

March 2, 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
	Edward Kalikow	-	Member
	Eric Kaltman	-	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:	Ruth Cooper	-	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 Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the minutes of the regular meeting held February 3, 2020.

The following matters came before the Board:

1. 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. Ronald Zakary / Architect, Michael Rant / Project Manager and Kevin Natale / Landscape Architect were present on behalf of applicant. It was noted that the proposed cabana was being removed, ceiling heights were being adjusted and the home would be in the same location and the existing driveway would be used. It was noted that the Board of Trustees at their meeting held on February 18th approved the properties DRA. Details of the home and the outside space was explained to the Board. Paul Stevens spoke and reminded the Board that all drainage work be completed and inspected before the tennis court is permitted to be constructed. The Chairman requested that any approved planting begin for the benefit of the neighbors. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the application for the home and landscaping plan and directed Counsel to draft the approval Resolution.
2. 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. Paul Russo / Architect, Kevin natale / Landscape Architect and Rodger Hess / Surveyor presented on behalf of

the applicant. The Board was updated again of the plans to shift the proposed home away from Glen Cove Road and the home will face Ridge Road. It was also noted that all planting will be increased to the height requested by the Board. The Chairman requested that these planting begin for the benefit of the neighbors. It was noted that the Zoning Board would be reviewing the application for the pool at their April 13th meeting. Paul Stevens spoke and supported the submitted drainage plan for the property. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the application and directed Counsel to draft the approval Resolution. It was noted that if approval for the pool is granted by the Zoning Board that this Planning Board approval Resolution would then be updated.

3. Application of Faith Ministries, Inc. (Rock Community Church) – application related to the construction of a drainage system at 174 Post Road. Kevin Nash, Esq. was present on behalf of the applicant. It was noted that the drainage construction was continuing and plantings for Spring would be scheduled. The Chairman expressed concern for the existing trees on the property and that they are protected during any grade leveling that is to take place. It was also request that a representative of the applicant be present at the April meeting. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board will continue the application.

RESOLUTIONS:

1. 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. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the Resolution.
2. 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. 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 7:40 PM.

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

Brian S. Ridgway
Village Administrator