

**INC. VILLAGE OF MANORHAVEN  
PLANNING BOARD HEARING  
October 15, 2018 at 7 p.m.  
MINUTES**

**CALL TO ORDER:** 7:03 p.m.

**PLEDGE OF ALLEGIANCE:** Ken Gray

**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:**

**Application of AJS Group Inc.,** owner of the premise known as Map Section 4 – Block 52, Lots 47 – 49 as noted below.

- **PB 7/2018 - 59 Hickory Road,** Port Washington – Site Plan Approval, New two-family home

**BOARD AND APPLICANT COMMENTS:**

- Thomas Pantelis, Esq., spoke of behalf of the applicant. He noted that a 27.87% variance was previous approved by the Zoning Board.
- John Amisano, Architect, discussed parking spaces and drainage concerns which were pointed out by the Village BZA Engineer. He explained the types of revisions he incorporated into the drawings, including an additional drywell at the rear of the property. He explained what he felt were difficulties in meeting Nassau County Regulation, and discussed the property test boring results.
- Raul Cotilla, Village Engineer that he had just received the revised drawings on the day of the hearing, so he was unable to review them to comment on any changes that were made.
- Mike Masiello inquired why they have 3 parking spaces versus 4, and also had a drywell question.
- Mario DeSantis asked for the square Footage (1,672 sq. ft.) and asked about the Variance (27.87%)

**PUBLIC COMMENT:**

Robert O'Brien asked whether the Planning Board had numbers for local flooding for that area over the past years. He did not agree with Amisano's proposed drainage solution and also felt a fourth parking spot was needed.

- Zygmunt Jagiello explained that the Board must follow the Codes that they would make sure drainage is appropriate, and if anyone sought anything not listed within the Code, they should present that to the Board of Trustees as they have the authority to change the laws.

- John Orr asked how many spaces would be available in front of the house and Amisano replied that there would be two.

- Thomas Pantelis, Esq., asked to adjourn the application until the next Planning Board meeting on November 7.

- *Motion to accept the adjournment to November 7, 2108 by Zygmunt Jagiello, seconded by Mario DeSantis; unanimously carried.*

**Applications of Ressa Family, LLC,** owner of premises known on the Nassau County Land and Tax Map as Section 4, Block 75, Lots 31-40:

- **PB 1/2018**      **48 Ashwood Road,** Port Washington – Site Plan Approval, New two-family home
- **PB 2/2018**      **50 Ashwood Road,** Port Washington – Site Plan Approval, New two-family home
- **PB 3/2018**      **52 Ashwood Road,** Port Washington – Site Plan Approval, New two-family home
- **PB 4/2018**      **54 Ashwood Road,** Port Washington – Site Plan Approval, New two-family home

- **PB 5/2018**      **56 Ashwood Road**, Port Washington – Site Plan Approval, New two-family home

**BOARD AND APPLICANT COMMENTS:**

- Steven Ressa, Esq., a principal of the applicant, noted that VHB Engineers assisted them in creating a revised parking plan for the project. They have no plans to develop the unused/vacant portion of the former school lot that was purchased by the Ressa family, and he feels that this property will facilitate and ease the parking problems associated with 48 Ashwood Rd. The drywell locations indicated on the drawings were approved by Nassau County.
- Michael Rant of Bladykas & Panetta reviewed the drawings. A leaching galley system will be used and they have calculated a doubling the rainfall requirement.
- Mike Masiello wanted to know what happens if a vehicle is larger than 17 ft.
- Dominick Masiello asked about fire hydrants and fire truck access
- Paul Russo and Steven Ressa explained that the Fire Dept. did physical tests for larger emergency vehicles to get through the access roadway.
- Steven Ressa noted that he has the option, should he decide, to put additional parking spaces on the vacant school lot ,but is not promising that at this time.
- Paul Russo noted that the design eliminates all of the curb cuts of Ashwood Rd.
- Mario DeSantis asked about the drainage system and materials.

**PUBLIC COMMENTS:**

- Robert O'Brien asked about the rainfall requirements and would like to see all properties with a 5" requirement.
- Raul Cotilla noted that he is satisfied with the latest parking revisions which were holding back the applications from moving forward.

*- Motion to close public comments by Dominick Masiello; seconded by Mario DeSantis; unanimously carried.*

*- Motion to accept application PB1-2018 through PB5-2018 made by Zygmunt Jagiello which was subject to a letter of approval from the Village BZA Engineer, and subject to the agreement that the applicant would forevermore, leave the remaining Easterly 30 x 100 lot – Lot 224 undeveloped to facilitate vehicular maneuverability and accessibility for 48 Ashwood Rd., except for a possible parking spot in the future; seconded by Mike Masiello; unanimously carried.*

**ADJOURNMENT:**

*- Motion to Close Meeting at 8:31 p.m. by Zygmunt Jagiello; seconded by Mike Masiello; unanimously carried.*

Manorhaven, New York

October 15, 2018

SHARON NATALIE ABRAMSKI, RMC, CMC

VILLAGE CLERK-TREASURER