

February 1, 2021

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 Cuomo's Executive Order at 7:00 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:	Caroline Hertz	-	Alternate Member
	Tracy Reese	-	Building Department Assistant
	Paul Stevens	-	Village Engineer
	Joshua D. Brookstein	-	Attorney, Sahn Ward, PPLC

The meeting was called to order by Chairwoman Cervoni.

On motion by Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the minutes of the regular meeting held January 4, 2021.

The following matters came before the Board:

1. Application of Faith Ministries, Inc. (Rock Community Church) – application related to the construction of a drainage system at 174 Post Road. Chairwomen Cervoni stated that Village Engineer Paul Stevens had visited the site on January 28<sup>th</sup> and found the property to be in proper order and that the applicant was asked to appear again before the Board at the March meeting. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board will continue the application in March 2021.

2 Application of Applegreen Realty Group, LLC – application to construct a new two-story dwelling, proposed driveway, pool, walks and patios at 18 Applegreen Drive. Chairwomen Cervoni stated that the several Planning Board member and members of the Zoning Board of Appeals recently visited the site. Rodger Hess / Surveyor, Paul Russo, Building and Richard / Landscape Architect were present on behalf of the applicant. The proposed site plan and proposed building materials were review with the requested setbacks measurements. Erosion controls and dry well installation was also explained. It was stated that 209” of total trees were to be removed and 264” were being added (Village requirement is 230”) to the property with additional coverage being scheduled around the pool area. Chairwoman Cervoni noted that the existing pool was going to be removed and also noted that the front door rendering was different then what had been submitted – Paul Russo agreed and said that would be updated on the submitted plans. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously,

the Board approved the application subject to: BZA approval of the application related to frontage area at their upcoming February 8<sup>th</sup> meeting. Chairwoman reminded the applicant representatives that the Planning Board reserves the right to review the landscape planting plans and building materials that have been “approved” cannot be changed without prior Planning Board approval or fines can be applied – was understood by those present.

3. Application of Mathew Sternberg – application to construct a swimming pool, patio and cabana at 7 Meadowbrook Lane. Chairwomen Cervoni stated that the several Planning Board member and members of the Zoning Board of Appeals recently visited the site. Steven Homburger / Architect, Greg Marett / Landscape Architect and Michael Rant / Project Manager were present on behalf of the applicant. An overview of the proposed project was reviewed that included: building materials, cabana design and addition of dry wells. The landscape plan noted that one tree would be removed but 49 new trees to be added of which 9 would be planted by the neighbor on the north side of the property at a height of 14 feet. Village Engineer Paul Stevens stated that he suggested that the current driveway design not be changed and therefore remain at its current size and requested that the plan submitted by Michael Rant that was before the Board be updated so reflect no change to the exiting driveway. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board will continue the application.

4. Application of Paul Ajlouny – application to construct a new single family dwelling, swimming pool, patio and entry piers at 17 Morgan Drive. Chairwomen Cervoni stated that the several Planning Board member and members of the Zoning Board of Appeals recently visited the site. Cristopher Staddard / Architect, Michael Rant / Project Manager, Frank Clardudo / Landscape Architect and Danny Ostad / Builder were present on behalf of the applicant. The proposal plans were review via an on-line display showing the front and rear of the proposed home and the building material to be used were presented.. The landscape plan reflected 13 trees (236”) were being removed but 407” of new trees were to be added (Village requirement of 260” of trees). Chairwomen Cervoni commented that the trees in the rear easement area had to be moved – which was understood and agreed by Mr. Clardudo. Member Kalikow commented that additional screening was requested along the two longer sides of the tennis court at heights of 10 feet – this was also agreed to my Mr. Clardudo. Member Cooper expressed concern about removing the larger trees in the front of the property. Michael Rant explained that only one large tree would be removed. A neighbor was on the call (Jill Wagner listed) who asked about construction hours and length of the project. Mr, Ostad explained the construction hours permitted by the Village were M-F 8AM-5PM, on his vehicles would be parked on-site and not in the roadway. Member Kaltman reminded Mr. Ostad that the planting were required (weather depending) prior to construction. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the application subject to: BZA approval of the application at their scheduled February 8<sup>th</sup> meeting as well as a updated landscape plan with a current stamped date showing the proposed piers. Chairwoman reminded the applicant representatives that the Planning Board reserves the right to review the landscape planting plans and building materials

that have been “approved” cannot be changed without prior Planning Board approval or fines can be applied – was understood by those present.

**RESOLUTIONS:**

1. Application of Rodolfo Fuertes for Site Plan Review and Approval for a proposed new single-family two story dwelling, attached three-car garage, driveway, swimming pool, front entry landing and walkways, rear patio, sports court, entry gates and piers and other site improvements at 2 Overlook Court. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously the Board approved the Resolution.

2. Application of Husein Kermalli for Site Plan Review and Approval to maintain an existing tennis court which does not comply with required front yard setbacks, relocate the pool and patio and other site improvements at 183 Old Westbury Road. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously the Board approved the Resolution.

On motion by Member Kalikow, seconded by Member Kaltman and carried unanimously, the meeting was closed at 8:10 PM.

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

Brian S. Ridgway  
Village Administrator