

**Inc. Village of Huntington Bay
Minutes
Zoning Board of Appeals
February 6, 2025**

Present: Jay Cavanagh
Elizabeth Wood
Pat Scanlon

Also Present:

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

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

Public Hearings:

Roger Flore, 92 Crescent Beach Drive, Huntington Bay, NY 11743

Justin Phillips, NYCD Group, presented the application to construct a pool, pool patio, and legalize existing structures. The applicant required variances for structures in the front yard and setbacks. A motion was made by Elizabeth Wood to approve the application. It was seconded by Pat Scanlon and unanimously approved 3-0. A transcript was taken by Christine Freyesein. The hearing was closed at 7:28PM.

Adoption of Written Decision

Pat Antonucci, 44 Bay Crest, Huntington Bay, NY 11743. Pat Scanlon made a motion to approve the application. It was seconded by Jay Cavanagh and unanimously approved 3-0.

With no further business to be brought before the Board, Mr. Cavanagh closed the meeting at 7:54PM.

Respectfully submitted,

Danielle Catanese

Attendees:

Justin Phillips	NYCD Group, 270 Spagnoli Road, Melville, 11747
Roger Criag Flore	101 Warner Road, Huntington, NY 11743
Jullian Younger	NYCD Group, 270 Spagnoli Road, Melville, 11747