transcript was taken by Christine Freyeisen. The hearing was closed at 7:16PM.

**Robert Ruggiero, 17 Woodland Drive, Huntington Bay, NY 11743**

Robert Ruggiero, homeowner, presented the application in order to legalize a roofed over structure on a detached garage. The applicant requires variances for structure in the front yard, and front yard setback. This application also requires approval from the Huntington Bay Board of Trustees. A motion was made by Bob Aquilina to close the hearing. It was seconded by KC Anna and unanimously approved 5-0. A transcript was taken by Christine Freyeisen. The hearing was closed at 7:30PM.

**Robert & Gail Pelkowski, 19 Heckscher Drive, Huntington Bay, NY 11743**

Edward Carr, Engineer, presented the application in order to construct a proposed bulkhead, beach access stair, slope stairs and retaining wall. applicants require variances for structures in the front yard and front yard setback. This application also requires approval from the Huntington Bay Board of

Trustees. A motion was made by Delphine Baron to continue the hearing (requiring additional information). It was seconded by Bob Aquilina and unanimously approved 5-0. A transcript was taken by Christine Freyeisen. The hearing was closed at 8:07PM.

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

Respectfully submitted,

Danielle Catanese

**Attendees:**

Rich Kaehler	15 Heckscher Drive, Huntington Bay
Robert Cohen	84 East Shore Road, Huntington Bay
Gloria Kou	84 East Shore Road, Huntington Bay
Stephen Scheibly	255 Main Street, Huntington Bay
James & Paula Caravelli	2 Beach Road, Huntington Bay
Rich McKean	84 East Shore Road, Huntington Bay
Edward Carr	22 New Harbor Road, Northport