

**Minutes
Zoning Board of Appeals
June 28, 2018**

Present: John Williamson, Acting Chairman
KC Anna
Delphine Barron
Bob Aquilina

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

Mr. Williamson called the meeting to order at 7:30 PM.

Mr. Anna read the criteria on which the Board bases its decisions.

Public Hearing:

There were four public hearings before the Board:

Keith Evangelist, 34 Upper Drive, Huntington Bay, NY 11743

Mr. Evangelist requested that the Board reopen his hearing from last month to construct a two-car garage. A motion was made by KC Anna to reopen the hearing, it was seconded by Delphine, and unanimously approved 4-0. In order for the applicant to construct a detached two-car garage, the applicant requires a variance for Side Yard. This application also requires Site Plan approval from the Board of Trustees. A transcript was taken by Laura Pinto. The hearing was closed at 7:40PM.

Edward Bocard, One Gormley Lane, Huntington Bay, NY 11743

Mr. Bocard presented the application to the Board to construct a new 3,006 square foot new residence. A transcript was taken by Laura Pinto. The hearing was closed at 8:00PM.

Joseph & Toni Cefalu, 43 Bay Drive West, Huntington Bay, NY 11743

John Breslin, Esq. presented the application to the Board to construct a new dwelling and detached two car garage. A transcript was taken by Laura Pinto. The hearing ended at 8:30PM and was left open.

Mikhail Levitansky, 3 Terra Mar Drive, Huntington Bay, NY 11743

James Margolin, Esq. presented the application to the Board to reconstruct a deteriorated structure, add an addition of a 280 square foot patio and 375 square foot deck, masonry walls, masonry stairs, and add fill to stabilize the hillside. A transcript was taken by Laura Pinto. The hearing ended at 9:00PM and was left open.

Decision

There were no decisions before the Board in June.

With no further business to be brought before the Board, Mr. Williamson closed the meeting at 9:35PM.

Respectfully submitted,

Gail Devol

Attendees:

Keith and Meghan Evangelist	34 Upper Drive, Huntington Bay, NY 11743
James Margolin, Esq.	52 Elm Street, Huntington, NY 11743
Ed & Maria Boccard	1 Gormley Lane, Huntington Bay, NY 11743
John Woodward	333 Bay Avenue, Huntington Bay, NY 11743
Santo Lapuzina	1 Bayview Lane, Huntington Bay, NY 11743
Patricia LaPuzina	1 Bayview Lane, Huntington Bay, NY 11743
Valerie Whyte	11 Wincoma Drive, Huntington Bay, NY 11743
Chuck Panetta	23 Spring Street, Oyster Bay, NY 11743
Toni Cefalu	43 Bay Drive West, Huntington Bay, NY 11743
Steve Poli	43 Soundview Drive, Huntington Bay, NY 11743
Joseph Cefalu	43 Bay Drive West, Huntington Bay, NY 11743
John Breslin	44 Elm Street, Huntington, NY 11743
Chris Pergola	341 Bay Avenue, Huntington Bay, NY 11743
Hachi Nakamura	321 Bay Avenue, Huntington Bay, NY 11743
Oksana Levitansky	3 Terra Mar Drive, Huntington Bay, NY 11743
Mikhail Levitansky	3 Terra Mar Drive, Huntington Bay, NY 11743