

**Minutes  
Zoning Board of Appeals  
November 17, 2016**

Present:

Jay Cavanagh, Chairman  
John Woodward  
John Williamson  
KC Anna  
Delphine Barron

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

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

Mr. Williamson read the criteria by which the Zoning Board of Appeals makes its determination.

**Applications:**

**David & Cindy Moffatt, One Harbor Hill Road, Huntington Bay, NY 11743**

Thomas Abbate, Esq., Chuck Panetta, Bladykas & Panetta, Matthew Korn, AIA, and Mark McAteer, Landscape Architect, presented the application to demolish a single-family dwelling and construct a new single-family dwelling. A transcript was taken by Laura Pinto. The hearing was held open. The hearing ended at 8:47PM.

**Seth Starr and Laurie Kramer, 22 Bay Crest, Huntington Bay, NY 11743**

Neal Hoffman presented the application to construct additions and alterations to the existing single family residence and legalize the existing cottage, tennis court, stone retaining wall, cellar entrance, deck, and patio. A transcript was taken by Laura Pinto. The hearing was closed at 10:00PM.

There were two decisions before the Board:

**Douglas & Monique Morriss, 13 Heckscher Drive, Huntington Bay, NY 11743**

Neal Hoffman, Hoffman Grayson Architects, presented a reduction in the LAC regarding the pool and patio at the property which was approved on October 18, 2016. A motion was made to approve the change in the application by John Woodward, was seconded by Delphine Barron, and approved 5-0.

**Steve & Beverly Weitzner, 33 Shore Drive, Huntington Bay, NY 11743**

**Jim & Jane Brown (Contract Vendees)**

A motion made by Jay Cavanagh to approve the decision, was seconded by John Williamson, and approved 5-0.

**Minutes:**

A motion made by John Williamson to approve the October 2016 minutes, was seconded by KC Anna, and unanimously approved 5-0.

With no further business to be brought before the Board, Mr. Cavanagh closed the meeting at 10:30 PM.

Respectfully submitted,

Gail Devol

**Attendees:**

Neal Hoffman	90 High Street, Huntington, NY 11743
Cynthia & David Moffatt	One Harbor Hill Road, Huntington Bay, NY 11743
Chuck Panetta, Bladykas & Panetta	23 Spring Street, Oyster Bay, NY 11771
Michael & Susana Silverstein	Three Harbor Hill Road, Huntington Bay, NY 11743
Donna Nastro	Four Harbor Hill Road, Huntington Bay, NY 11743
Frank Andrea, Esq. for:	
Dan & Lauren Callahan	Nine Harbor Hill Road, Huntington Bay, NY 11743