

January 7, 2019

A Regular Meeting of the Board of Zoning Appeals of the Village of Old Westbury was held at the Village Hall on the above date at 7:00 p.m.

Present: Pamela Barnett - Chairperson  
Jeffery Brown - Member  
Neal Kaplan - Member  
Michael Sahn - Village Attorney  
Brian S. Ridgway - Village Administrator  
Michael Malatino - Superintendent of Building Dept.

Also Present: Joshua D. Brookstein - Attorney, Sahn Ward Coschignano, PPLC

Absent: Pasquale Zito - Member

*Chairperson Pamela Barnett, opened the meeting with remarks of “thank you and appreciation” to former Chairman Richard Pfadenhauer for his years of service to the Board of Zoning Appeals.*

On motion by Member Kaplan, seconded by Member Brown and carried unanimously, the Board approved the minutes of the December 10, 2018 meeting.

The following matter came before the Board:

#### **APPLICATION:**

1. Application of the Hirsch Residence ó Mr. & Mrs. Hirsch were present in the request to seek permission to construct additions and alteration to the residence at 314 Wheatley Road from variances from Village Code Section 216-26 B (2) Volume and Section 216-29 A (2) Side Yard Setback:
  - a. **Volume:** Allowable 60,263 cubic feet / Existing 71,138 cubic feet, Proposed Addition of 658 cubic feet ó Proposed Total of 71,796 cubic feet. Variance required 11,533 cubic feet as per Zoning Appeals Resolution dated June 11, 2013.
  - b. **Side Yard Setback:** Required 50 feet / Existing 33.4 feet, Proposed 33.1 feet. Variance requested of 16.11 feet.

On recommendation by Chairperson Barnett, on motion by Member Brown, seconded by Member Kaplan and carried unanimously, the Board closed the public hearing and directed Counsel to draft the approval Resolution.

2. Application of the Beague Residence ó John B. Zollo, Esq. was present to represent the owner in the request to seek permission to construct additions and alterations to the residence at 34 The Pine from variances from the Village Code Section 216-26 A Lot Area Volume and Section 216-32 B and C Location of Accessory Structures:
  - a. **Lot Area Volume:** Maximum Allowable 52,272 cubic feet / Existing to maintain 71,170 cubic feet. Variance required 18,898 cubic feet.

- b. **Location of Accessory Structures:** (B) ó No accessory structure closer to the street than the main dwelling. Required minimum 40 feet / Existing to maintain 35.7 feet. (C) ó Rear Yard: Required minimum 15 feet / Existing to maintain 3.7 feet. Variance required 11.4 feet.

On motion by Member Brown, seconded by Member Kaplan and carried unanimously, the Board closed the public hearing and directed Counsel to draft the approval Resolution subject to three conditions.

On motion by Member Kaplan, seconded by Member Brown and carried unanimously, the Board was closed at 7:10 p.m.

For a complete record of the Regular Meeting, see the minutes of the stenographer.

Brian S. Ridgway  
Village Administrator