

October 3, 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
Absent:	Paige Charles	-	Member
	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 September 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. Chairwomen Cervoni noted that Members Cooper and Kalikow were recused since both are members of the Glen Oaks Club and noted the Village did recently received a updated letter related to open questions about the driving range. Michael Rant / Project Manager and Elizabeth Bibla / Landscape Architect were present on behalf of the applicant. The Board was updated on a few minor changes that included: additional planting in the proposed car wash area and a filter will be added for car washing runoff into the area drain. Chairwomen Cervoni commented on the Resolution adopting a Determination of Significance under SEQRA and asked Village Counsel Michael Sahn to added comment which he did. On motion of Member Kaltman, seconded by Member Hertz and carried, the Board approved the Resolution for Negative Declaration and on motion of Member Kaltman, seconded by Member Hertz and carried, the Board approved the application subject to the updated Landscape Plan dated 10-4-2022 and directed Village Counsel to draft the approval Resolution.
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 again to the November

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 needs to receive a Building Department CO for the properties home before the requested application can be reviewed. 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 noted that a site tour was conducted on September 23<sup>rd</sup>. David Lamb / Landscape Architect and James Thornton / Architect were present on behalf of the applicant. They reviewed the proposed project and site plan dated 9-30-2022 included proposed material to be used (*brick type/color, trim, roof material, gutters and leaders*) and relationship to the design of the main home. They also commented on the sites “fill” that would be moved to other areas on the site and dry well would be added. Village Engineer Paul Stevens commented that the plans in placed were in order and did request a chance to review the site plan again to ensure a few minor changes were made and therefore would be included in a updated Landscape Plan that would be submitted. On motion of Member Kaltman, seconded by Member Kalikow and carried, the Board approved the application subject to a updated Landscape Plan and directed Counsel to draft the approval Resolution. Chairwomen Cervoni reminded the applicant representatives that the Planning Board reserves the right to review the final building plans, building material and landscape plan that have been “approved” cannot be changed without prior Planning Board approval or fines can be applied.
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. Chairwomen Cervoni requested that the application be continued at the request of the applicant. On motion of Member Kaltman, seconded by Member Kalikow and carried, the Board will continue the application.
6. Application of Bonnie and Tod Greenfield – 11 Forte Drive – request to amend prior site plan approval, to relocate the location of an in-ground swimming pool and to install an elevator at 11 Forte Drive. Chairwomen Cervoni commented that the site tour was conducted on September 26<sup>th</sup>. Stuart Narofsky / Architect was present on behalf of the applicant. He provided the Board with a project overview that centered on the proposed 18’ X 40’ pool. Chairwomen Cervoni noted that Village Engineer Paul Stevens had reviewed the plan and everything was in proper order. On motion of Member Kaltman, seconded by Member Kalikow and carried, the Board approved the application and directly Village Counsel to draft the approval Resolution.
7. Application of Kean Development/Stable Lane LLC – request to construct a two-story home with a two-car attached garage, three-car detached garage, outdoor kitchen, in-ground swimming pool, and tennis court at 10 Spring Hill Lane. John Kean / President of Kenn Development presented and introduced his entire team. A color booklet of the proposed project was given to each member of the Board. Mr. Kean and Pat Collins reviewed the project and material to be used. Walter Siever / Cameron Engineering also presented and reviewed the site plans drainage and water runoff plan. Village Engineer

Paul Stevens added that he had no issues with the presented plan. Chairwomen Cervoni said the application was being presented to the Village's Zoning Board for a front yard setback review. On motion of Member Kaltman, seconded by Member Kalikow and carried, the Board approved the application subject to the BZA review and approval and directed Village Counsel to draft the approval Resolution.

8. Application of Shire Westbury LLC – request to construct a pool cabana, putting green, tee boxes, sand trap, and an outdoor standalone fireplace at 17 Spring Hill Lane. John Kean / President of Kenn Development presented and introduced his entire team. A color booklet of the proposed project was given to each member of the Board. Mr. Kean and Pat Collins reviewed the project and material to be used. Zack Claplin and Terry Ipiots / Stonefield Engineering reviewed the proposed dry wells for the site. On motion of Member Kaltman, seconded by member Kalikow and carried, the Board approved the application and directed Village Counsel to draft the approval Resolution. Chairwomen Cervoni reminded the applicant representatives that the Planning Board reserves the right to review the final building plans, building material and landscape plan that have been “approved” cannot be changed without prior Planning Board approval or fines can be applied.
9. Application of Liberty Miracle Limited – request to maintain alternations as-built at 28 Rolling Hill Road. Chairwoman Cervoni noted that a site tour was conducted on September 26<sup>th</sup>. Ray Rolfe / Landscape Architect, Michael Rant / North Coast Civil, Robert Madey / Architect and owner Jennifer Chen was present to review the updated project to the Board. It was noted that this project started over 6-7 years ago and was never completed. Michael Malatino added that a few “changes” were made to the original approvals granted which needs review to determine if violations should be issued before moving forward. It was understood and agreed by Ms. Chen that changes were made to the roof over the garage and new windows were installed. On motion of Member Kaltman, seconded by Member Kalikow and carried, the Board approved the application subject to a review of possible building violations and approved plans for a newly proposed deck on the rear of the home and directed Village Counsel to draft the approval Resolution. Chairwomen Cervoni reminded the applicant representatives that the Planning Board reserves the right to review the final building plans, building material and landscape plan that have been “approved” cannot be changed without prior Planning Board approval or fines can be applied.

## **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. On motion of Member Kaltman, seconded by Member Kalikow and carried, the Board approved 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 is *withdrawing the application* and therefore it is being removed from the Agenda.

On motion by Member Kaltman, seconded by Member Kalikow and carried, the meeting was closed at 8:35 PM.

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

Brian S. Ridgway  
Village Administrator