

**INC. VILLAGE OF MANORHAVEN  
PLANNING BOARD HEARING  
February 04, 2020 at 7 p.m. - MINUTES**

**CALL TO ORDER: 7:00 p.m.**

**PLEDGE OF ALLEGIANCE:** Michael Masiello

**ATTENDANCE:**

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

**APPOINT ACTING CHAIRMAN:**

*Mario DeSantis moved to appoint Michael Masiello as Acting Chairman, seconded by Daniel Garcia; unanimously carried.*

**EXECUTIVE SESSION:**

*Daniel Garcia moved to enter Executive Session to seek advice of Counsel at 7:02 p.m.; seconded by Dominick Masiello; unanimously carried.*

*Michael Masiello moved to close the Executive Session and resume regular session at 7:18 p.m.; seconded by Dan Garcia; 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:**

*Raul Cotilla, Village Engineer questioned drainage inlet dimensions and catch basin type.*

*Daniel Garcia questioned window well dimensions in reference to emergency escape.*

*Ken Gray questioned if property was an existing two-family home.*

*Charles D’Alessio, architect representing applicant, reviewed catch basin information, landscaping plan, communications with Village Engineering Firm and discussed foundation dynamics in accordance to Board request. He further noted that the applicant has and will continue to comply with Board recommendations. He affirmed that the property was an existing two-family home.*

*Michael Masiello questioned if current plans had been approved by the Village Engineer.*

**PUBLIC COMMENT:**

*Michael Masiello motioned to close public comment; seconded by Mario DeSantis; unanimously carried.*

*Michael Masiello moved to approve the PB11-2019 application, seconded by Mario DeSantis; unanimously carried.*

**PB 1-2020 – 43 Orchard Beach Blvd., Port Washington, NY 11050**, Application of Port Washington Hospitality LLC – Owner of premises known as 43 Orchard Beach Blvd., Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 59, Lots 640, 642, for site plan approval for a proposed restaurant

**BOARD AND APPLICANT COMMENTS:**

Michael Mark, architect representing client, reviewed prior zoning appeals variance granted for parking and discussed interior renovations. He further noted that current site plan had not changed during the transfer of ownership and renovations. He also requested to approve the case pending survey approval. Raul Cotilla mentioned that the D&B Engineering office received related documents the day before the meeting.

Dominick Masiello questioned if the parking lot size would suffice in relation to boat storage and other parking lot dynamics.

Chris Fillas representing proposed restaurant, stated that any delays in site plan approval would drastically impact the project. Further mentioned that the restaurant would use a valet service.

David Doody, General Manager of Capri Marina, stated that time was a critical issue for the proposed project in reference to taxes, employment and further noted that additional delays would jeopardize the project.

Ken Gray noted that the Board of Zoning Appeals had previously declared a negative declaration in reference to the State Environment Quality Review.

Rich Talfond, Resident of 7 The Bridge questioned the parking dynamics of parking lot and was concerned about customers parking on Orchard Beach Boulevard.

Michael Masiello questioned if the applicant received a list of requirements set forth by the Village Building Department.

*Michael Masiello motioned to close public comment; seconded by Mario DeSantis; unanimously carried.*

*Michael Masiello moved to approve the PBI-2020 application pending survey approval, seconded by Daniel Garcia; unanimously carried.*

**PB 3/2019 – 2 Manorhaven Blvd., Port Washington NY 11050**, Application of 2 Manorhaven LLC, owner of premises known as 21 Juniper Road, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block H, Lot 87, for an extension of time of one (1) year related to the previously approved site plan to convert a service station with automotive repair to a service station with a convenience store.

**BOARD AND APPLICANT COMMENTS:**

Ken Gray reviewed general status of application and prior zoning approval extension. He had no objection to granting a one-year extension to the previously approved site plan.

*Michael Masiello moved to approve the PBI-2020 application pending survey approval, seconded by Daniel Garcia; unanimously carried.*

*Michael Masiello moved to close Public Hearing at 7:59 p.m., seconded by Dominick Masiello; unanimously carried.*

**ADJOURNMENT:**

**Next Scheduled Meeting is: March 3, 2020 at 7 p.m.**

Manorhaven, New York

February 4, 2020

ALEX KOVACEVIC