

**Minutes  
Zoning Board of Appeals  
August 27, 2020**

Present: Jay Cavanagh, Chairman  
Delphine Barron  
KC Anna  
Ryan Scharfenber

Village Attorney: John Armentano, Esq.  
Village Administrator: Gail Devol  
Building Inspector: Bob Kocis

Mr. Cavanaugh called the meeting to order at 7:30PM and read the criteria in which the Board makes its determinations.

**Public Hearings:**

**Michael & Sabrina Teplin, 12 Upper Drive, Huntington Bay, NY 11743**

Mr. Teplin presented an application to the Board to maintain a rear patio with outdoor kitchen, a pool patio, and maintain a finished basement with fireplace. The hearing was adjourned at 7:30PM. A transcript was taken by Joanne Horrocks.

**Paul Posillico, 24 Woodland Drive, Huntington Bay, NY 11743**

Alex Latham presented the application to the Board to construct a new screened porch over existing terrace, new porch roof over existing terrace, new second floor addition over existing garage, new inground pool, and patio. After discussion, the Board directed Mr. Latham to submit additional information to the Village. The hearing was adjourned at 7:55PM. A transcript was taken by Joanne Horrocks.

**Bay Avenue HB LLC, Huntington Bay, NY 11743 Lots 1 & 2**

Neal Hoffman presented the application to the Board to construct a new single-family dwelling with attached garage and underground tunnel, inground swimming pool, patios, walkways, beach house, firepit, pool structure on Lot 1. Mr. Hoffman presented the application to the Board to construct a new single-family dwelling with underground tunnel and tennis court on Lot 2. The Board closed the hearing at 8:15PM. A transcript was taken by Joanne Horrocks.

**Decisions**

There were two decisions before the Board.

**Benjamin Bible & Colleen Krause, 8 Woodland Drive, Huntington Bay, NY 11743**

A motion was made by Delphine Barron to approve the application. The motion was seconded by KC Anna, and it was unanimously approved 4-0.

**Bay Avenue HB LLC, Lots 1 & 2**

A motion was made by Ryan Scharfenberger to approve the application. The motion was seconded by Delphine Barron, and it was unanimously approved 4-0.

A motion was made by Ryan Scharfenberger to close the meeting, it was seconded by Delphine Barron and unanimously approved 4-0.

With no further business to be brought before the Board, Mr. Cavanagh closed the meeting at 8:45PM.

Respectfully submitted,

Gail Devol

**Attendees:**

|                |                                              |
|----------------|----------------------------------------------|
| Alex Latham    | 24 Woodbine Avenue, Northport, NY 11768      |
| Paul Posillico | 24 Woodland Drive, Halesite, NY 11743        |
| Neal Hoffman   | 90 High Street, Huntington, NY 11743         |
| Ralf Rasty     | 58 Court Drive, Huntington Station, NY 11743 |
| Mike Teplin    | 12 Upper Drive, Huntington Bay, NY 11743     |
| Susan Wolf     | 281 Bay Avenue, Huntington Bay, NY 11743     |
| Harvey Wolf    | 281 Bay Avenue, Huntington Bay, NY 11743     |