

March 7, 2022

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

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

On motion by Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the minutes of the regular meeting held February 7, 2022.

Chairwomen Cervoni request that Agenda Item #4 related to 2 Clocktower Lane be moved to the end of tonight's Agenda since that application 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. Chairwomen Cervoni commented that Members Cooper and Kalikow were recused since both are members of the Glen Oaks Club. It was noted that the application is still being updated and before the Village Zoning Board. On motion of Member Kaltman, seconded by Member Cooper 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. No one was present to present the application. 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 again requested that the application be continued. On motion of Member Kalikow, seconded by Member Kaltman and carried, the Board will continue the application.

4. Application of Stephanie and Kevin Small – request to construct a new pool cabana on the west end of the existing pool and patio, and to construct a new rear yard patio off of the existing dwelling with a barbeque area at 50 Rolling Hill Lane. Member Kalikow recused himself since his daughter is the applicant. Mike Grella / Architect was present on behalf of the applicant and provided the Board with an overview of the proposed project and materials to be used. 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 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. Paul Bloom representing the Clock Tower Enterprises commented to the Board that the applicant does have the right to exit and enter the property via Clock Tower Lane with stated easements the title report. He continued reviewing why the Clock Tower Lane entry was needed for this project. Sean Mulryan / Traffic Engineer then spoke and provided additional comments to support of those made by Mr. Bloom. Chairwoman noted that the Clock Tower Association was not in support of a new curb cut on Clock Tower Lane Village Attorney Michael Sahn commented that the documents being referenced by Mr. Bloom needed to be reviewed in further detail. Michael Rant / Project Manager, Paul Russo / Architect, and Richard Ignatow / Landscape Architect were all present and provided additional updated comments related to the proposed project. Chairwoman Cervoni stated that another site visit would be required with the number of updates to the project being made and that a review of the overall project volume and height be inspected as well. She also requested that *height poles* be in place at the time of the requested site visit. On motion of Member Kalikow, seconded by Member Kaltman and carried, the Board will continue the application.

RESOLUTIONS:

1. 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. On motion of Member Kalikow, seconded by Member Kaltman and carried, the Board approved the Resolution.

2. 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. On motion of Member Kalikow, seconded by Member Kaltman and carried, the Board approved the Resolution.

3. Application of John Goncalves – request to construct a two-car attached garage, detached cabana, and a freestanding trellis at 67 Wheatley Road. On motion of Member Kalikow, seconded by Member Kaltman and carried, the Board approved the Resolution.

On motion by Member Kalikow, seconded by Member Kaltman and carried unanimously, the meeting was closed at 7:55 PM.

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

Brian S. Ridgway
Village Administrator