

February 7, 2022

A regular meeting of the **Planning Board** of the Village of Old Westbury was held via a Zoom – Conference Call as authorized by New York State Governor Hochul’s Executive Order on the above date at 7:05 PM.

Present	Michelle Cervoni	-	Chairwomen
	Edward Kalikow	-	Member
	Eric Kaltman	-	Member
	Ruth Cooper	-	Member
	Paige Charles	-	Member
	Joshua D. Brookstein	-	Village Attorney
	Brian S. Ridgway	-	Village Administrator
	Michael Malatino	-	Superintendent of Buildings

Also Present:	Caroline Hertz	-	Alternate Member
	Tracy Reese	-	Building Department Assistant
	Paul Stevens	-	Village Engineer

On motion by Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the minutes of the regular meeting held January 3, 2022.

Chairwomen Cervoni request that Agenda Item #4 related to 2 Clocktower Lane be moved to the end of tonight’s Agenda since that might require additional time to review. Hearing no objection to the request, the item was moved to the end of the Agenda.

The following matters came 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 exiting portico at the main entry area at 175 Post Road. Chairwomen Cervoni commented that Members Cooper and Kalikow were recused since both are members of the Glen Oaks Club. Emilio Susa, Architect was present and requested the item be again continued since the application is currently before the Village Zoning Board and pending their approval. On motion of Member Kalikow, seconded by Member Kaltman and carried, the Board will continue the application.
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. Emilio Susa, Architect, Michael Rant / Project Manager and Elizabeth Bibla / Landscape Architect were present on behalf of the applicant. Emilio Susa request that the application be continued to allow additional review of the proposed project based upon the prior meeting comments. On motion of Member Kalikow, seconded by Member Kaltman and carried, the Board will continue the application.

3. Application of Kishore Taneja – request to construct a new two-story dwelling with black top asphalt curved driveway with two curb cuts, two stone decorative pillars at the entrance with paved walkways, 3 car garage and front portico, in-ground pool, and rear open cellar entrance to the basement at 26 Saint Andrews Court. Chairwomen Cervoni stated that the applicant submitted a written request seeking the application be continued. On motion of Member Kalikow, seconded by Member Kaltman and carried, the Board will continue the application.
4. Application of Max Zetlin – request to construct a new two-story dwelling with a 3 car garage, new fence, driveway, walks and patios, and swimming pool at 5 Hidden Pond Drive. Michael Rant / Project Manager and Henry Sombke / Landscape Architect were present on behalf of the applicant. It was stated that previous recommendations made by Paul Stevens had been updated and shown in the updated Site Plan dated 2-7-2022 as well as updated to the planting plan dated 1-31-2022. Chairwomen Cervoni reminded the applicant representative that the Planning Board reserves the right to review the final building plans, building material and landscape plan that have been “approved” cannot be changed without prior Planning Board approval or fines can be applied. On motion of Member Kalikow, seconded by Member Kaltman and carried, the Board approved the application and directed Counsel to draft the approval Resolution.
5. Application of Ijaz Ahmad - request to construct a one-story addition to the existing dwelling which includes an attached third garage bay and integrated pool house cabana at 70 Old Westbury Road. Al Sutton / Architect was present on behalf of the applicant. He reviewed the proposed plan that included the pool and property drainage and commented everything was compliance with the Village Code. His revised submitted plan was dated 2-7-2022. Chairwomen Cervoni reminded the applicant representative that the Planning Board reserves the right to review the final building plans, building material and landscape plan that have been “approved” cannot be changed without prior Planning Board approval or fines can be applied. On motion of Member Kalikow, seconded by Member Kaltman and carried, the Board approved the application and directed Counsel to draft the approval Resolution.
6. Application of John Goncalves – request to construct a two-car attached garage, detached cabana, and a freestanding trellis at 67 Wheatley Road. Chairwoman Cervoni stated that members of the Board had visited the site on January 24th. Emilio Susa, Architect, Michael Rant / Project Manager and Elizabeth Bibla / Landscape Architect were present on behalf of the applicant. The project application and materials to be used were reviewed as well as the Landscape Plan dated 12-16-2021. Chairwomen Cervoni reminded the applicant representative that the Planning Board reserves the right to review the final building plans, building material and landscape plan that have been “approved” cannot be changed without prior Planning Board approval or fines can be applied. On motion of Member Kalikow, seconded by Member Kaltman and carried, the Board approved the application and directed Counsel to draft the approval Resolution.

7. Application of Clock Tower Property Enterprises – request to construct a new two-story dwelling with an underground 3 car garage, pool, cabana, driveway, entry piers and gates, and proposed walks and patios at 2 Clock Tower Lane. Michael Rant / Project Manager, Pau Russo / Architect, and Richard Ignatow / Landscape Architect were present. Michael Rant reviewed items of concern from the prior meeting related to drainage issues and again stated the the proposed home is within Village guidelines of 3” of rainfall and are following the Nassau County guidelines of a 8” rainfall – his site plan was dated 1-26-2022. It was also noted that planting of the proposed project will be away from Clocktower Lane that had been requested. Village Engineer Paul Stevens commented that it might be best to lower the height of the proposed home, realign the proposed driveway and enter the property from Wheatley Road and not Clocktower Lane Detailed remarks were also made by the property owner Kavneet Sethie that related to legal deeds for the property and a “permitted” used of Clocktower Lane to enter the property. A lengthy conversation followed that included support for the application by Bennett Rechler (4 Clocktower Lane). Chairwomen Cervoni suggested that all parties scheduled time so that all open issues can be review in detail. On motion of Member Kalikow, seconded by Member Kaltman and carried, the Board will continue the application.

On motion by Member Kalikow, seconded by Member Kaltman and carried unanimously, the meeting was closed at 9:05 PM.

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

Brian S. Ridgway
Village Administrator