

March 8, 2021

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 Governor Cuomo’s Executive Order at 7:00 p.m.

- Present: Pamela Barnett - Chairwomen
- Neal Kaplan - Member
- John Laurino - Member
- Michael Sahn - Village Attorney
- Brian S. Ridgway - Village Administrator
- Michael Malatino - Superintendent of Building Department
  
- Absent: Pasquale Zito - Member
- Jonathan Miller - Member

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

On motion by Member Kaplan, seconded by Member Laurino and carried unanimously, the Board approved the minutes of the February 8, 2021 meeting.

The following matter came before the Board:

**APPLICATION BEFORE THE BOARD:**

1. Application of Heather Haboush-Jarrahy, for a variance 216-20(A) Accessory Structure Setbacks to construct a pool cabana to the pool patio with a 95’ 6” minimum required, 73’ 2” existing and 22’ 4” variance requested, at 63 I.U. Willets Road. Roger Hess, Esq., Kevin Natalie / Landscape Architect and Steve Hombirger, R.A. were present on behalf of the applicant. Chairwomen Barnett stated that the Board visited the site on February 22<sup>nd</sup>. Those present review the proposed plans that included: building materials will match the existing home, Pella windows and cooper gutters. The landscape plan provides for additional trees that exceed the requirements of the Village. On motion by Member Kaplan, seconded by Member Laurino and carried unanimously, the Board closed the Public Hearing and directed Counsel to draft the approval Decision and Order.

**DECISION AND ORDER RESOLUTIONS:**

1. Application of Husein Kernalli – request for a variance of 188.6 feet from Section 216-20(A) of the Village Code to maintain an existing tennis court with a front year setback of 124.3 feet where 312.9 feet is required. Property located at 183 Old Westbury Road. On motion by Member Kaplan, seconded by Member Laurino and carried unanimously, the Board adopted the Decision and Order Resolution.

2. Application of Applegreen Realty Group for a variance from Section 216-18(A) street frontage to construct a new dwelling with a 200 foot minimum required, 166.5 feet existing and 33.5 feet variance requested, at 18 Applegreen Drive. On motion by Member Kaplan, seconded by Member Laurino and carried unanimously, the Board adopted the Decision and Order Resolution.

3. Application of Matthew Sternberg for a variance from Section 216-26B(1) volume for a total variance request of 2,014 cubic feet to construct a cabana with 52,272 cubic feet allowable, 54,286 cubic feet proposed at 7 Meadowbrook Lane. On motion by Member Kaplan, seconded by Member Laurino and carried unanimously, the Board adopted the Decision and Order Resolution.

4. Application of Paul Ajlouny for a variance from Section 216-18(A) street frontage to construct a new single-family dwelling, driveway, swimming pool, patio and entry piers with a 179.77 foot existing, 200 foot required and for a 20.23 foot variance requested at 17 Morgan Drive. On motion by Member Kaplan, seconded by Member Laurino and carried unanimously, the Board adopted the Decision and Order Resolution.

On motion by Member Kaplan, seconded by Member Laurino and carried unanimously, the Board was closed at 7:20 p.m.

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

Brian S. Ridgway  
Village Administrator