

September 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 Kaltman, seconded by Member Kalikow and carried unanimously, the Board approved the minutes of the regular meeting held August 1, 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 noted that Members Cooper and Kalikow were recused since both are members of the Glen Oaks Club. Michael Rant / Project Manager and Elizabeth Bibla / Landscape Architect were present on behalf of the applicant. The Board was updated on the recent changes to the application that included: the driving range area, driveway design, area drainage and member car washing area which was added to the application. Village Engineer Paul Stevens commented that the plans for drainage and drywell were reviewed and in good order. He commented of the possibility to save a few additional trees that were part of the driveway plan – it was agreed that several trees could be saved. It was also agreed that additional tree plantings would be made in the newly proposed car washing area. Chairwomen Cervoni noted the VHB on behalf of the Village would be reviewing the updated plans and would then provide comment. She also requested that the recently received letter regarding the driving range included wording regarding the netting. A Village resident asked if the water runoff from the car washing area would be contained. Michael Rant understood the question and would look into the possibility of separator system for tire grease collection. On motion of Member Kaltman, seconded by Member Hertz and carried, the Board will continue the application.

2. 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 commented that applicant requested the application be continued to the October meeting. On motion of Member Kaltman, seconded by Member Kalikow and carried, the Board will continue the application.
3. Application of JNJ House LLC (Shapiro Residence) – request to amend previous site plan approval to construct a proposed pool cabana at 10 Hidden Pond Drive. Chairwomen Cervoni commented that applicant requested the application be continued to the October meeting. On motion of Member Kaltman, seconded by Member Kalikow and carried, the Board will continue the application.
4. Application of Scott Rudolph – request to construct a pool cabana and steel pergola at 8 Red Ground Road. Chairwomen Cervoni commented that applicant requested the application be continued to the October meeting. On motion of Member Kaltman, seconded by Member Kalikow and carried, the Board will continue the application.
5. Application of Erchless LLC – request to partition a 5.768 acre parcel from the 97.815 acre property to create two building lots and proposed miscellaneous drainage improvement at 75 Post Road. Judy Simoncic, Partner / Forchelli, Deegan & Terrana and Walter Siever / Cameron Engineering and Associates were present on behalf of the applicant. The proposed application was reviewed and an overview of the properties site map was displayed. Additional comments included: a need for a new electrical service from Post Avenue, the use of the present properties water main with a separate water meter, and modifications to the drainage plan. Village Engineer Paul Stevens commented that the drainage plan was currently under review and comment would be provided. Chairwomen Cervoni noted that VHB on behalf of the Village will also be reviewing the submitted plans for comment as well. Walter Siever added that a request for a waiver of the Nassau County 239F was being submitted. Chairwomen Cervoni stated that the application is being referred to the Village’s Zoning Board of Appeal for front yard set-back. On motion of Member Kaltman, seconded by Member Kalikow and carried, the Board will continue the application.

RESOLUTIONS:

1. 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. Chairwomen Cervoni stated that additional updates to the Resolution were required. On motion of Member Kaltman, seconded by Member Kalikow and carried, the Board will continue the final approval of the Resolution.
2. 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. Chairwomen Cervoni stated that the applicant was making additional application adjustments. On motion of Member Kaltman, seconded by Member Kalikow and carried, the Board will continue the final approval of the Resolution.

Chairwomen ended the meeting noting that she would be missing the October meeting and that Member Kaltman would be the acting Chair. On motion by Member Kaltman, seconded by Member Kalikow and carried, the meeting was closed at 7:35 PM.

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

Brian S. Ridgway
Village Administrator