

April 5, 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 7:05 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       |
|         | Michael Malatino | - | Superintendent of Buildings |

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|---------|---------------|---|--------|
| Absent: | Paige Charles | - | Member |
|---------|---------------|---|--------|

|               |                      |   |                               |
|---------------|----------------------|---|-------------------------------|
| Also Present: | Tracy Reese          | - | Building Department Assistant |
|               | 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 March 1, 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. The requested updated landscape plan from the prior meeting was not submitted. Mr. Surillo stated that his landscape architect had COVID and unable to complete the requested updated landscape plan. At the request of Chairwomen Cervoni, on the motion of Member Kalikow, seconded by Member Kaltman and carried unanimously the Board entered into Executive Session at 7:12PM. The Board rejoined the meeting at 7:21PM and Village Counsel stated the Executive Session was to review a Legal Matte associated with the applicant. Chairwoman Cervoni informed Mr. Surillo that the Board must be in receipt of the updated landscape plan by April 19<sup>th</sup> or other Board action will be taken. Mr. Surillo agreed and stated the only changes that will be made to the original landscape plan will be the addition of several new large trees. On motion of Member Kalikow, seconded by Member Kaltman 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. Greg Marett / Landscape Architect, Michael Rant / Project Manager and Steven Homburger / Architect were present on behalf of the applicant. A on-line presentation of the proposed plans was made. Village Engineer Paul Stevens comments that he was in agreement with the submitted grade and drainage plans

of the site. Chairwoman Cervoni stated that the Board will need ten copies of the updated/revised plans for the proposed cabana no later than April 19<sup>th</sup>. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously, the Board approved the Landscape and Site Plans subject to submission of the requested plans for the cabana and will continue the application.

3. Application of Highborne Equities, LLC – application to maintain an existing house generator, outdoor hot-tub, rear second floor balcony, and 1<sup>st</sup> floor infill within the existing 1<sup>st</sup> floor footprint at 1 Hidden Pond Drive. Chairwomen Cervoni stated that the Board of Trustee at their recent meeting (March 15<sup>th</sup>) approved the hot-tub easement and Village Counsel stated approval of the application will be subject to the full payment of all fees associated with the application. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously the Board approved the application.

4. Application of Heather Haboush-Jarrahy – application to construct a pool cabana adjacent to an existing pool patio at 63 I.U. Willets Road. James Murphy, Esq., Kevin Natalie / Landscape Architect and Rodger Hess / Surveyor were present on behalf of the applicant. The landscape plan dated 2/23/2021 was reviewed on-line and copies will be provided to the Board as requested. In addition, the proposed plans and building materials to be used were presented on-line as well as the site and drainage plans for the proposed project. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously the Board approved the application. 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 Khaja and Tayaba Ahmed – application to construct a new two-story dwelling, driveway, swimming pool, walkways, patios, new septic system and new dry wells at 2 Kings Lane. Roger Hess / Surveyor, Paul Russo / Architect and Stephen Meehan / Landscape Architect were present on behalf of the applicant. A very detailed on-line presentation was made to the Board that included measurements of the proposed site and design plans and building materials to be used. Mr. Hess also noted that a 239F application will be submitted to Nassau County since the property abuts Nassau County roadway (*Red Ground Road*). During the presentation, Stephen Meehan noted that the proposed trees that were to be 7 feet in height will be 10 feet in height at the request of the Board during their prior site visit. Member Kalikow asked if the proposed stockade fence be upgrade that is being proposed along Red Ground Road. Mr. Russo explained the need for such a fence to reduce street noise to the property. Following additional conversation, Member Kalikow suggested a cedar privacy fence be installed in place of the proposed stockade fence – the suggestion was agreed to by Mr. Russo. Two area residents spoke (*Carolyn Turk/1 Kings Drive and Robin Mattner/4 Kings Drive*) both were concerned about the proposed homes overall style, the location of the driveway and request to keep trees that are healthy. Mr. Meehan, stated that he would provide a report of the health condition of the one large tree along Red Ground Road that was scheduled to be removed. Following conversation between all parties, Member Kaltman suggested that the Board schedule another site visit to review the area of concern and the tour shall include both *Carolyn Turk and Robin Mattner* if possible. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously the Board will continue the application.

6. Application of Moro and Zaara Salifu - application to construct a new two-story wood frame and stucco single family residence including a new driveway, new tennis court and terraces a 95 Old Westbury Road. Peter Hagemann / Architect, Craig Donley / Landscape Architect and Trey Wehrum / Site Engineer were present on behalf of the applicant. A on-line presentation was made that included: the site plan, materials to be used, drainage plan and landscape plan for the project. Village Engineer Paul Stevens commented that a few updates to the drainage plan were required but none that were major. It was also noted that the applicant will be requesting Nassau County approval to use the County Sewer System. On motion of Member Kalikow, seconded by Member Kaltman and carried unanimously the Board will continue the application since several plans needed to be updated.

**RESOLUTIONS:**

1. Application of Howard Furst – application to construct a new swimming pool, spa, patios and outdoor kitchen at 66 Wheatley Road. On motion of 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 9:35 PM.

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

Brian S. Ridgway  
Village Administrator