

**INC. VILLAGE OF MANORHAVEN  
PLANNING BOARD HEARING  
October 15, 2019 at 7 p.m. - MINUTES**

**CALL TO ORDER:** 7:01p.m.

**PLEDGE OF ALLEGIANCE:** Zygmunt Jagiello

**ATTENDANCE:** *Mario DeSantis, Dan Garcia, Dominick Masiello, Mike Masiello, Zygmunt Jagiello, Chair, Sharon Abramski – Clerk; Alex Kovacevic – Deputy Clerk, Ken Gray – PB Attorney; Raul Cotilla –Village Engineer.*

**ADJOURNMENTS:**

**-PB 9-2019 – 22 Sagamore Hill, Port Washington, NY,** adjourned until November 6 at 7 p.m.

*-Mario DeSantis moved to adjourn PB-9-2019 – 22 Sagamore Hill until November 6 at 7 p.m.; seconded by Michael Masiello; unanimously carried.*

**EXECUTIVE SESSION:**

*-Michael Masiello moved to enter Executive Session 7:04 p.m. to seek the advice of Counsel; seconded by Daniel Garcia; unanimously carried.*

*-Michael Masiello moved to close Executive Session at 7:22 p.m. and resume regular session; seconded by Dominick Masiello; unanimously carried. No action taken in Executive Session.*

**APPLICATIONS BEFORE THE BOARD:**

**PB 7-2019 - 76 Juniper Road, Port Washington,** New York, known on the Nassau County Land and Tax Map as Section 4, Block 40, Lot 68-71, 169, 269 in an R1 Zone., Application of E2M2 LLC/Ed Mayourian, owner of the premises is seeking a sub-division of one parcel into two separate parcels.

**BOARD AND APPLICANT COMMENTS:**

*- Zygmunt Jagiello discussed New York State Village Code pertaining to PB 7-2019, 76 Juniper matter and referred to Counsel to elaborate.*

*- Ken Gray discussed NYS Code 155-62. B.1 as in relates to PB 7-2019 76 Juniper Road. He noted that as per State Code this matter could be referred to the Zoning Board of Appeals.*

**PUBLIC COMMENT:** None

*- Michael Masiello moved to refer PB 7-2019 to the Board of Zoning Appeals; seconded by Mario DeSantis; unanimously carried.*

**PB 8-2019 - 20 Matinecock Avenue, Port Washington,** NY 11050, S-4, BL, L-123 through 132 in a C1 Zone. Application of Heaven Realty, LLC/Ed Mayourian, owner of the premise, is seeking a site-plan review to convert the existing marina into a two-story building, with thirty-two (32) residential apartments and two (2) commercial spaces above a parking garage.

**BOARD AND APPLICANT COMMENTS:**

*-Thomas Levin, Esq representing the applicant, questioned whether a presentation would be done at the ARB meeting. He noted that they will comply with whatever the Board requests.*

*- Ken Gray discussed Village Code 155.20.1.G as it pertains to PB 8-2019. He also discussed how PB 8-2019 -20 Matinecock as a formality, should be referred to the Architectural Review Board, who can then refer the case to the Board of Trustees as per Village Code.*

**PUBLIC COMMENT:** None

- Mario DeSantis moved to refer PB 8-2019 20 Matinecock to the Architectural Review Board; seconded by Michael Masiello; unanimously carried.

**ADJOURNMENT:**

Motion to close the meeting at 7:37 p.m. by Zygmunt Jagiello; seconded by Dominick Masiello; unanimously carried.

**Next Scheduled Meeting is: November 6, 2019 at 7 p.m.**

Manorhaven, New York

October 15, 2019

SHARON NATALIE ABRAMSKI, RMC, CMC

ALEX KOVACEVIC