

May 2, 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
	Caroline Hertz	-	Alternate Member
	Joshua D. Brookstein	-	Village Attorney
	Brian S. Ridgway	-	Village Administrator
	Michael Malatino	-	Superintendent of Buildings
Also Present:	Paul Stevens	-	Village Engineer
	Tracy Reese	-	Building Department Assistant
Absent:	Ruth Cooper	-	Member
	Paige Charles	-	Member

On motion by Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the minutes of the regular meeting held April 4, 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 stated that this application is scheduled to appear before the Village’s Zoning Board of Appeals on May 9<sup>th</sup> and then should be scheduled to appear before the Planning Board. On motion of Member Kaltman, seconded by Member Hertz 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. Chairwomen Cervoni stated that this application needs to first appear before the Village’s Zoning Board of Appeals and then can appear before the Planning Board. 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 contacted Village Hall and requested that the application be continued to the June 6<sup>th</sup> meeting. On motion of Member Kalikow, seconded by Member Kaltman and carried, the Board will continue the application.

4. 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. No one was present to represent the applicant. On motion of Member Kalikow, seconded by Member Kaltman and carried, the Board will continue the application.
5. Application of Kean Development Company – request to construct a new underground twenty car garage, sauna, bathroom, steam room, message room. Swimming pool and mechanical room with a new outdoor tennis court and new drive aisle as additions to existing dwelling at 17 Spring Hill Lane. John Kean and his team was present and provided an overview of the proposed project. Pat Collins stated the material that were to be used and listed in a updated Site Plan dated May 2<sup>nd</sup>. Member Kaltman stated that a review and final inspection of the total tree inventory including ensuring proper sizes (measurements) would be required. On motion of Member Kalikow, seconded by Member Kaltman and carried, the Board approved the application and directed Counsel to draft the approval Resolution. 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.

#### **RESOLUTIONS:**

1. 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. On motion by Member Kalikow, seconded by Member Kaltman and carried, the Board approved the Resolution.
2. 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. On motion by 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 7:25 PM.

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

Brian S. Ridgway  
Village Administrator