

October 7, 2019

A regular meeting of the **Planning Board** of the Village of Old Westbury was held at the Village Hall on the above date at 7:00 p.m.

Present:	Andrew Weinberg	-	Chairman
	Edward Kalikow	-	Member
	Michelle Cervoni	-	Member
	Ruth Cooper	-	Member
	Paige Charles	-	Alternate Member
	Michael Sahn	-	Village Attorney
	Brian S. Ridgway	-	Village Administrator
	Gina Furci	-	Assistant to the Building Department
Absent:	Eric Kaltman	-	Member
	Michael Malatino	-	Superintendent of Buildings
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 Cervoni and carried unanimously, the Board approved the minutes of the regular meeting held September 3, 2019.

The following matters came before the Board:

1. Application of the Hidden Pond Subdivision – relocated under the **Resolution** section.
2. Application of Faith Ministries, Inc. (Rock Community Church) – application related to the construction of a drainage system at 174 Post Road. Present were Elisha Surillo and Gerry Rosen, P.E., P.W. who provided a updated the Board on the installed dry wells. The Board was advised that the depth of each dry well needed to be confirmed with their contractor before the scheduled landscaping of the property could begin. Village Engineer Paul Stevens commented that the “planting season” will soon be expiring and that this review and planting needs to be scheduled as soon as possible or ground mats would have to be installed on open dirt areas before the winter. The Chairman agreed and requested that a two-week period be granted so the required depth inspection of the dry wells could take place and directed Village Counsel to send a letter to the applicant stating this and also to again appear again at the November meeting to update the Board. On motion of Member Kalikow, seconded by Member Cervoni and carried unanimously, the Board will continue the application.
3. The Application of Levan and Jennifer Vartanov in the request to construct a new single family dwelling, three-car garage, swimming pool, cabana and entry piers and gates at 5 Tatem Way. At the request of the applicant who was present, it was requested the Application be deferred to the November meeting since the proposed plan was being updated. On motion of Member Kalikow, seconded by Member Cervoni and carried unanimously, the Board will continue the application.

4. Application of Srinivas H. Reddy, M.D. in the request to construct a 51' by 110' tennis court at 111 Wheatley Road. Damon Scott, Landscape Architect was present on behalf of the applicant and provided the Board with an overview of the proposed project that included the court colors, landscaping plan and planting schedule. The Chairman commented that the submitted landscaping plan calculations seem to have a few minor errors. Village Engineer Paul Stevens commented that there were no drainage issues related to the project. On motion by Member Kalikow, seconded by Member Cervoni and carried unanimously, the Board approved the application subject to a updated calculation of the Landscape Plan and directed Counsel to draft the approval Resolution.
5. Application of Jordan and Paula Bergstein in the request to construct an outdoor kitchen with a solid roof at 4 Bostwick Lane. Damon Scott, Landscape Architect and Rodger Hess, Licensed Land Surveyor were present on behalf of the applicant and provided the Board with an overview of the proposed project that included the proposed area dry wells. It was noted that the same materials will be used to match the existing home. Village Engineer Paul Stevens noted that the drainage plan was OK but that a few adjustments needed to be made. On motion by Member Kalikow, seconded by Member Cervoni and carried unanimously, the Board approved the application subject to a updated drainage plan and directed Counsel to draft the approval Resolution.

RESOLUTIONS:

1. Application of Hasting Reality Group, LLC – request for review of a proposed four (4) lot subdivision of a 19.9 acre property known as Section 19, Block C, Lots 2A, 2B, 3A and 3B, also known as 10 Hastings Road. On motion of Member Kalikow, seconded by Member Cervoni and carried unanimously, the Board approved the Resolution.
2. Application of ROLU, LLC – request for final subdivision approval to subdivide a parcel of property containing approximately 108 acres of land into 12 new lots, consisting of 8 lots proposed for residential development, 3 lots for conservation, and 1 lot for dedication to the Incorporated Village of Old Westbury as a Well Site, with proposed roads and associated improvements, located on the northeast corner of the westbound Service Road of the LIE, also known as Store Hill Road. On motion of Member Kalikow, seconded by Member Cervoni and carried unanimously, the Board will *defer* the Resolution approval to the November meeting at the request of the applicant attorney.
3. Application of the Hidden Pond Subdivision – request to change the name of the map to: Lot Line Adjustment Map (Amendment to the filed map of “Somerset at Old Westbury” map #9587) conveying property from filed map Lot 1 to Filed Map Lot 16 and the HOA Private R.O.W. On motion of Member Kalikow, seconded by Member Cervoni and carried unanimously, the Board approved the Resolution.

On motion by Member Kalikow, seconded by Member Cervoni and carried unanimously, the meeting was closed at 7:35PM.

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

Brian S. Ridgway
Village Administrator