

July 6, 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
	Eric Kaltman	-	Member
	Paige Charles	-	Member
	Caroline Hertz	-	Alternate Member
	Joshua D. Brookstein	-	Village Attorney
	Brian S. Ridgway	-	Village Administrator
	Michael Malatino	-	Superintendent of Buildings
Also Present:	Tracy Reese	-	Building Department Assistant
	Paul Stevens	-	Village Engineer
Absent:	Edward Kalikow	-	Member
	Ruth Cooper	-	Member

The meeting was called to order by Chairwoman Cervoni.

On motion by Member Kaltman, seconded by Member Charles and carried unanimously, the Board approved the minutes of the regular meeting held June 7, 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. Chairwoman Cervoni commented that the Village had received a certification dated June 17, 2021 from James Garrahan, Jr. / Greenman-Pedersen. Inc. that the properties landscape plan dated May 29, 2018 and August 16, 2018 was 100% completed. Elisha Surillo / applicant was present and thanked the Board and Staff members for their ongoing assistance with this project and stated that he would properly maintain the plantings moving forward. Chairwoman Cervoni responded on behalf of the Board a thank you as well. She noted that this application is completed and will no longer appear on the Agenda.
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. Diane Pervet, Esq. was present on behalf of Mr. Migatz. She provided the Board with an update and items that were still being addressed: drainage, dry wells, water service lines and paperwork being filed with Nassau County for the deed updated required by PSEG in order to relocate a series of utility poles before the Village can widen the road. Paul Stevens, commented to correct remarks he made at the June 7th meeting related to the project and restated his remarks for the record. He also noted that the Village is developing plans to begin road work on or about September 15, 2021 and requested that the new water service lines be installed by that date. Ms. Pervet and Walter Sieber / Cameron Engineering who was present commented that would be completed and not an

issue. On motion of Member Kaltman, seconded by Member Charles and carried unanimously, the Board approved the application and directed Counsel to draft the approval Resolution.

3. Application of Jordan Bergstein – request to install a screened in porch in the same location as an existing trellis on the east side of the existing house. Also proposing to install a new roof and extend the front façade “Blade”, 42” wide, to complete the triangle shape to conceal the new roof structure at 4 Bostwick Lane. Chairwomen Cervoni commented that a site tour was held on June 21st. John Sandgren, Architect was present on behalf of the applicant. He provided a overview of the plan dated February 12, 2021. On motion of Member Kaltman, seconded by Member Charles and carried unanimously, the Board approved the application and directed Counsel to draft the approval Resolution. Chairwomen Cervoni stated that the Planning board reserves the right to review the final building plans and building materials that have been “approved” cannot be changed without prior Planning Board approval or fines can be applied.
4. Application of Kamran Abrishamian – application to construct a new two-story dwelling, proposed pool, driveway, walks, and patios including all floor plans as well as four elevations at 3 Kings Drive. Chairwomen Cervoni commented that a site tour was held on June 21st. Rodger Hess / Surveyor, Paul Russo / Architect and Richard Ignatow / Landscape Architect were all present on behalf of the applicant. Included in their overview were: site plan review, driveway design, pool area, offsets to neighboring properties, increase in trees being proposed and height that included additional street trees. On motion of Member Kaltman, seconded by Member Charles and carried unanimously, the Board approved the application and directed Counsel to draft the approval Resolution. Chairwomen Cervoni stated that the Planning board reserves the right to review the final 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 Kaltman, seconded by Member Charles and carried unanimously, the Board approved the application and directed Counsel to draft the approval Resolution. Chairwomen Cervoni stated that the Planning board reserves the right to review the final building plans and building materials that have been “approved” cannot be changed without prior Planning Board approval or fines can be applied.
5. Application of Chander Kochhar – application to construct a fireplace, 5’ 6” height brick serpentine wall, 6’ iron fence and entrance gate with 30” X 6’ brick piers, barbeque counter and fire pit at 2 Orchard Lane. Chairwomen Cervoni commented that a site tour was held on June 21st. Ray Rolfe / Landscape Architect and Christopher Madey / Architect were present on behalf of the applicant. The landscape plan was reviewed and the proposed building materials were shown that included the rear fireplace and gates. On motion of Member Kaltman, seconded by Member Charles and carried unanimously, the Board approved the application and directed Counsel to draft the approval Resolution. Chairwomen Cervoni stated that the Planning board reserves the right to review the final building plans and building materials that have been “approved” cannot be changed without prior Planning Board approval or fines can be applied.

6. Application of Kevin and Stephanie Small – application to amend the existing site plan approval to construct an inground pool and associated amenities at 50 Rolling Hill Lane. Chairperson Cervoni commented that the only landscape plan that had been received to date was not completed, detailed or stamped. John Remountie / Landscaper Designer was present on behalf of the applicant and explained that he was new to the project and agreed the plan was not completed and the site plans setbacks needed to be updated as well. Paul Stevens, Village Engineer commented that the drainage system needed to be updated and the correct plans to show the pools area matches the site plan. It was agreed that would be done within two weeks and submitted to the Village. On motion of Member Kaltman, seconded by Member Charles and carried unanimously, the Board approved the application and directed Counsel to draft the approval Resolution subject to the receipt of updated site plans, updated drainage plans and a stamped detailed landscape plan.

7. 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 exiting portico at the main entry area at 175 Post Road. Chairwomen Cervoni commented that a site tour was held on June 30th. Michael Rant / Project Manager and Elizabeth Bibla / Landscape Architect were present on behalf of the applicant. **Note:** *The project architect Emilio Susa was away and not present.* A brief overview was provided on the proposed project and included a proposed landscape plan that would add 4,000” of new evergreen trees along Post Avenue and Pheasant Run. Two area residents were present voicing some concern with the additions parking spaces being proposed, the need for additional plantings and the request of a fence replacement along Pheasant Run. It was agreed that these issues would be reviewed and addressed prior to the August meeting. On motion of Member Kaltman, seconded by Member Charles and carried unanimously, the Board will continue the application.

RESOLUTIONS:

1. Application of Daniel and Amanda Moritz – application to construct a one-story pool cabana and cabana porch, expend an existing pool patio, and relocate an existing generator at 12 Red Ground Road. On motion of Member Kaltman, seconded by Member Charles and carried unanimously, the Board approved the Resolution.

On motion by Member Kaltman, seconded by Member Charles and carried unanimously, the meeting was closed at 8:10 PM.

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

Brian S. Ridgway
Village Administrator