

April 1, 2019

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
Edward Kalikow - Member
Eric Kaltman - Member
Michelle Cervoni - Member
Ruth Cooper - Member
Michael Sahn - Village Attorney
Michael Malatino - Superintendent of Buildings
Gina Furci - Assistant to the Building Department
Paul Steven - Village Engineer

Also Present: Joshua D. Brookstein - Attorney, Sahn Ward Coschignano, PPLC

Absent: Brian S. Ridgway - Village Administrator

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 March 4, 2019.

The following matters came before the Board:

1. Application of Hastings Reality Group, LLC - request for review of a proposed four (4) lot subdivision of a 19.9 acre property known as Section 19, Block C, Lots 2A, 2B, 3A and 3B, also known as 10 Hastings Road. Kevin McAndrew, Cameron Engineering and Walter Seiber, Cameron Engineering were present on behalf of the applicant. It was noted that a letter from John Ellsworth, Chief Environmental Planner representing the Village was reviewed regarding outlining issues in regard to SEQA requirements. In addition, conversation continued related to the width of the roadway, replacement of underground power lines and Nassau County would be reviewing the drainage requirements for the site. A walk-thru was to be scheduled with members of the Board of Zoning Appeals. On the motion of Member Kaltman, seconded by Member Kalikow and carried unanimously, the Board will continue the application.
2. Application of the Life Lutheran Church ó request of a proposed parking lot renovation and expanding the on-site parking facilities, which results in a net increase of 48 paved parking spaces on-site. Ancillary improvement to the on-site parking will include drainage improvement, landscape screening and new site lighting. Property located at 1 Old Westbury Road, Old Westbury. *This application was referred to the Planning Board by the Village Board of Trustee for an opinion.* Walter Seiber of Cameron Engineering & Associates and Mike DiGilio, Landscape Architect were present on behalf of the applicant provided updates to the additional landscape screening along Old Westbury Road and alignment of the driveway entrance revised. It was also noted that the Planning Board reserves the right to add

any additional screening. On the motion of Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board directed Counsel to draft an approval Resolution to forward to the Board of Trustees for their April 15th meeting.

3. Application of Rodolitz Residence ó request to construct a new one-story, single family residence with a full basement. Property located at 100 Post Road. Sal Ferrara, Architect, Richard Ignatow, Landscape Architect and Michael Rant, Project Engineer was present on behalf of the applicant. The landscape plan was reviewed in detail ó 194 trees were to be removed and 612 planted. Arborist's certification letter required to be updated. Any chain link fencing needs to be covered by Evergreen planting, then estate style fencing. Proposed building materials were reviewed as well as the project drainage, two catch basins, two propane tanks and site generator. On the motion of Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board directed Counsel to draft the approval Resolution subject to the final submission of a gate sample, related photos and updated landscape certification letter.

RESOLUTION:

1. Application of SS Old Westbury, LLC ó request to construct a 97 square foot gatehouse to be located at the entrance to the property on Wheatley Road. Property located at 20 Whitney Lane. On motion by Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the Resolution.

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

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

Michael Malatino
Superintendent of Buildings