

July 5, 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
	Paige Charles	-	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
Absent:	Tracy Reese	-	Building Department Assistant

On motion by Member Kaltman, seconded by Member Kalikow and carried unanimously, the Board approved the minutes of the regular meeting held June 6, 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. No one was present on behalf of the applicant. Chairwomen Cervoni stated that Members Cooper and Kalikow were recused since both are members of the Glen Oaks Club. On motion of Member Kaltman, seconded by Member Charles 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 on behalf of the applicant. Chairwomen Cervoni stated that applicant still 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 stated that his updated plans were dated June 28th and therefore did not included comments made by Village Engineer Paul Stevens on July 5th which now require his submitted plan to again be updated and submitted to the

Village for review. Additional questions related to the rear yard fence and various items on the landscape plan. Chairwomen Cervoni noted that the Landscape Architect needs to be present at the August 1st meeting so that details of the submitted landscape plan can be properly addressed. Member Kaltman noted that the calculation for each tree needs to be confirmed and listed on the final landscape plan summary chart. The dated o the landscape that was filed was dated November 9, 2021. Mr. Abraham was in agreement and will have everything in proper order for the August 1st meeting. On motion of Member Kaltman, seconded by Member Kalikow 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, Doug Castellano / Engineer, John DePaulo / Architect and Greg Marett / Landscape Architect were present on behalf of the applicant. Several site plan updates were reviewed that included site grading, new water service line, rain run-off plan, driveway layout and materials to be used on the home. It was noted that final 239F approval from Nassau County was still pending. In addition, various easement matters needed to be reviewed and updated if changes were made to the final application. Village Attorney Michael Sahn provided comments related to the easement requirements. Village Engineer Paul Stevens noted that an updated driveway plan be submitted to confirm the site volume was still in approval range for the site. On motion of Member Kaltman, seconded by Member Kalikow and carried, the Board conditional approved the application subject to the following items:

- * Easement Requirements (if required with the adjoining neighbor)
- * Board of Zoning approval for lot frontage
- * 239F Waiver or Approval from Nassau County
- * Revised Landscape Plan

Chairwomen Cervoni stated that a Building Permit would not be issued until all of the items listed above were completed and satisfied.

5. Application of David and Rita Levy – request to construct a new two-story dwelling with an attached three (3) car garage, in-ground swimming pool, hot tube, terraces, and entrance piers and gates at 25 Horseshoe Road. Doug Castellano / Engineer, David Conn / Landscape Architect and Robert Madey / Architect were present on behalf of the applicant and showed a model, photos and building materials of the proposed home. It was noted that an updated site plan was submitted to the Village today (July 5th) that included additional drainage of the east side of the property at the prior recommendation of Village Engineer Paul Stevens. The main water main would be included in the final site plan and highlights of the landscape plan were reviewed that explained a “better growing environment” for the trees that were to be added. Chairwomen Cervoni requested that the landscape plan include the new tree heights and also include the tree removal and new planting calculations. On motion of Member Kaltman, seconded by Member Kalikow and carried, the Board approved the application subject to final site plan and landscape plan review.

RESOLUTIONS:

None

On motion by Member Kaltman, seconded by Member Kalikow 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