

**VILLAGE OF OLD WESTBURY  
PLANNING BOARD  
AGENDA  
Monday, June 6, 2022 - 7:00 p.m.**

Call Meeting to order:

Motion to approve minutes of Planning Board Regular Meeting held May 2, 2022.

**Application Before the Board:**

1. Application of Glen Oaks Club – application to construct a one-story golf instruction facility, with indoor hitting bays, locker rooms. Lobby with a bar area and a tennis pro shop. Additionally, relocation of existing tennis courts and reconfiguring the existing outdoor driving range and parking lot, as well as extending the existing portico at the main entry area at 175 Post Road. (continued)
2. Application of Jamila Rashid – request to construct a new two-story single-family home with an attached 3 car garage and entry piers at 20 Linden Lane. (continued)
3. Application of Kishore Taneja – request to construct a new two-story dwelling with black top asphalt curved driveway with 2 curb cuts, 2 stone decorative pillars at the entrance with paved walkways, 3 car garage and front portico, inground pool, and rear open cellar entrance to the basement, and 2 wood rear platform exit at the rear of the dwelling at 26 Saint Andrews Court. (continued)
4. Application of Adarsh and Vanita Mudgil – request to construct a new single-family dwelling with driveway and rear yard improvements including a pool, patios, fire pit and generator at 263 Store Hill Road. (continued)

**RESOLUTION:**

1. Application of Kean Development Company – request to construct a new underground twenty car garage, sauna, bathroom, steam room, message room. Swimming pool and mechanical room with a new outdoor tennis court and new drive aisle as additions to existing dwelling at 17 Spring Hill Lane.

Motion to adjourn

**INCORPORATED VILLAGE OF OLD WESTBURY  
PLANNING BOARD**

**RESOLUTION GRANTING APPROVAL OF THE SITE  
PLAN KEAN DEVELOPMENT COMPANY, INC. TO  
CONSTRUCT AN UNDERGROUND TWENTY-CAR  
GARAGE, SAUNA, BATHROOM, STEAM ROOM,  
MESSAGE ROOM, SWIMMING POOL, AND  
MECHANICAL ROOM, WITH A NEW OUTDOOR TENNIS  
COURT AND A NEW DRIVE AISLE AS ADDITIONS TO AN  
EXISTING DWELLING, AT THE PREMISES LOCATED AT  
17 SPRING HILL LANE, OLD WESTBURY, NEW YORK,  
KNOWN AS SECTION 19, BLOCK A, LOT 607 ON THE  
NASSAU COUNTY LAND AND TAX MAP**

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**WHEREAS**, Kean Development Company, Inc. (the “Applicant”) submitted an application to the Planning Board of the Village of Old Westbury (the “Board”) for Site Plan Approval under Chapter 174 of the Village Code for the construction of an underground twenty-car garage, sauna, bathroom, steam room, massage room, swimming pool and mechanical room, with a new outdoor tennis court and a new drive aisle as additions to an existing dwelling, as shown on the plans submitted with the Application on a parcel of property having approximately 6.03 acres in area (the “Application”), at the premises located at 17 Spring Hill Lane, Village of Old Westbury, County of Nassau, State of New York, more particularly identified on the Nassau County Land and Tax Map as Section 19, Block A, Lot 607 (the “Premises”); and

**WHEREAS**, in furtherance of the Application, the Applicant submitted the following: (i) Volume Certification Letter, dated April 11, 2022; (ii) Architectural Plans, prepared by Kean Designs, Ltd., dated April 7, 2022; (iii) Site Plan, prepared by Stonefield Engineering & Design, dated April 5, 2022, last revised on May 2, 2022; (iv) Landscape Plan, prepared by Kean Landscaping, Inc., dated March 31, 2022; (v) Survey, prepared by Jerry P. LaRue, *Land Surveyor*, dated August 8, 2016, last revised on March 23, 2022; (vi) Color Renderings, prepared by Kean Designs, Ltd., dated April 7, 2022; (vii) Exterior Materials, prepared by Kean Designs, Ltd., dated April 7, 2022; (viii) Short Environmental Assessment Form, dated April 5, 2022; and (iv) Deed to the Premises, dated August 20, 2008; and

**WHEREAS**, in granting site plan approval, the Board shall consider the standards and criteria as set forth in Section 174-6 of the Village Code; and

**WHEREAS**, the Board finds that the Application is a Type II Action under the State Environmental Quality Review Act (“SEQRA”), which will have no significant adverse impacts on the environment and, as such, no further environmental review is required, and that the Applicant shall comply with all regulations of the Village and New York State with respect to construction activities; and

**WHEREAS**, at all relevant times during the application and hearing process, the Applicant was represented by John Kean, *Applicant's Principal*, Anthony Rubino, *Landscape Architect*, Dan Greller, *Landscape Architect*, and Patrick Collins, *Lead Designer*; and

**WHEREAS**, the Application was the subject of a duly noticed public hearing in accordance with New York State Village Law and the Village Code before the Board on May 2, 2022; and

**WHEREAS**, the Board has inspected the Premises and visited the surrounding neighborhood and has fully considered all of the submissions made by the Applicant, all public comment on the Application, the comments of the Village Engineer, and the applicable statutory standards for determining the Application.

**NOW, THEREFORE, BE IT RESOLVED**, that the Site Plan of **KEAN DEVELOPMENT COMPANY, INC.**, is found meritorious and is approved for the reasons stated below on the terms and the conditions herein set forth; and

**BE IT FURTHER RESOLVED**, based on the testimony, evidence and exhibits in the Village file, and presented at the public hearing, the Board finds that the standards set forth in Section 174-6 of the Village Code warrant the granting of the site plan, subject to the conditions herein set forth, in that the proposed site plan will not have a negative impact on the public health or general interest and welfare, nor will the site plan be visually offensive, or inappropriate by reason of poor quality of exterior design, monotonous similarity or striking visual discord in relation to the site or surroundings, mar the appearance of the area, impair the use, enjoyment, and desirability, and nor reduce the value of properties in the area, be detrimental to the character of the neighborhood, or prevent the most appropriate development and utilization of the site or of adjacent land. The Board also finds that the proposed improvements are harmonious and consistent with the character and development standards of the Village in that there will not be a striking dissimilarity, visual discord or inappropriateness, with respect to other structures or buildings located or proposed to be located in the same subdivision or located within 500 feet of the Premises, and that the proposed improvements will not be visually offensive or have other poor qualities of exterior design. The Applicant shall comply with all terms, conditions and recommendations of the Village Engineer; and

**BE IT FURTHER RESOLVED**, the Board has taken the necessary measures to protect the neighborhood character and property values, and mitigate any potential adverse impacts by conditioning its approval as set forth below, which conditions are in addition to all applicable, laws, rules and regulations:

(i) Any further construction of additional structures or buildings, including accessory structures or buildings, at the Premises not otherwise approved herein and included in the Application and shown on the plans, shall require a separate application to the Board, and appropriate public hearing/s, for amended site plan approval.

(ii) The representations made by the Applicant or on behalf of the Applicant through its representatives on the record in this proceeding have been deemed material to this application

and have been relied upon by the Board in its deliberations and decisions. Said representations are deemed to be part of the conditions of this approval.

(iii) All fees due and owing to the Village shall be paid prior to the issuance of a building permit.

(iv) Pursuant to Section 174-19 of the Village Code, this Site Plan Approval shall automatically terminate and expire one year after the resolution granting approval is filed in the office of the Village Clerk unless a building permit has been issued thereon.

(v) The Applicant shall comply with Section 216-22 of the Village Code relating to screening of parking areas and driveways.

(vi) As part of the Application and as presented to the Board at the public hearing, the Applicant shall be required to use the exterior materials as set forth on the Old Westbury Planning Board Sample Sheet, dated April 5, 2022, including: (a) Roof – Green tennis court surface with black chain link fence; (b) Exterior Walls – Stucco, Boxwood (c) Exterior Trim – N/A; (d) Driveway, Patios & Path – Asphalt and Blue Stone; (e) Stone – Stacked stone; (f) Solar Panels – N/A; (g) Window and/or Trim – N/A; (h) Front Door – N/A; (i) Garage Door – Fimbel Architectural Composite; (j) Columns/Railings/Trellis – Wrought Iron Railing – Black Gloss; (k) Gutter & Leaders – N/A; and (l) Piers/Gate/Wall – N/A.

(vii) Any changes to the exterior materials approved herein shall require a separate application to the Board, and appropriate public hearing/s, for amended site plan approval.

(viii) No plantings or grade changes shall occur on top of any drainage pipe at the Premises, or in a water or drainage easement area without prior approval of the Superintendent of Buildings and the Village Engineer.

(ix) The Planning Board retains jurisdiction over the landscape screening at the Premises, and may, on its own motion, require additional landscape screening, at its discretion, at or before the completion of the construction at the Premises.

(x) The Applicant shall comply with any and all provisions of the Village Code pertaining to construction on the premises, including, but not limited to, Section 216-140.2, relating to the placement of electrical meters.

(xi) Any changes made to the Premises without prior approval of the Board may be subject to: (a) a fine of up to ten thousand dollars (\$10,000) per change; (b) a Cease and Desist Order issued by the Superintendent of the Building Department halting all work on the Premises; and (c) Approval by the Board of any and all changes to the Premises, and payment of any and all fines, prior to the lifting of the Cease and Desist Order.

On motion by \_\_\_\_\_, Member, seconded by \_\_\_\_\_, Member, the foregoing Resolution was adopted by a vote as follows:

Michele Cervoni, Chairperson	-	-
Eric Kaltman, Member	-	-
Edward Kalikow, Member	-	-
Paige Charles, Member	-	-
Ruth Cooper, Member	-	-
Caroline Hertz, Alternate Member	-	-

Dated: Old Westbury, New York  
\_\_\_\_\_, 2022

Filed: Old Westbury, New York  
\_\_\_\_\_, 2022