

**INC. VILLAGE OF MANORHAVEN
PLANNING BOARD HEARING
January 7, 2020 at 7 p.m. - MINUTES**

CALL TO ORDER: 7:10 p.m.

PLEDGE OF ALLEGIANCE: Michael Masiello

ATTENDANCE:

Mario DeSantis, Dan Garcia, Zygmunt Jagiello – excused, Mike Masiello, Dominick Masiello, Sharon Abramski – Village Clerk; Ken Gray – PB Attorney; Raul Cotilla – Village Engineer.

APPOINT ACTING CHAIRMAN:

- Daniel Garcia moved to appoint Michael Masiello as Acting Chairman., seconded by Dominick Masiello; unanimously carried.

APPLICATIONS BEFORE THE BOARD:

PB11-2019 – 21 Juniper Road, Port Washington, NY 11050, S-4, B-45, L -70 through 72 in an R1 Zone. Application of Moritz Maroof, owner of the premise, is seeking a site plan review for construction of a new two-family home to replace his existing two-family home.

BOARD AND APPLICANT COMMENTS:

-Ken Gray recommended to board and applicant that case be adjourned to next meeting as the Village Engineer had found a conflict with the drawing calculations and drainage.

- Michael Masiello moved to adjourn PB11-2019 to February 4 at 7 p.m.; seconded by Dominick Masiello; unanimously carried.

PB 10-2019 – 2 Cornwall Lane, Port Washington, NY 11050, S-4, B-103, L-62 in an R1 Zone. Application of Raymond Lim, owner of the premise, is seeking a site-plan review for construction of an addition to his existing home on a pre-existing sub-standard lot.

BOARD AND APPLICANT COMMENTS:

- Andrew Kaplan, architect representing applicant, presented a general overview of proposed addition. He stated that the new plans cover less of a footprint than the previous structure on the pre-existing, non-conforming lot. He noted that the applicant intends to retrofit the property and will attempt to match all vinyl siding on all portions of the house. He further noted that the applicant wishes to replace the existing single pane windows.

- Daniel Garcia asked if all interior work had been completed.

- Raymond Lim, the applicant, expressed that he purchased the house with an expectation that property could be fixed, that he is currently living in a “fixer-upper.” He feels that the application process has been long and tedious and the process to get Village Board’s approval has delayed his project. Mr. Lim also expressed that he loves the community and wants to finish the project.

- Raina Becnel, the applicant, mentioned that the Village Board process had been challenging despite assistance from the clerks and that delays have been caused by unforeseen circumstances.

- Michael Masiello mentioned that although the Board process may be challenging, but it is the Board's responsibility to comply with existing ordinances.

- Raul Cotilla, Village Engineer said that the project is very straight forward and had no comments regarding the proposed project when asked by Acting Chairman Michael Masiello.

PUBLIC COMMENTS: None

- Daniel Garcia motioned to close public comment; seconded by Mario DeSantis; unanimously carried.

- Daniel Garcia moved to approve the PB10-2019 application, seconded by Mario DeSantis; unanimously carried.

PB 9-2019 – 22 Sagamore Hill, Port Washington, NY 11050, S-4, B-39, L1 through 10 and 56 through 58 in an E1 Zone. Applicant 20-26 Secatoag, LLC, owner of the premise, is seeking a site-plan review for construction of a mixed-use building consisting of sixteen (16) residential apartments and one (1) commercial space.

APPLICANT COMMENTS:

- Howard Avrutine, Esq. representing the applicant, mentioned that the architect and relative engineers were in attendance to discuss or answer any further questions the Board may have had.

- Mike Rant of Northcoast Civil Engineering discussed traffic, noted that he would adjust the one grade that was of concern, said that sanitary flow would be added, and signage would be added at the entrances regarding the delivery egress. He further noted that the "Head Banger" sign on the building would not be needed.

- Jean-Marie Posner, Director of Properties representing the client, noted and read a letter of recommendation from GCI with respect to LIAL's reputation, noting that the letter commends and endorses LIAL.

- Michael Veraldi – Vice President of Long Island Analytical Laboratories, discussed recent sample testing in reference to tetrachloroethene and other soil vapor characteristics. Further noted that soil vapor barrier and sub slab depressurization system was not warranted and that as per Department of Environmental Conservation standards no action is required for tetrachloroethene contaminant.

- Howard Avrutine noted that applicant would agree to install a soil vapor barrier type that didn't incur excessive costs.

EXECUTIVE SESSION:

- Michael Masiello moved to enter into Executive Session to seek advice of Counsel at 7:45 p.m.; seconded by Mario DeSantis; unanimously carried.

- Michael Masiello moved to close the Executive Session and resume the regular session at 8:11 p.m.; seconded by Dan Garcia; unanimously carried.

BOARD AND APPLICANT COMMENTS:

- Howard Avrutine requested that the Board approve the application.

- Ken Gray, Esq. discussed conditions that Board could consider upon possible approval which included the utilization of a licensed environmental abatement company, provide a more detailed soil management plan, install a soil vapor barrier (liquid or otherwise), install “Low Clearance” signage, two water monitoring wells, and the location of new buildings, driveways, curb cuts and other improvements shall be located as shown on the site plan.

- Michael Masiello moved to approve application subject to the conditions outlined by Village Counsel; seconded by Daniel Garcia; unanimously carried.

- Michael Masiello moved to close Public Hearing at 8:37 p.m., Seconded by Dominick Masiello; unanimously carried.

ADJOURNMENT:

Next Scheduled Meeting is: February 4, 2020 at 7 p.m.

Manorhaven, New York

January 7, 2020

SHARON NATALIE ABRAMSKI, RMC, CMC

ALEX KOVACEVIC