

**INC. VILLAGE OF MANORHAVEN
PLANNING BOARD HEARING
SEPTEMBER 4, 2018 at 7 p.m. - MINUTES**

CALL TO ORDER: 7:01 p.m.

PLEDGE OF ALLEGIANCE: Zygmunt Jagiello

ATTENDANCE:

Mario DeSantis, Dominick Masiello, Mike Masiello, Zygmunt Jagiello - Chair, Sharon Abramski - Clerk; Stephen Martir sitting in for Ken Gray - PB Attorney; Raul Cotilla – Village Engineer.

OPENING COMMENTS:

APPLICATIONS BEFORE THE BOARD:

- Stephen Ressa, Esq. appeared on behalf of Ressa Family, LLC to seek an adjournment of their applications to Monday, October 15 at 7 p.m. He discussed pending parking adjustments to PB1-2018 - 48 Ashwood. Rd.

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

- *Motion to grant Ressa Family LLC an adjournment to the October 15, 2108 hearing at 7 p.m. by Mike Masiello; seconded by Mario DeSantis; unanimously carried.*

EXECUTIVE SESSION:

- *Motion to go into Executive Session for legal advice at 7:09 p.m. by Mike Masiello; Seconded by Zygmunt Jagiello; unanimously carried.*

- *Motion to close Executive Session for legal advice at 7:20 p.m. by Mike Masiello; Seconded by Mario DeSantis; unanimously carried.*

Application of Putnam Developers, Inc., owner of premise known of the Nassau County Land and Tax Map as Section 4, Block 68, Lots 72-75 as noted below.

- PB 6/2018 **15 Firwood Road**, Port Washington – Subdivision of property of one 8,000 square foot lot into two 4,000 foot lots.

BOARD AND APPLICANT COMMENTS:

- Thomas Pantelis, Esq., attorney for applicant Putnam Developers, Inc., explained that his client sought a sub-division from an 80 x 100 ft. lot to two (2) 40 x 100 ft. lots.

- An updated Short Environmental Assessment Form was marked to give to the Board and was added to the application by the Clerk.

PUBLIC COMMENTS:

- *Christina Alexander of 23 Graywood asked the Board to deny the request for a subdivision as she was concerned about parking.*

- *Member Mike Masiello noted that the Board obeys the laws as written. A change in the law would have to be brought to the Board of Trustees in the Village.*

- *Attorney Martir noted that the Planning Board conforms to zoning laws and compares to surrounding properties, most of which seem to be 40 x 100 or 50 x 100 in Firwood Rd.*

- *Chair Jagiello discussed parking with the architect who confirmed that there would be three off-street parking places.*

- *Motion to Close Public Comments by Mike Masiello; seconded by Dominick Masiello; unanimously carried.*

SEQRA: Attorney Martir suggested a SEQRA Motion with regard to PB6-2018 stating that the subdivision for residential building lots would be deemed as an “unlisted” action by the NYS Department of Environmental Conservation, pursuant to 6NYCRR 617. The SEQRA determination is a negative declaration, meaning a determination that the subdivision will not result in a significant adverse environmental impact.

- *Motion to accept SEQRA determination as stated was unanimously accepted by the Planning Board.*

ADJOURNMENT:

- *Motion to Close Public Hearing at 7:40 p.m. by Mario DeSantis; seconded by Mike Masiello; unanimously carried.*

Manorhaven, New York

September 4, 2018

SHARON NATALIE ABRAMSKI, RMC, CMC

VILLAGE CLERK-TREASURER