

May 9, 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  
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

Absent: Jonathan Miller - Member

On motion by Member Sethi, seconded by Member Zito and carried, the Board approved the minutes of the February 14, 2022 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). Michael Rant / North Coast Civil presented the proposed application. He reviewed the tennis and golf driving range building and parking lot realignment for the set-back variance being requested. Michael Sahn commented to the Board that the VHB recommendation to the Board of Trustees for Lead Agency and Negative Declaration under SEQA was being presented on Monday, May 16<sup>th</sup>. On motion by Member Sethi, seconded by Member Zito and carried, the Board closed the Public Hearing and directed Counsel to draft the approval Decision and Order subject to final Board of Trustees approval of the application.

**DECISION AND ORDER RESOLUTION:**

1. 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. On motion by Member Miller, seconded by Member Zito and carried, the Board adopted the Decision and Order Resolution.

On motion by Member Sethi, seconded by Member Zito and carried, the Board adjourned at 7:05 p.m.

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

Brian S. Ridgway  
Village Administrator