

May 3, 2021

A regular meeting of the **Planning Board** of the Village of Old Westbury was held in person and via a Zoom - Conference Call as authorized by New York State Governor Cuomo's Executive Order at 7:00 PM.

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
	Paul Stevens	-	Village Engineer
	Joshua D. Brookstein	-	Attorney, Sahn Ward, PPLC (<i>via Zoom</i>)

The meeting was called to order by Chairwoman Cervoni.

On motion by Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the minutes of the regular meeting held April 5, 2021.

The following matters came before the Board:

1. Application of Faith Ministries, Inc. (Rock Community Church) – application related to the construction of a drainage system at 174 Post Road. Elisha Surillo / applicant and Gary Rosen, Esq. were present and stated that they had a revised landscape plan that the Board had requested. Chairwoman Cervoni responded clearly that the requested revised landscape plan had be requested no later than April 19th and that the Board is in full agreement along with support from the Mayor that the original submitted landscape plan be acted upon and be completed by May 31st. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board will continue the application.

2. Application of Mathew Sternberg – application to construct a swimming pool, patio and cabana at 7 Meadowbrook Lane. Steven Homburger / Architect and Michael Rant / Project Manager were present on behalf of the applicant. An overview of the proposal was made and samples of materials to be used were presented. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the revised cabana plans and directed Counsel to draft the approval Resolution. Chairwomen Cervoni stated that the Planning Board reserves the right to review the final building plans and building materials that have been “approved” cannot be changed without prior Planning Board approval or fines can be applied.

3. Application of Khaja and Tayaba Ahmed – application to construct a new two-story dwelling, driveway, swimming pool, walkways, patios, new septic system and new dry wells at 2 Kings Lane. The applicant and Roger Hess / Surveyor were present. Mr. Hess advised the Board that based on a recent second site visit and at the request of a neighbor the proposed driveway entry point will be adjusted and no longer directly across from the neighboring property. Chairperson Cervoni added that the Board walked the surrounding street and agreed the proposed homes fits the charter of the neighborhood. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously the Board approved the application subject to Nassau County approval of the 239F and directed Counsel to draft the approval Resolution. Chairwomen Cervoni stated that the Planning Board reserves the right to review the final building plans and building materials that have been “approved” cannot be changed without prior Planning Board approval or fines can be applied.

4. Application of Moro and Zaara Salifu - application to construct a new two-story wood frame and stucco single family residence including a new driveway, new tennis court and terraces a 95 Old Westbury Road. Peter Hagemann / Architect and Trey Wehrum / Site Engineer were present on behalf of the applicant. The Board was informed that final plans have been submitted to the Village and that determination regarding the entry gates/piers was still being reviewed with the owner and approval request would be at a later date. 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. Chairwomen Cervoni stated that the Planning Board reserves the right to review the final building plans and building materials that have been “approved” cannot be changed without prior Planning Board approval or fines can be applied.

5. Application of William and Jill Blau – application to transfer a 6,532.80 square foot parcel of 82 Flamingo Road, East Hills to merge with the property of 73 Starling Court, East Hills. Neal Roher, Esq. was present on behalf of the applicant. He explained to the Board the request of the application and commented that approval from East Hills Planning Board had been received, Village Attorney Michael Sahn commented to the Board that the remarks that Mr. Roher had made were correct and the proposal zoning approval rest with the Village of East Hill. He then recommended that the Board approve the application. 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.

6. Application of Samir and Ajay Kalra – application to demolish the existing home, change the existing tax lot lines, create two (2) new lots, and construct two (2) new homes at 101 Red Ground Road, East Hills. Daniel Baker, Esq. along with the applicant were present. Mr. Baker reviewed the sub-division application request and stated the approval had been received by the East Hills Planning Board. A general overview and the property lines/tax lines was reviewed. Chairwomen Cervoni commented that the Village of Old Westbury had received an e-mail from a East Hill residents expressing concern about the basements of the new homes beng used for apartments. Mr. Baker commented that there are no plans to have “apartments’ in either basements of the proposed new homes. Village Attorney Michael Sahn commented to the Board that the remarks that Mr. Roher had made were correct and the proposal zoning approval rest with the Village of East Hill. He then recommended that the Board approve the application. 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.

RESOLUTIONS:

1. Application of Highborne Equities, LLC – application to maintain an existing house generator, outdoor hot-tub, rear second floor balcony, and 1st floor infill within the existing 1st floor footprint at 1 Hidden Pond Drive. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously the Board approved the Resolution.
2. Application of Heather Haboush-Jarrahy – application to construct a pool cabana adjacent to an existing pool patio at 63 I.U. Willets 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