

**INC. VILLAGE OF MANORHAVEN  
PLANNING BOARD HEARING  
June 4, 2019 at 7 p.m. - MINUTES**

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

**PLEDGE OF ALLEGIANCE:** Mike Masiello

**BOARD BUSINESS:** *Mario DeSantis moved to nominate Mike Masiello as the Acting Chair for the evening; seconded by Dan Garcia; unanimously carried.*

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

**APPLICATIONS BEFORE THE BOARD:**

**PB3-2019– 2 Manorhaven Blvd,** Port Washington, NY, 11050 Section 4, Block H, Lot 87, Residential Zone C-3: Applicant 2 Manorhaven LLC/ Cary Wolf is seeking a site plan review for the conversion of a three-bay automotive repair garage to a convenience store.

**BOARD AND APPLICANT COMMENTS:**

- Bruce Migatz discussed the application, and drawings of the new building. He discussed drainage and grading reflected on old drawings. He argued that since there were no exterior alterations, he felt he did not need a new survey or drawings of the property since they were doing interior changes. His drawings did not reflect doorways/entries into the building. He introduced the owner, Carey Wolf and applicant's engineer, Larry O'Brien of High Point Engineering.

*NOTE: Village PB Engineer Raul Cotilla in letter dated 5/30/2019 requested several missing documents which had not been given to the Planning Board or engineer for review.*

*Bruce Migatz presented two exhibits to incorporate into the record:*

*Exhibit #1 – A Traffic Impact Study dated 1/11/2019*

*Exhibit #2 – The interior floor plan & elevations of the new store.*

- Dan Garcia asked about the location of a comparison model for the traffic study.

- Bruce Migatz noted that it was done based on traffic flow at the actual location and a trip generation analysis study.

- Mike Masiello was curious as to why the site borings were outstanding.

- Raul Cotilla reiterated that he felt strongly about needing the items he requested in his letter.

**ADVICE OF COUNSEL SESSION:**

- Mike Masiello moved that they enter into an Advice of Counsel Session at 7:26 p.m. for legal counsel; seconded by Mario DeSantis; motion unanimously carried.

- Mario DeSantis moved that they close the Advice of Counsel Session and return to the Meeting at 7:46 p.m.; seconded by Dominick Masiello; unanimously carried.

**BOARD AND APPLICANT COMMENTS:**

- Larry O'Brien discussed ADA Accessibility and grades for entrances and felt that removing the curbing used for the bays would not have any effect.

**PUBLIC COMMENT:**

- Sayed Hussein has a gas station on Port Washington Blvd. He explained that Mr. Wolf spent a lot of money to remove contamination on the existing site. He is trying to improve the neighborhood.

- Mike Masiello explained that they are trying to meet all the Code requirements and agreed that they need the information noted in Cotilla's 5/30/19 letter.

- Darnell Morrow, Acting Planning Board Attorney recommended that Migatz's office try to work closely with Cotilla's office. He explained that the burden is on the applicant to get the needed documents to the Planning Board to complete their application.

**ADJOURNMENT:** 8:16 p.m.

- Mike Masiello moved to adjourn the hearing to July 9 at 7 p.m. or an agreeable time; seconded by Dominick Masiello

Manorhaven, New York

June 4, 2019

SHARON NATALIE ABRAMSKI, RMC, CMC

VILLAGE CLERK-TREASURER