

June 7, 2021

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

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

The meeting was called to order by Chairwoman Cervoni.

On motion by Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the minutes of the regular meeting held May 3, 2021.

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 was present and stated that they had completed 80% of the revised landscape plan that the entire project shall be completed in a few days. He welcomed the Board to visit the site for an inspection. Chairwoman Cervoni responded that a site visit would be hopefully scheduled for Friday, June 11th. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board will continue the application.

NOTE: *Agenda Item #3 was heard second pending the presenters for Agenda Item #2 to arrive.*

2. Request of Bruce W. Migatz, Esq. Albanese & Albanese, LLP on behalf of the application of Hastings Realty Group and Dr. David S. Abiri for an extension of time to December 31, 2021 to file the final subdivision map. Property located at 10 Hastings Road. Mr. Migatz and Walter Sieber / Cameron Engineering reviewed with the Board his that items that required additional time to be completed and requested time extension. Chairwomen Cervoni asked for a status of the required updated easement so that the Village's project to widen the roadway could begin with PSEG moving several utility poles. Mr. Migatz commented that this was being addressed and understood the Village's request. Village Attorney, Michael Sahn suggested that he and Mr. Migatz review the requests for time extensions to ensure that everyone was on the same page. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board will continue the application.

3. Application of Daniel and Amanda Moritz – application to construct a one-story pool cabana and cabana porch, expand an existing pool patio, and relocate an existing generator at 12 Red Ground Road. Rodger Hess / Surveyor, Paul Russo / Architect and Richard Ignatow / Landscape Architect were present on behalf of the applicant. The plans for the proposed project were reviewed and a sample board of materials to be used were presented. Chairwomen Cervoni asked if the proposed cabana was going to be for sleeping since of the submitted plans a room was labeled “Bedroom” and she stated that such a space for sleeping was not permitted. Mr. Russo advised the Board that a sleep space was not part of the plan and the plans would be updated. On motion by Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the application subject to: receipt of a updated landscape plan and the removal of “bedroom” of the project drawings.

RESOLUTIONS:

1. Application of Mathew Sternberg – application to construct a swimming pool, patio and cabana at 7 Meadowbrook Lane. On motion of Member Kalikow, seconded by member Kaltman and carried unanimously the Board approved the Resolution.
2. Application of Khaja and Tayaba Ahmed – application to construct a new two-story dwelling, a proposed driveway, proposed swimming pool, walkways and patios, new septic system and new drywells at 2 Kings Lane. On motion of Member Kalikow, seconded by member Kaltman and carried unanimously the Board approved the Resolution.
3. Application of Moro and Zaara Salifu – application to construct a new two-story wood frame and Stucco veneer single family residence including a new driveway, a new tennis court and terraces at 95 Old Westbury Road. On motion of Member Kalikow, seconded by member Kaltman and carried unanimously the Board approved the Resolution.
4. Application of William and Jill Blau – application to transfer a 6,532.80 square foot parcel of 82 Flamingo Road, East Hills to merge with the property of 73 Starling Court, East Hills. On motion of Member Kalikow, seconded by member Kaltman and carried unanimously the Board approved the Resolution.
5. Application of Samir and Ajay Kalra – application to demolish the existing home, change the existing tax lot lines, create two (2) new lots, and construct two (2) new homes at 101 Red Ground Road, East Hills. On motion of Member Kalikow, seconded by member Kaltman and carried unanimously the Board approved the Resolution.

Chairwomen Cervoni commented that the next Planning Board meeting will be held on **Tuesday, July 6th** since July 4th falls on a Sunday and Village Hall will be closed on Monday, July 5th. On motion by Member Kalikow, seconded by Member Kaltman and carried unanimously, the meeting was closed at 7:35 PM.

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

Brian S. Ridgway
Village Administrator