

January 3, 2022

A regular meeting of the **Planning Board** of the Village of Old Westbury was held at Village Hall on the above date at 7:10 PM.

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

Also Present: Tracy Reese - Building Department Assistant

Absent: Caroline Hertz - Alternate Member

The meeting was called to order by Chairwoman Cervoni and wished everyone a Happy & Safe New Year.

On motion by Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the minutes of the regular meeting held December 6, 2021.

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 and that the applicant requested an adjournment. On motion of Member Kaltman, seconded by Member Charles 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. Chairwomen Cervoni stated that members of the Board visited the site on November 23rd. Emilio Susa, Architect, Michael Rant / Project Manager and Elizabeth Bibla / Landscape Architect were present on behalf of the applicant. The proposed project was explained, the materials to be used, plans for drainage, increased property planting, driveway layout and entrance piers. Questions were raised on the properties rear buffer area – it was agreed that a buffer of 15 to 20 feet will be maintained, the originally proposed rear yard “pond” will be removed from the application and the proposed firepit will be added to the final plans as well. Member Kaltman voiced concern of the proposed gravel driveway because of winter snow plowing. Chairwomen Cervoni suggested that the application be continued pending the Village’s Zoning Board review and any comments made by the

State as well. 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, inground pool, and rear open cellar entrance to the basement at 26 Saint Andrews Court. Chairwomen Cervoni stated that the applicant requested an adjournment until the February meeting. On motion of Member Kalikow, seconded by Member Kaltman and carried, the Board will continue the application.
4. 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. Rui Gones on behalf of Paul Russo / Architect, Michael Rant / Project Manager, Richard Ignatow / Landscape Architect were present. The Board was updated on the proposed project, materials to be used on the home, windows, gutters, garage, paving and pool area. Resident Bruce Jennings was present and voiced concern about rain fall amounts in the area that this proposed project would hurt the current water issues in this general area. (Current land area for the proposed home is vacant). Village Engineer Paul Stevens did agree that this area of the Village is known for rainfall drainage issues, and he commented that Nassau County is aware of this problem as well. It was noted that the Village requirement for water drainage is 3” and Nassau County requirement is between 5” and 8”. Michael Rant stated that Nassau County is requiring the maximum of 8” for this site. Paul Stevens requested that if project is approved that special attention is given during the construction phase and the site be visited/inspected weekly to ensure all drainage measures are in place as well as for drivers in the general area since the proposed site will be difficult for deliveries to be made. Mr. Stevens also commented that 4,800 yards of “clean” fill will be required at the site which amounts to approximately 200 truckloads. It was also noted that Board of Trustees approval for clean/certificated fill over 2,500 yards would be a requirement of this application. Chairwomen Cervoni read into the record the list of concerns from the *Clocktower Road Association*. She asked the Building Department to provide this list to the applicant’s representatives so that each concern could be reviewed and addressed.

On motion of Member Kalikow, seconded by Member Kaltman and carried, the Board will continue the application.

5. 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. Chairwomen Cervoni stated that the Board visited the site on December 20th. Robert Matta / Architect, Mike Mainland / Landscape Architect and Michael Rant / Project Manager provided project overviews and showed the Board material scheduled to be used. Conversation developed between the applicant’s representatives and Village Engineer Paul Stevens regarding the DRA at the rear of the property. Chairwomen Cervoni suggested the application be continued so the open items related to the DRA and fence location can be addressed and why a fence can not be placed in the DRA. 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 8:50 PM.

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

Brian S. Ridgway
Village Administrator