

March 1, 2021

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 7:00 PM.

Present	Michelle Cervoni	-	Chairwomen
	Edward Kalikow	-	Member
	Ruth Cooper	-	Member
	Paige Charles	-	Member
	Caroline Hertz	-	Alternate Member
	Michael Sahn	-	Village Attorney
	Brian S. Ridgway	-	Village Administrator
	Michael Malatino	-	Superintendent of Buildings
Absent:	Eric Kaltman	-	Member
Also Present:	Tracy Reese	-	Building Department Assistant
	Paul Stevens	-	Village Engineer
	Joshua D. Brookstein	-	Attorney, Sahn Ward, PPLC
	Neera Roopsingh	-	Attorney, Sahn Ward, PPLC

The meeting was called to order by Chairwoman Cervoni.

On motion by Member Kalikow, seconded by Member Cooper and carried unanimously, the Board approved the minutes of the regular meeting held January 4, 2021 as corrected.

The following matters came before the Board:

1. Application of Faith Ministries, Inc. (Rock Community Church) – application related to the construction of a drainage system at 174 Post Road. Elisha Surillo / applicant and Gary Rosen, Esq. were present and updated the Board of activity at the site. It was requested that the submitted landscape plan be updated with a proposed plan for larger trees and an updated landscape plan will be submitted prior to the April 5th Planning Board meeting for the Board's review. On motion of Member Kalikow, seconded by Member Cooper and carried unanimously, the Board will continue the application.

2. Application of Mathew Sternberg – application to construct a swimming pool, patio and cabana at 7 Meadowbrook Lane. Chairwomen Cervoni stated that the Board of Appeals denied this application at their February 8th meeting. On motion of Member Kalikow, seconded by Member Cooper and carried unanimously, the Board will continue the application.

3. Application of Howard Furst – application to construct a new swimming pool, spa, patios, outdoor kitchen and stone piers at 66 Wheatley Road. Chairwomen Cervoni stated that the site was visited by the Board on February 17th. Roger Hess, Esq. and James Brogan / Landscaper Architect were present on behalf of the applicant. The proposed project was reviewed and building materials were shown. Anthony Ragozine who sides

at 88 Wheatly Road asked questions related to tree planting on the proposed plan and voiced concern related to a *rear stone wall* and requested that measures be taking during construction to safeguard the wall. Roger Hess, agreed that safety measures would b taken. Chairwomen Cervoni requested a revised site plan be submitted and reminded everyone that the Planning Board reserves the right to review then building plans and building materials that have been “approved” cannot be changed without prior Planning Board approval or fines can be applied. On motion of Member Kalikow, seconded by Member Cooper and carried unanimously the Bord approved the application subject to a revised site plan and directly Counsel to draft the approval Resolution.

4. Application of Highborne Equities, LLC – application to maintain an existing house generator, outdoor hot-tub, rear second floor balcony, and 1st floor infill within the existing 1st floor footprint at 1 Hidden Pond Drive. Chairwomen Cervoni stated that the site was visited by the Board on February 17th. James Barbon, P.E. was present and presented the proposed plan. Chairwomen Cervoni noted that several work items had already been completed without the proper Village Permits being in place and commented that the hot-tub is within the conservation easement by approximately 3.5 feet and would have to received Board of Trustees approval. Member Kalikow asked about “fines” for the work items that took place without the required permits – Michael Sahn stated the issued would be addressed. It was also noted that additional planting and a fence would be required. On motion of Member Kalikow, seconded by Member Cooper and carried unanimously the Board will continue the application pending determination by the Board of Trustees at their March 15th meeting and if approved the application will return to the next Planning Board meeting.

RESOLUTIONS:

1. Application of Applegreen Realty Goup, LLC – application to construct a new two-story dwelling, proposed driveway, pool, walks and patios at 18 Applegreen Drive. On motion of Member Kalikow, seconded by Member Cooper and carried unanimously the Board approved the Resolution.

2. Application of Paul Ajlouny – application to construct a new single family dwelling, swimming pool, patio and entry piers at 17 Morgan Drive. Frank Cardollo and Antonio Zaino representing the applicant were present to address any questions of the Board. On motion of Member Kalikow, seconded by Member Cooper and carried unanimously the Board approved the Resolution.

On motion by Member Kalikow, seconded by Member Kaltman and carried unanimously, the meeting was closed at 8:00 PM.

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

Brian S. Ridgway
Village Administrator