

**VILLAGE OF HUNTINGTON BAY
PUBLIC NOTICE
ZONING BOARD OF APPEALS**

The Zoning Board of Appeals of the Village of Huntington Bay will hold a public meeting Thursday, September 3, 2026, at Huntington Bay Village Hall, 244 Vineyard Road, Huntington Bay, NY 11743 at 7:00pm to hear all business before it.

Applicant: John Kraft
8 Crest Road, Huntington Bay, NY 11743

The property is located in the Huntington Bay Zoning District "W.P.D. A1." The applicant seeks variances to permit a proposed pool, garage addition, second-floor deck/balcony, and retaining walls, as well as to retain existing pond and pond waterfall, requiring relief from front and side yard setback, accessory structure, and floor area ratio (FAR) requirements.

Applicant: Ballinrobe Properties, LLC
13 Beach Road, Huntington Bay, NY 11743

The property is located in the Huntington Bay Zoning District "W.P.D. C1." The applicant seeks a variance to permit the construction of a proposed dock within the water-side front yard, requiring relief from the front yard accessory structure requirements.

ZONING BOARD OF APPEALS
INC. VILLAGE OF HUNTINGTON BAY
SUFFOLK COUNTY, NEW YORK
DANIELLE CATANESE, VILLAGE ADMINISTRATOR