

April 4, 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
	Michael Sahn	-	Village Attorney
	Brian S. Ridgway	-	Village Administrator
Also Present:	Joshua D. Brookstein	-	Village Attorney
	Paul Stevens	-	Village Engineer
	Tracy Reese	-	Building Department Assistant
Absent:	Paige Charles	-	Member
	Caroline Hertz	-	Alternate Member
	Michael Malatino	-	Superintendent of Buildings

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

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. Village Counsel stated that for a continuation of the application Members Cooper and Kalikow could cast a vote. It was noted that the application is scheduled to appear at the Zoning Board of Appeals meeting scheduled for May 9th. 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. Chairwomen Cervoni commented that this application will also be appearing before the Village’s Zoning Board of Appeals. 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 contacted Village Hall and 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 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. Chairwomen Cervoni stated that another site tour was conducted on March 22nd and that Village Counsel had confirmed after a review of various legal records that the applicant is permitted to entry/exit the property using Clock Tower Lane. Paul Bloom representing the Clock Tower Enterprises commented on the March 22nd site tour. Michael Rant / Project Manager, Paul Russo / Architect and Richard Ignatow / Landscape Architect were present and provided additional updates to the Board that included: The Nassau County 239F was approved by Nassau County and a verbal approval by NC was also granted for construction trucks to entry/exit the site via Wheatley Road. Chairwoman agreed that all major construction trucks shall use Wheatley Road, small work vans are permitted to use Clock Tower Lane. Chairwomen also comments that area residents were concerned about the two large tree along Clock Tower Lane if the proposed driveway wss created – Mike Rant and Richard Ignatow stated that safety measures for these two trees would be in place and in the tree(s) were lost they would be replaced. Paul Russo / Architect ended the presentation with another overview of the site with photos and display board of material to be used. On motion of Member Kalikow, seconded by Member Kaltman and carried, the Board approved the application and directed Counsel to draft the approval Resolution that would be subject o the receipt of a revised site plan with the two requested monuments and the NC approved 239F. 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.
5. Application of Wheatley Road Enterprises, LLC – request to construct a new two story dwelling, in-ground swimming pool, pergola, tennis court, driveway, walkways, rear yard patio, and retaining walls at 291 Wheatley Road. Michael Rant / Project Manager reviewed the projects site plan. He noted the site is located on a Nassau County road and therefore a 239F would be required and he is working on a few minor items regarding drainage with Village Engineer Paul Stevens. A updated site plan dated April 4th was presented to the Board. Member Kalikow asked the location of the sites pool equipment – is was noted the location will be between the tennis court and rear yard pergola and the site plan would be updated. The property neighbor was present and asked several site questions and project questions. Paul Russo / Architect and Richard Ignatow added several additional comments that included: the planting of 534 new trees to the property, project photos and building materials to be used were shown. On motion of Member Kalikow, seconded by Member Kaltman and carried, the Board approved the application and directed Counsel to draft the approval Resolution that would be subject o the receipt of a revised site plan and landscape plan and the NC approved 239F. 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.

6. Application of Adarsh and Vanita Mudgil – request to construct a new single-family dwelling with driveway and rear yard improvements including a pool, patios, fire pit and generator at 263 Store Hill Road. Michael Rant / Project Manager was present and reviewed the projects site plan, commented on the request to design a new driveway for the property and said drainage would allow for a 8” rainfall. Village Engineer on behalf of the Board expressed concern of the proposed new driveway because of the sloop and entry onto the Service Road. Chairwomen Cervoni also expressed concern for the new proposed driveway stating a public safety concern. John DiPallo / Architect was also present and stated that the owner of the property would be willing to heat the end of the driveway to correct ice/snow conditions. Following general conversations, it was agreed that the plan should be reviewed with the property owner and maybe a new driveway could be “cut-in” off of the exiting driveway that is being used by the two area homes. Village Counsel suggested that the easements for the area be reviewed as well to ensure that a new driveway design would be permitted. On motion of Member Kalikow, seconded by Member Kaltman and carried, the Board will continue the application.

RESOLUTIONS:

1. 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. On motion of Member Kaltman, seconded by Member Cooper 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 8:25 PM.

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

Brian S. Ridgway
Village Administrator