

June 6, 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
	Caroline Hertz	-	Alternate Member
	Michael Sahn	-	Village Attorney
	Brian S. Ridgway	-	Village Administrator
	Michael Malatino	-	Superintendent of Buildings
Also Present:	Joshua D. Brookstein	-	Village Attorney
	Paul Stevens	-	Village Engineer
	Tracy Reese	-	Building Department Assistant
Absent:	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 May 2, 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 Members Cooper and Kalikow were recused since both are members of the Glen Oaks Club. Michael Rant / North Coast Civil and Emilio Susa / Architect provided the Board with an updated overview of the proposed project that included the landscape plan, drainage, driveway layout (past the first 100-150') and parking area. It was also noted of the recent approvals granted by the Zoning Board of Appeals and Board of Trustees. Michael Sahn / Village Attorney asked if the plans being reviewed were the same plans that have been presented to the Board of Zoning Appeals and Board of Trustees – the reply was “yes”. Paul Stevens started several “open items” that have been not yet been addressed. These items included but not limited to golf ball flight zone, NC 239F approval, the well area covenant and various ADA guidelines for the proposed parking lot. Following general conversation, Emilio Susa stated that the project will be built in “phases”. Member Kaltman recommended that the landscape plan therefore be submitted in phases as well. Chairwoman Cervoni agreed that moving forward the Planning Board be presented with plans for each phase. She also reminded the representative of a pending letter regarding netting to the proposed driving range was not yet submitted. On motion of Member Kalikow, seconded by Member Kaltman 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 applicant first needs to present to the Village’s Zoning Board of Appeals and once that is completed then they 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. Salim Abraham representing the owner was present and started to present to the Board an overview of the proposed project. Chairwomen Cervoni confirmed that the date of plans that the Board had were dated December of 2021 – since a number of updates have since been made by the applicant it was agreed upon that a complete new set of plans be submitted to the Board of review and the application be continued. 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. Present representing the applicant was Peter Mackinnon / Attorney and Michael Rant / North Coast Civil. The comments to the Board included the curb cut area, driveway design/layout, drainage for a 5” rainfall. Following general conversation, it was agreed that a site visit be scheduled so the Board could see the proposed driveway location and trees that would be removed. On motion of Member Kalikow, seconded by Member Kaltman and carried, the Board will continue the application.

RESOLUTIONS:

1. 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. 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 7:50 PM.

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

Brian S. Ridgway
Village Administrator