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 7:10 p.m..

Present:  Pamela Barnett - Chairwomen  
Pasquale Zito - Member  
Jonathan Miller - Member  
Kavneet Sethi - Member  
Joshua D. Brookstein - Attorney, Sahn Ward, PPLC  
Brian S. Ridway - Village Administrator  
Michael Malatino - Superintendent of Building Department

Absent: John Laurino - Member

On motion by Member Sethi, seconded by Member Zito and carried unanimously, the Board approved the minutes of the October 4, 2021 meeting.

The following matter came before the Board:

APPLICATION BEFORE THE BOARD:

1. Application of John Goncalves– 67 Wheatley Road– request for a 12,066 cf 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 cf, where 78,731 cf is permitted. The above said property is known on the Nassau County Land and Tax Map as Section 19, Block D, Lots 4E & 4N, and is situated in the Residence BB Zoning District. Emillio Susa, Architect was present along with the homeowner, John Goncalves. An overview of the project was reviewed along with noted changes that reduced the total project volume based on a site visit. It was also expressed that the requested changes were needed to address certain health conditions of family members living at the home. Chairperson Barnett spoke about the shed currently on the property and the owner agreed that it would be removed. The landscape architect was not present but the Landscape Plan that was on file was dated 10-21-2021. On motion by Chairperson Barnett, seconded by Member Sethi and carried unanimously, the Board entered into Executive Session at 7:30PM. On motion by Member Sethi, seconded by Member Zito and carried unanimously, the Board exited Executive Session at 7:35PM and continued the meeting. Chairperson Barnett recommended that Mr. Susa and Michael Malatino review the plan with the effort to reduce the proposed total volume. On motion by Member Sethi, seconded by Member Zito and carried unanimously, the Board with continue the application.

2. 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). The above said property is known and located on the Nassau County Land and Tax Map as Section 17, Block 15, Lots 1A and 1B, and is situated in the Residence BB Zoning District. Michael Rant, Project Manager was present and provided a overview of the proposed project. It was noted that the Village Planner, VHB was in the process of reviewing the
proposed plans for SEQA determination. The residents at 142 Post Road were present and asked several questions related to the sites parking lot and tennis courts area. All concerns were addressed and Chairperson Barnett added that a Special Use Permit would be required if a request was made for evening tennis. On motion by Member Sethi, seconded by Member Zito and carried unanimously, the Board will continue the application.

DECISION AND ORDER RESOLUTIONS:

1. Application of Janine Friedman – request for variances of 216-20(B) of the Village Code to maintain an existing tennis court at the premises with: (1) a northerly side yard setback of 24’ where 25’ is required, and (2) an easterly side yard setback of 18’ where 25’ is required. Property located at 9 Trusdale Drive, Old Westbury. On motion by Member Zito, seconded by Member Sethi and carried unanimously, the Board adopted the Decision and Order.

On motion by Member Sethi, seconded by Member Zito and carried unanimously, the Board was closed at 7:45 p.m.

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

Brian S. Ridgway
Village Administrator