

**INC. VILLAGE OF MANORHAVEN  
PLANNING BOARD HEARING  
January 8, 2019 at 7 p.m.  
MINUTES**

**CALL TO ORDER:** 7:04 p.m.

**PLEDGE OF ALLEGIANCE:** Michael Masiello

**ATTENDANCE:**

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

**APPLICATIONS BEFORE THE BOARD:**

**PB 9/2018 – 41 Dunwood Road, Port Washington, NY 11050**, known as Map Section 4, Block 78, Lot 62. Owner/Applicant, AJS Group, Inc. is seeking a site plan approval for a new two-family home.

**BOARD AND APPLICANT COMMENTS:**

- Anthony Piacentini, Esq. spoke on behalf of the applicant and introduced architect, John Amisano. Mr. Amisano reviewed the drawings with the Board and discussed that there would be four parking spots.
- Michael Masiello questioned the need for a full bathroom in the basement as he was concerned about that space turning into living quarters. Mr. Amisano noted that it was purely for convenience and there was no outdoor access to the basement or intention to make that into another dwelling.
- Anthony Piacentini stated that the drawings/plans conform to Village Code (Section 155.63) and the focus should not be on a basement bathroom that is allowed.
- Michael Masiello directed questions to Amisano regarding driveways and parking.

**PUBLIC COMMENTS:**

- Building Superintendent Bill Rogel discussed curb cuts, the driveway width and tandem parking.
- Village Engineer Raul Cotilla clarified that the distance between the two driveways equals thirty-eight feet, more than enough on-street parking for two vehicles.
  
- *Motion to close public hearing by Mario DeSantis; seconded by Dominick Masiello; Michael Masiello abstained, but the motion was unanimously carried.*
- *Motion to accept the application pending architect's review of recently submitted plans by Michael Masiello; seconded by Mario DeSantis; unanimously carried.*

**PB10/2018 – 15 Firwood Road**, Port Washington, NY 11050, known as Map Section 4, Block 68, Lots 74 & 75. Owner/Applicant, Pond Ridge Homes LLC is seeking a site plan approval for a new two-family home.

**PB11/2018 – 17 Firwood Road**, Port Washington, NY 11050, known as Map Section 4, Block 68, Lots 72 & 73. Owner/Applicant, Pond Ridge Homes LLC is seeking a site plan approval for a new two-family home.

- Clerk Abramski asked if the Board wanted to consider hearing the two applications together in one hearing.
- *A Motion was made to hear 15 and 17 Firwood together by Michael Masiello; seconded by Zygmunt Jagiello; unanimously carried.*

**BOARD AND APPLICANT COMMENTS:**

- Anthony Piacentini, Esq. spoke on behalf of the applicant and re-introduced architect, John Amisano. History: The sub-division of 15 Firwood Road was approved as 15 and 17 Firwood Road. Each lot will have three parking stalls. There was a discussion regarding drainage.
- Mario DeSantis questioned how much rain the galleys could handle and whether they were acceptable.

- Village Engineer Raul Cotilla explained that galley drainage was satisfactory; they work differently, with water flowing from one galley to the next through the bottom.
- Zygmunt Jagiello asked for an explanation of the parking. John Amisano answered the curb cut questions and stated that there would be room for a car in front of the home at the street level.
- Michael Masiello wanted to be able to reassure residents and neighbors that they are not losing a parking space.
- Raul Cotilla noted that he received updated drawings based on his comments from John Amisano, but only received them that day and did not have time to review them prior to the meeting.
- Michael Masiello asked about the basement bathroom. John Amisano noted that there was no access to the basement from the outdoors and this bathroom was only a “powder room.”

**PUBLIC COMMENTS:**

- Fernando Intintoli felt that 8 feet is not enough room for a driveway.
- Nick Pedone discussed the slope of the driveway and felt 18 feet was long enough.

*-Motion to close Public Hearing by Mario DeSantis; seconded by Dominick Masiello; unanimously carried.*

*- Motion to accept application based upon approval of recommended corrections by the Village Engineer to the drawings on file by Michael Masiello; seconded by Zygmunt Jagiello; unanimously carried.*

**ADJOURNMENT:**

*Motion to close meeting at 8:40 p.m. by Michael Masiello; seconded by Zygmunt Jagiello; unanimously carried.*

Manorhaven, New York

January 8, 2019

SHARON NATALIE ABRAMSKI, RMC, CMC

VILLAGE CLERK-TREASURER