

**INC. VILLAGE OF MANORHAVEN  
PLANNING BOARD HEARING  
December 3, 2019 at 7 p.m. - MINUTES**

**CALL TO ORDER:** 7:02 p.m.

**PLEDGE OF ALLEGIANCE:** Zygmunt Jagiello

**ATTENDANCE:**

*Mario DeSantis, Dan Garcia, Zygmunt Jagiello, Michael Masiello, Dominick Masiello, Sharon Abramski – Village Clerk, Roger Cocchi – Acting Village Engineer, Ken Gray – Excused; Raul Cotilla – Excused.*

**APPLICATIONS BEFORE THE BOARD:**

**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. Application of Secatoag 20-26, 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.

**BOARD AND APPLICANT COMMENTS:**

-Zygmunt Jagiello discussed general details regarding having an acting engineer present. Clerk Sharon Abramski concurred regarding the importance of holding this meeting as the Board would have the opportunity to ask the applicant and architect additional questions.

-Howard Avrutine, Esq. representing applicant, mentioned that he would not be able to attend the December 11<sup>th</sup> meeting, however he'd be available on other dates throughout December.

-Zygmunt Jagiello stated that the Board was not able to analyze Long Island Analytical's recent Soil Management Plan as it was submitted the same day of the meeting.

-Michael Veraldi, Vice President of Long Island Analytical Laboratory, representing the applicant, reviewed Long Island Analytical Laboratory's credentials. He discussed their soil boring, groundwater and other environmental testing that was performed. He stated that the soil on property is extremely clean and is safe. Clerk Abramski questioned whether LI Analytic Labs, the applicant's environmental firm would be on site during the construction process. Veraldi confirmed that they would on-site during the construction phase. Mario DeSantis asked how bore sample locations were chosen and if soil and groundwater contaminants were safe for proposed project. Veraldi explained that soil boring sites were based on the 2011 report locations and felt there was no need for a sub-slab depressurization system, even though the ground level contaminants were not "normal." There was a further discussed excavation plan precautions and polyethylene sheeting utilization for dust control.

-Mario DeSantis was concerned about air quality and if it could have any affect during excavation. He further questioned whether potential climate change would affect property if built with no soil vapor barrier and questioned dynamics of commercial space, potential traffic concerns and tenant demographics. Veraldi assured him that it was highly unlikely.

- Zygmunt Jagiello mentioned that certain environmental issues were addressed and resolved regarding the Environmental Assessment form. He noted that the Village Engineer previously recommended a soil vapor barrier and/or sub-slab depressurization system and Jagiello also asked what the potential costs would be. He also revisited traffic dynamics relevant to hypothetical compared with actual flow. Also asking about sewer excavation depth and width specifications. He further questioned the proposed HVAC system and water flow requirements and questioned whether the Variable Floor Refrigeration System would require adjustments or maintenance. Veraldi commented that usually one is done, but not both. He

added that a sub-slab is more costly.

-Howard Avrutine explained that Veraldi was not disagreeing with H2M or D&B's concurrence of the sub-slab. He compared prior Athenica Environmental reports to recent Long Island Analytical reports. He stated that Village Engineer recommendations were based upon Athenica reports. He also mentioned that the soil vapor barrier would be a significant expense and was not recommended by Long Island Analytical Laboratories. He reviewed the previously submitted MulRyan Traffic Report and stated that traffic activity would be negligible as per the traffic report.

-David Wasserman, architect representing applicant, discussed the MulRyan Traffic Report. He mentioned that report utilized the existing road network and reiterated that proposed project would yield only one car every three minutes. He also reviewed heating and cooling features of the proposed project, which would include Variable Flow Refrigeration. He also stated that multiple two-family homes would have a much higher impact than the proposed project and that the proposed project would comply with code and energy requirements.

- Michael Veraldi discussed how the soil was to be handled on and offsite. There will be dust control, sprinklers and dust monitoring. He felt that no special disposal method was needed. Again, Clerk Abramski asked whether they would be on site to supervise the excavation. Veraldi said they would be supervising on site and would be setting up permanent monitoring wells on site to monitor the trend of the groundwater to make sure it continues to decrease in contaminants. He noted that the two well locations are already indicated on the drawings.

- Roger Cocchi, Acting Village Engineer from D & B, felt that it would be less expensive and make more sense to put in the soil barrier from the beginning before any problems could arise.

- Mike Rant, architect representing applicant, discussed groundwater well locations, updated alignment plans, addressed column specifications, grading, spot elevations, storm water pollution prevention, ADA compliant sidewalks, utility plans and sewer main pipe sizes on different locations surrounding property. He also discussed the four test holes on the grading plans. Jagiello questioned how much excavation would be needed. Michael Masiello questioned if the project would have supplemental heating in sub-slab flooring and asked if project's electricity usage would be conforming to requirements. Dan Garcia questioned the electric efficiency. Masiello also questioned potential management staffing, environmental firm's qualifications, soil boring and electrical room locations, groundwater well monitoring. Rant stated the excavation would be approximately a five foot drop. He assured the Board that this is an efficient system with very strict energy compliances. Zygmunt Jagiello had concerns about water usage.

Roger Cocchi, Acting Village Engineer noted that prior D&B Engineering letter dated November 6th 2019 included comments that were generated in response to an H2M report previously submitted. Also questioned whether environmental measuring distances were measured in cubic yardage or square yardage. He further questioned if applicant was considering installing a Soil Vapor Barrier and how excavated soil would be disposed. Also questioned if applicant had dust control safety measures identified.

Jean-Marie Posner, Director of Properties representing client mentioned that the commercial unit on proposed property may be used for storage or management purposes. She mentioned traffic increases due to new major retail stores opening nearby. Discussed existing property management details and mentioned that although on-site management may not be utilized, nearby services and management would be readily available if needed.

- Mario DeSantis was concerned about a possible increase in traffic flow to the area. Howard Avrutine reminded the Board that the Zoning Board already granted the variance with regard to parking relief.

**PUBLIC COMMENT:**

Jeff Stone, a resident of Tom’s Point and a real estate agent, is in favor of proposed property being built. He stated an empty dirt lot is a “terrible thing.” He has a direct interest in the property as a resident a realtor. He feels there will be more of a mix of people and the number of vehicles. Some will travel into Manhattan, some won’t. He noted that he specializes in real estate and feels that proposed property would attract individuals or couples who want to downsize and feels the commercial space will be used as an office space. He likes the Design and would rather see this than a bunch of two-family homes. He thinks it is a “good thing” and that Manorhaven should not be the “Land of No.” He further mentioned that the proposed building would encapsulate existing dust and dirt conditions. He noted that he couldn’t recall the bulkhead of Tom’s Point ever being breached by any storms.

Nick Marra, resident of 12 Dunes Lane, stated that discussing traffic concerns was a “waste of time.” As not needed as traffic concerns were already approved by the Board of Zoning Appeals. He noted that additional questioning from Board regarding environmental firm was unnecessary and at times irrelevant. He praised Board members for possessing good character.

- Michael Masiello assured the applicant that additional questioning from Board is for the protection of present and future residents and it is the Board’s responsibility.

- *Mario DeSantis moved to close Public Comment; seconded by Dominick Masiello; unanimously carried.*

- *Daniel Garcia moved to adjourn the next session to December 11, 2019 at 7 p.m.; seconded by; Dominick Masiello; unanimously carried.*

**ADJOURNMENT:**

- *Michael Masiello moved to close the meeting at 8:57p.m.; seconded by Daniel Garcia; unanimously carried.*

**Next Scheduled Meeting is: December 11, 2019 at 7 p.m.**

Manorhaven, New York  
December 3, 2019  
Sharon Natalie Abramski, RMC, CMC  
Alex Kovacevic, Deputy Clerk