

February 3, 2020

A regular meeting of the **Planning Board** of the Village of Old Westbury was held at the Village Hall on the above date at 7:00 p.m.

Present	Andrew Weinberg	-	Chairman
	Michelle Cervoni	-	Member
	Eric Kaltman	-	Member
	Ruth Cooper	-	Member
	Paige Charles	-	Alternate Member
	Michael Sahn	-	Village Attorney
	Brian S. Ridgway	-	Village Administrator
	Michael Malatino	-	Superintendent of Buildings
	Gina Furci	-	Assistant to the Building Department
Absent:	Edward Kalikow	-	Member
Also Present:	Paul Steven	-	Village Engineer
	Joshua D. Brookstein	-	Attorney, Sahn Ward Coschignano, PPLC

The meeting was called to order by Chairman Weinberg.

On motion by Member Kaltman, seconded by Member Cervoni and carried unanimously, the Board approved the minutes of the regular meeting held January 6, 2020.

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. No one was present on behalf of the applicant. The Chairman requested Village Attorney send a letter to the applicant requesting that they be present at the March meeting and if they are not able to attend then step will be taken to use their escrow funds to complete the project requirements. On motion of Member Kaltman, seconded by Member Cervoni and carried unanimously, the Board will continue the application.
2. Application of Levan and Jennifer Vartanov – request to construct a new single family dwelling, three -car garage, swimming pool, cabana and entry piers and gates. Property located at 5 Tatem Way. Request of the applicant to continue the application. On motion of Member Kaltman, seconded by Member Cervoni and carried unanimously, the Board will continue the application.
3. Application of Rajeesh and Reeta Allahdad – request to construct a two-story, single family dwelling with attached two-car garage, driveway, pool, cabana, walks, patios, entry piers and gates. Property located at 2 Ridge Drive. Rodger Hess, Surveyor / Haubenreicyh, Hess and Shaw presented on behalf of the applicant. The Board was updated of the plans to shift the proposed home away from Glen Cove Road and therefore the site now needed to be “remarked”. He also stated that this shift would not

require trees to be removed. It was also noted that this application would require a 239F from Nassau County. On motion of Member Kaltman, seconded by Member Cervoni and carried unanimously, the Board will continue the application.

4. Application of Lakhi and Sonia Zoria – request to construct a two-story, single family dwelling with attached three car garage, driveway, front entry landing and walk, rear patios, swimming pool, fencing, sanitary and drainage systems, entry piers and gates. Property located at 7 Polo Drive. Gary Gallagher, Architect / GHG Architects, was present on behalf of the applicant and updated the Board on progress being made related to the common driveway with the owner of 9 Polo Drive. The Chairman reminded Mr. Gallagher that this issue related to the common driveway is between the two neighbors and not the Village. not eh is a explained the proposed plan to the Board. On motion of Member Kaltman, seconded by Member Cervoni and carried unanimously, the Board approved the application and directed Counsel to draft the approval Resolution.
5. Application of Nauman Ali in the request for Site Plan approval to construct a one-story, single family dwelling with an unfinished basement, rear patio with pergola and attached two-car garage and driveway at 202 Guinea Woods Road. Brian Glasser / Architect, Michael Rant, Project Engineer and Richard Ignatow, Landscape Architect presented on behalf of the applicant. Details of the prosed new home were explained in detail that included landscaping and drainage. On motion of Member Kaltman, seconded by Member Cervoni and carried unanimously, the Board approved the application and directed Counsel to draft the approval Resolution.

RESOLUTIONS:

1. Application of Thomas and Kavya Chengot - request to construct a two and a half story family dwelling with an attached basement level three car garage, finished basement, swimming pool, terraces, outdoor kitchen, open arbor and firepit. Property located at 3 Hidden Pond Drive. On motion of Member Kaltman, seconded by Member Cervoni and carried unanimously, the Board approved the Resolution.
2. Application of Gary and Svetlana Starkman – request to construct a two and a half story family dwelling with an attached basement level three car garage, finished basement, swimming pool, terraces and an outdoor kitchen. Property located at 5 Rolling Hill Road. On motion of Member Kaltman, seconded by Member Cervoni and carried unanimously, the Board approved the Resolution.

On motion by Member Kaltman, seconded by Member Cervoni and carried unanimously, the meeting was closed at 7:45 PM.

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

Brian S. Ridgway
Village Administrator