

**INC. VILLAGE OF MANORHAVEN
PLANNING BOARD HEARING
April 9, 2019 at 7 p.m. - MINUTES**

CALL TO ORDER: 7:00 p.m.

PLEDGE OF ALLEGIANCE: Mike Masiello

ATTENDANCE:

Mario DeSantis, Dan Garcia, Dominick Masiello, Mike Masiello, Zygmunt Jagiello, Chair, Sharon Abramski – Clerk; Darnell Morrow substituting for Ken Gray – PB Attorney; Raul Cotilla – Village Engineer.

APPLICATIONS BEFORE THE BOARD:

PB 1/2019 – 7 Corchaug Avenue, Port Washington, NY 11050, known as Map Section 4, Block 58, Lot 49. Owners/Applicants, Kyung Sook Kim and Jae Kwon Kim are seeking a site plan approval for a new two-family dwelling.

BOARD AND APPLICANT COMMENTS:

- Anthony Piacentini, Esq. represented the applicant and Paul Russo, architect for the applicant, explained the project and drawings, discussing layout and parking.
- Zygmunt Jagiello questioned the calculations on the drywells and the capacity required.
- Paul Russo clarified the footage and drainage gallons and extra capacity.
- Zygmunt Jagiello asked that the Planning Board received the conversion to gallons in the future. Russo agreed. He also had a question reading footings. Russo clarified that they were 2 feet above the water table.
- Mike Masiello questioned the distance between the utility poles. He also sought more details on the curb cuts.
- Dan Garcia asked whether fire suppression was required. Russo explained that it is not required in two family homes, but there would be a rated fire assemble installed between the two units.
- Raul Cotilla felt the drainage lines were being installed at too shallow a depth, so he requested that the pipe be lowered.

PUBLIC COMMENTS: None

- *Motion to close Public Hearing by Mike Masiello; seconded by Dominick Masiello; unanimously carried.*
- *Motion to accept subject to Village Engineer verifying changes to the drainage and noting that utility pole distances be noted on future applications by Mario DeSantis; seconded by Dan Garcia; unanimously carried.*
- **PB 2/2019 – 10 Dunes Lane**, Port Washington, NY 11050, known as Map Section 4, Block 103, Lots 27. Owner/Applicant, Red Rock Homes is seeking a site plan approval for a new two-family dwelling.

BOARD AND APPLICANT COMMENTS:

- Anthony Piacentini, Esq. represented the applicant and Paul Russo, architect for the applicant, reviewed the site plans, discussing layout, parking and the garage which provides additional parking. There are no water table issues. There is one centered utility pole, but space for a vehicle. He feels the property is unique due to the one side of the street parking.
- Zygmunt Jagiello noted that even though this is an extremely large lot, the lot coverage is being exceeded by quite a bit. He generally feels that homes are being built too big, even though it was approved by the BZA.
- Mike Masiello asked how many other two-family homes in Manorhaven had four bedrooms. Russo could not answer that question.
- Dominick Masiello verified that the building is 6,000 square feet. Russo discussed.
- Dan Garcia questioned if there was any garage ventilation and its proximity to the living area of the house. Russo clarified that it was not required and smoke detectors and carbon monoxide detectors are not allowed to be in the garage.

- Mike Masiello requested that the engineer highlight drawing changes that are submitted to the Planning Board. He also asked a question regarding the driveways and trees.

PUBLIC COMMENTS: None

- *Motion to close Public Hearing by Mario DeSantis; seconded by Mike Masiello; unanimously carried.*
- *Motion to accept the application with the condition that the hydrant be shown on the constructions, drywells and gallon capacity on the drawings by Mike Masiello; seconded by Zygmunt Jagiello; unanimously carried.*

ADJOURNMENT:

- *Motion to close meeting at 7:45 p.m. by Mario DeSantis; seconded by Mike Masiello; unanimously carried.*

Manorhaven, New York

April 9, 2019

SHARON NATALIE ABRAMSKI, RMC, CMC