

February 14, 2022

A Regular Meeting of the Board of Zoning Appeals of the Village of Old Westbury was held via Zoom as authorized by New York State Executive Order at 7:00 p.m.

Present:	Pamela Barnett	-	Chairwomen
	Pasquale Zito	-	Member
	Jonathan Miller	-	Member
	Kavneet Sethi	-	Member
	Amy W. Xu	-	Member
	Michael Sahn	-	Attorney, Sahn Ward, PPLC
	Brian S. Ridgway	-	Village Administrator
	Michael Malatino	-	Superintendent of Building Department

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

On motion by Member Miller, seconded by Member Xu and carried unanimously, the Board approved the minutes of the December 13, 2021 meeting.

The following matter came before the Board:

**APPLICATION BEFORE THE BOARD:**

1. Application of the Glen Oaks Club– 175 Post Road– request for variances from § 216-22.10(c) of the Village Code, to construct a one-story golf instruction facility with indoor hitting bays, locker rooms, lobby with a bar area and tennis pro shop, that will be located 376.5’ from the street line where 464.2’ feet is required (87.7’ variance), and to relocate existing courts that will be located 77.2’ from the street line where 464.2’ is required (387’ variance). Chairwomen Barnett advised the Board that the applicant requested the application be continued. On motion by Member Miller, seconded by Member Xu and carried unanimously, the Board will continue the application.
2. Application of Howard Furst – 66 Wheatley Road. Request for a volume variance of 6,788 cubic feet from Section 216-14(B) of the Village Code, to construct a 371 square foot cabana and a 289 square foot pergola with a motorized roof, resulting in a total volume of 71,281 cubic feet at the property, where 64,493 cubic feet is permitted. Al Sutton, Architect was present and explained to the Board that the suggested changes to the overall project by the Village was completed and at this time they were moving ahead only with the motorized pergola. The total requested variance is now 1.3% over volume. It was also noted that the landscape plan will continue in the early Spring with no impact to storm water runoff. Chairwomen Barnett commented that moving forward more time needs to be allowed for the Village to review submitted plans. On motion by Member Zito, seconded by Member Miller and carried unanimously, the Board closed the Public Hearing and directed Counsel to draft the approval Decision and Order.

## **DECISION AND ORDER RESOLUTION:**

1. Application of John Goncalves – 67 Wheatley Road. Request for a 12,066 cubic foot volume variance from § 216-14(B)(2) of the Village Code, to construct a two (2) car attached garage, and a cabana, resulting in a total volume of 90,797 cubic feet, where 78,731 cubic feet is permitted. On motion by Member Zito, seconded by Member Miller and carried, the Board adopted the Decision and Order Resolution. (*Note: Member Sethi lost Zoom communication for the vote*)
2. Application of Leo Vartanov – 5 Tatem Way. Request for a variance of 216-22.5(B) of the Village Code, to permit the construction of a roof over an existing trellis, which will result in a total volume of 129,209 cubic feet where 118,696 cubic feet is permitted. (10,513 cubic foot variance). On motion by Member Miller, seconded by Member Zito and carried, the Board adopted the Decision and Order Resolution. (*Note: Member Sethi lost Zoom communication for the vote*)
3. Application of Ali Saleem and Sophia Mirza – 19 The Pines. Request for a variance of 216-15(B) of the Village Code, Lot Coverage, to permit a partial ground floor addition, and a full second story addition, which will result in the total lot coverage of 27.01% where 25% is permitted (2.01% variance). On motion by Member Miller, seconded by Member Zito and carried, the Board adopted the Decision and Order Resolution. (*Note: Member Sethi lost Zoom communication for the vote*)

On motion by Member Miller, seconded by Member Zito 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