

September 8, 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
	Caroline Hertz	-	Alternate Member
	Michael Sahn	-	Village Attorney
	Brian S. Ridgway	-	Village Administrator
Also Present:	Joshua D. Brookstein	-	Village Attorney
	Neera Roopsingh	-	Village Attorney
	Paul Stevens	-	Village Engineer
	Tracy Reese	-	Building Department Assistant
Absent:	Paige Charles	-	Member
	Michael Malatino	-	Superintendent of Buildings

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 August 2, 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. No one was present on behalf of the applicant. Chairwomen Cervoni noted that this application was scheduled to appear before the Village’s Zoning Board and then would return to the Planning Board. On motion of Member Kalikow, seconded by Member Kaltman 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. Chairwomen Cervoni reviewed the Village violations that were issued on this project for working *without proper permits* in place. She added that Village Superintendent Michael Malatino had addressed all issues and work is now continuing. Present of behalf of the applicant was Michael Manetta / Fieldstone Landscape Development and Richard Ignatow / Lanscape Architect. The updated landscape plan dated 9-8-2021 was reviewed that showed a 4 foot height of the proposed *Box Woods* in the car port area. rage area. 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.

Chairwomen Cervoni reminded the applicant representative that the Planning Board reserves the right to review the final building plans, building materials and landscape plan that have been “*approved*” cannot be changed without prior Planning Board approval or fines can be applied.

3. 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. Sylvia Cordero-Skidmore / Landscape Architect was present of behalf of the applicant. Chairwomen Cervoni commented that Ms. Cordero-Skidmore was a *licensed* landscape architect. A brief overview of the proposed landscape plan was presented. On motion by Member Kaltman, seconded by Member Cooper and carried unanimously, the Board approved the application and directed Counsel to draft the approval Resolution. Chairwomen Cervoni reminded the applicant representative that the Planning Board reserves the right to review the final building plans, building materials and landscape plan that have been “*approved*” cannot be changed without prior Planning Board approval or fines can be applied.
4. Application of Scott Rudolph – application to construct a pool, pool cabana, porch and walks and patios at 8 Red Ground Road. Rodger Hess / Surveyor, Paul Russo / Architect and Richard Ignatow / Landscape Architect were present of behalf of the applicant. An overview of the proposed project was explained and included several color photos and display of building materials for the windows, roof type, brick, trim, gutters and patios. In addition, it was noted from the landscape plan would increase total plantings 4X of what is currently planted. On motion by Member Kaltman, seconded by Member Cooper and carried unanimously, the Board approved the application and directed Counsel to draft the approval Resolution. Chairwomen Cervoni reminded the applicant representative that the Planning Board reserves the right to review the final building plans, building materials and landscape plan that have been “*approved*” cannot be changed without prior Planning Board approval or fines can be applied.

RESOLUTIONS:

1. Application of Lindsie 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*). On motion by Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the Resolution.
2. 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*). On motion by Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the Resolution.

3. Request to grant approval to release escrowed funds in the amount of \$300,000 that were held until the successful site plan of the Rock Community Church/Faith Ministries, Inc. at 174 Post Road. On motion by Member Kalikow, seconded by Member Kaltman 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 7:25 PM.

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

Brian S. Ridgway
Village Administrator