

**Inc. Village of Huntington Bay
Minutes
Zoning Board of Appeals
June 20, 2024**

Present: Jay Cavanagh
Elizabeth Richter
Delphine Barron

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

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

Public Hearings:

William McIntosh, 170 Bay Road, Huntington Bay, NY 11743

Ryan Brown, ESQ, and Katie Vandre, Hoffman & Greyson, returned to present the application to maintain a finished basement, proposed patio, pool and retaining walls. The applicant requires variances for floor area ratio and lot area coverage. A motion was made by Elizabeth Richter to approve the application. It was seconded by Delphine Barron and unanimously approved 3-0. A transcript was taken by Joanne Horrocks. The hearing was closed at 7:10PM.

Adoption of Written Decision

Pamela Ostrander, 40 Locust Lane, Huntington Bay, NY 11743. Delphine Barron made a motion to approve the application. It was seconded by Elizabeth Richter and unanimously approved 3-0.

Keith & Deborah Richman, 175 East Shore Road, Huntington Bay, NY 11743.

Delphine Barron made a motion to approve the existing conditions. It was seconded by Elizabeth Richter and unanimously approved 3-0.

Delphine Barron made a motion to deny the proposed structure. It was seconded by Elizabeth Richter and unanimously denied 3-0.

Minutes

Jay Cavanagh made a motion to approve the May 2024 minutes. It was seconded by Elizabeth Richter and unanimously approved 3-0.

With no further business to be brought before the Board, Mr. Cavanagh closed the meeting at 7:19PM.

Respectfully submitted,

Danielle Catanese

Attendees:

William McIntosh
Janielle Viggiano
Catherine Vandrei
Neal Hoffman
Ryan Brown

170 Bay Road, Huntington Bay, NY
170 Bay Road, Huntington Bay, NY
90 High Street, Huntington Bay, NY
2 Harborview Drive, Huntington Bay, NY
44 Elm Street, Huntington Bay, NY