

September 8, 2020

A regular meeting of the **Planning Board** of the Village of Old Westbury was held via a Zoom - Conference Call as authorized by New York State Governor Cuomo's Executive Order at 7:10 PM.

Present	Andrew Weinberg	-	Chairman
	Michelle Cervoni	-	Member
	Edward Kalikow	-	Member
	Eric Kaltman	-	Member
	Ruth Cooper	-	Member
	Paige Charles	-	Alternate Member
	Michael Sahn	-	Village Attorney
	Brian S. Ridgway	-	Village Administrator
	Michael Malatino	-	Superintendent of Buildings
Absent:	Gina Furci	-	Assistant to Building Department
Also Present:	Paul Steven	-	Village Engineer
	Joshua D. Brookstein	-	Attorney, Sahn Ward Coschignano, PPLC

The meeting was called to order by Chairman Weinberg.

On motion by Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the minutes of the regular meeting held August 3 2020.

The following matters came before the Board:

1. Application of Margarita Moshe – application to amend the existing site plan from the September 2, 2014 meeting, to construct a cabana, relocation of the pool and terrace/patio and revised entry courtyard at 51 Wheatley Road. Gary Gallagher, Architect, Michael Rant / Project Manager were present on behalf of the applicant. The Board had recently visited the site and the applicant agreed to have the proposed walking path made of natural material rather than of cement/asphalt. A summary of the materials of the house were reviewed as well as the plans for the below grade utility pad. Village Engineer Paul Stevens had no issues with the drainage and catch basins being proposed in the updated plan. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously the Board approved the updated application and directed Counsel to draft the approval Resolution.

2. Application of Barry Altmark – application for site plan approval to construct a new 6,850 square foot two story wood frame and masonry veneer single family home including a new driveway, pool and terraces at 56 Rolling Hill Lane. Peter Hagemann / Architect and Michael Rant / Project Manager were present on behalf of the applicant. A site overview was provided as well as a summary of the proposed courtyards and plant material to be used. Chairman Weinberg expressed concern for the neighbor and requested that the needed demo and landscaping improvement be completed ASAP with Village oversight. Village Engineer Paul Stevens reviewed the required erosion measures

that would need to also be in place. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously the Board approved the updated application and directed Counsel to draft the approval Resolution.

3. Application of Lakhi Zoria – application to request site plan approval to construct a driveway, entry gate and piers, cabana and sanitary system to the existing site plan at 7 Polo Drive. Gary Gallagher / Architect and Rodger Hess / Surveyor were present on behalf of the applicant. The homes building materials and colors were explained as well as the gates, piers, cabana and basement egress window. Village Engineer Paul Stevens advised the Board the proposed site plan drainage was reviewed and recommended approval. Chairman Weinberg commented that extra addition be made to the proposed driveway and requested that the entire driveway (from street to the site) be inspected at the end of the project and be kept clean at all times. The representatives of the applicant agreed to do so. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously the Board approved the updated application and directed Counsel to draft the approval Resolution.

4. Application of Sameer and Brandi Chopra – application for site plan approval for a proposed construction of a single-family dwelling, driveway, pool and landscaping at 12 Carriage Drive. Gary Marrett / Architect, Michael Rant / Project Manager and Danny Ostad / Building Contractor were present on behalf of the applicant. In follow-up to a recent Board site visit, the proposed plan was reviewed, and additional details were provided related to the proposed driveway location that would allow a larger back-yard area. It was also noted to the Board that additional trees would be saved based on the recent Board visit. Village Engineer Paul Stevens advised the Board the proposed site plan drainage was reviewed and recommended approval and recommended steps to follow for proper erosion plan is in place. On motion of Member Kaltman, seconded by Member Cervoni and carried unanimously the Board approved the application and directed Counsel to draft the approval Resolution.

5. Application of Steven Cestaro – application to amend the existing site plan from the previous Planning Board Resolution dated September 9, 2019, to add a 80 foot by 35 foot sports court and a 12 foot by 10 foot diameter dry well and catch basin at 7 Guys Lane. Michael Rant / Project Manager was present on behalf of the applicant. A project overview was provided to the Board. Village Engineer Paul Stevens advised the Board the proposed site plan drainage was reviewed and recommended approval. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously the Board will continue the application.

6. Application of Faith Ministries, Inc. (Rock Community Church) – application related to the construction of a drainage system at 174 Post Road. Elisha Surillo and Gary Rosen, Esq. were present. Village Engineer Paul Stevens commented that he visited the site recently and noted no work was performed since his prior visit. Elisha Surillo commented that a recent fallen large tree caused a delay and that a “grading machine” was needed to complete the required work and this machine is scheduled to be delivered to the site on Saturday, September 12th. Chairman Weinberg again requested that the work that is required be completed ASAP without additional delays. On motion of Member Kalikow, seconded by Member Cooper and carried unanimously, the Board will continue the application.

On motion by Member Kalikow, seconded by Member Kaltman 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