

November 7, 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
	Joshua D. Brookstein	-	Village Attorney
	Brian S. Ridgway	-	Village Administrator
	Michael Malatino	-	Superintendent of Buildings

Also Present: Paul Stevens - Village Engineer

Absent:	Paige Charles	-	Member
	Caroline Hertz	-	Alternate 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 October 3, 2022.

The following matters came before the Board:

1. 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. No one was present of behalf of the application. Chairwomen Cervoni requested the application therefore be continued. On motion of Member Kaltman, seconded by Member Kalikow and carried, the Board will continue the application.
2. 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. Present on behalf of the application was Jack Zuccon / Architect and Greg Marett / Landscape Architect. The Board was presented with an overview of the proposed project that included materials to be used and the landscape plan. In addition, it was noted that these materials would match the materials used on the current home. Village Engineer Paul Stevens made comment on the properties DRA (Drainage Reserve Area) as shown on a site plan dated 6-10-2022. It was noted that nothing can be built / placed within this dedicated area. Chairwomen Cervoni stated that the Village was in receipt today of a \$50,000 payment to finalize the “open permit” for the main house and would not allow for a final inspection to be scheduled before a CO Chairwomen Cervoni requested that a second site visit be scheduled within two weeks prior to the December meeting. On motion of Member Kaltman, seconded by Member Kalikow and carried, the Board will continue the application.

3. 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. No one was present on behalf of the application. On motion of Member Kaltman, seconded by Member Kalikow and carried, the Board will continue the application.

RESOLUTIONS:

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. Additionally, relocation of existing tennis courts and reconfiguring the existing outdoor driving range and parking lot, as well as extending the existing portico at the main entry area at 175 Post Road. It was noted that Members Cooper and Kalikow were recused since both are members of the Glen Oaks Club. On motion of Member Kaltman, seconded by Member Kalikow and carried, the Board will continue the approval of the Resolution until such time there is a quorum of the Board.
2. Application of Scott Rudolph – request to construct a pool cabana and steel pergola at 8 Red Ground Road. On motion by Member Kaltman, seconded by Member Kalikow and carried, the Board approved the Resolution.
3. 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. On motion by Member Kaltman, seconded by Member Kalikow and carried, the Board approved the Resolution.
4. 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. On motion by Member Kaltman, seconded by Member Kalikow and carried, the Board approved the Resolution.
5. 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. On motion by Member Kaltman, seconded by Member Kalikow and carried, the Board approved the Resolution.
6. Application of Liberty Miracle Limited – request to maintain alternations as-built at 28 Rolling Hill Road. On motion by Member Kaltman, seconded by Member Kalikow and carried, the Board approved the Resolution.

On motion by Member Kaltman, seconded by Member Kalikow and carried, the meeting was closed at 7:25 PM.

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

Brian S. Ridgway
Village Administrator