

August 2, 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
	Joshua D. Brookstein	-	Village Attorney
	Brian S. Ridgway	-	Village Administrator
	Michael Malatino	-	Superintendent of Buildings
Also Present:	Caroline Hertz	-	Alternate Member
	Paul Stevens	-	Village Engineer

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 July 6, 2021.

The following matters came before the Board:

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 exiting portico at the main entry area at 175 Post Road. Emilio Susa. Architect, Elizabeth Bibla / Landscape Arvhitect and Michael Rant / Project Manager were present and provided the Board with an updated general overview of the proposed project that included several samples of material to be used. In addition, it was stated that concerns raised at the July meeting related to the number of total parking spaces and street landscaping were being addressed. Joel Weyman, Golf Designer hired by Glen Oaks presented to the Board the project overall layout and design. He commented that a protective type netting was **not** required since there was enough space/distance on the proposed driving range area. Chairwomen requested that be submitted to the Village in writing which he agreed to do. Edward Kalikow and Ruth Cooper both stated that since they are club members that they would recuse from a vote. On motion of Member Kaltman, seconded by Member Charles and carried, the Board will continue the application.
2. Application of Clifford Lane – request to remove an existing sunken driveway and two-car garage, and to construct a one-car garage at the first floor level at 19 Quail Run. Robert Manetta / Project Manager and Manoli Galanakis / Fieldstone Landscape Development were present on behalf of the applicant. Chairwomen Cervoni stated that the Board was inform by Michael Malatino, Building Superintendent that recent work was completed at the site without proper permits. Mr. Manetta provided an overview and

changes made to the garage area. Chairwomen Cervoni commented that since violations were pending, the application would be deferred to Mr. Malatino for his review. Mr. Galanakis reviewed the landscape plan and agreed at the request of the Board to increase the plantings in the carport area to be 48” (**four feet high**) rather than the 36” height being proposed. A short comment was made by John Keane / Development Partner on who work was performed without the proper permit in place. On motion of Member Kalikow, second by Member Kaltman and carried unanimously, the Board will continue the application.

3. Application of Lindsy Lane Watts – application to construct a two-story home with an attached garage, pool house and tennis court at 14 Spring Hill Lane (*Lot# 13 at the Spring Jill subdivision*). John Keane / Development Partner was present on behalf of the applicant and introduced his team and provided a color copy booklet of the proposed project and landscape plan to each member of the Board. He stated that a site tour was conducted on July 20<sup>th</sup>. Proposed building materials was also reviewed. Conversation followed that highlighted an additional fee of over \$20K would be added since the number of trees being removed were not being replaced with the same caliber amount plus 10% – this was agreed and understood by Mr. Keane. On motion by Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the application and directed Counsel to draft the approval Resolution.
4. Application of Burt Greenberg – application to construct a two-story home with a pool and attached garage at 6 Stable Lane (*Lot# 5 at the Spring Hill subdivision*). John Keane / Development Partner was present on behalf of the applicant and introduced his team and provided a color copy booklet of the proposed project and landscape plan to each member of the Board. He stated that a site tour was conducted on July 20<sup>th</sup>. It was also noted by Mr. Keane that since there will be no access to Glen Cove Road a 239F waiver from NCDPW was being requested. Conversation followed that highlighted an additional fee of over \$20K would be added since the number of trees being removed were not being replaced with the same caliber amount plus 10% – this was agreed and understood by Mr. Keane. On motion by Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the application and directed Counsel to draft the approval Resolution.
5. 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. Board member Kalikow advised the Board that this was the home of his daughter and therefore would be recusing himself. Trey Wierman / Architect was present on behalf of the applicant. He explained some of the issues related to measurement on the submitted plans that were in error. In addition, it was noted that the projects landscape architect was not present this evening and would need to be before the landscape plan could be reviewed. The Board also requested that a copy of the Landscape Architect NYS License. On motion by Member Kaltman, seconded by Member Charlies and carried unanimously, the Board will continue the application.

## RESOLUTIONS:

1. 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. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the Resolution.
2. 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. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the Resolution.
3. 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. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the Resolution.
4. 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. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the Resolution.

**NOTE:** Chairwoman Cervoni stated that the September Planning Board meeting would be held on Wednesday, September 8<sup>th</sup> since Monday, September 6<sup>th</sup> was Labor Day and Tuesday, September 7<sup>th</sup> was the first day of Rosh Hashanah.

On motion by Member Kalikow, seconded by Member Kaltman and carried unanimously, the meeting was closed at 8:15 PM.

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

Brian S. Ridgway  
Village Administrator