

**INC. VILLAGE OF MANORHAVEN
PLANNING BOARD
1/9/2018 - 7 p.m. - MINUTES**

CALL TO ORDER: 7:06 p.m.

PLEDGE OF ALLEGIANCE: Paul Spezio

ATTENDANCE:

Jerry Volpe, Mike Masiello, Zygmunt Jagiello, Paul Spezio - Chair; Sharon Abramski – Clerk;
Ken Gray – PB Attorney; Raul Cotilla – Village Engineer.

OPENING COMMENTS:

PB 9/2017 – Application of E2M2 LLC, owner of premises known as 76 A Juniper Road, Port Washington, New York **has been postponed to 2/6/2018.**

APPLICATIONS BEFORE THE BOARD:

PB 11/2017 – Application of Antonio Bicchetti, owner of premises known as 17 Nesaquake Avenue, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 93, Lots 11, 12 & 13, for site plan approval to construct two (2) story additions on an existing two-family residence.

Motion to open Public Hearing by Paul Spezio, seconded by Mike Masiello; motion unanimously carried.

Comments:

- Paul Spezio wanted to make sure this addition would not increase the allowed occupancy for the property. John Amisano, Architect, said it would not. He noted that these changes were being sought to make the apartments a more desirable in size.
- Mike Masiello had questions regarding the side yard and what the allowed distance would be. John Amisano noted that the additions are within the allowed setback and would be 6 feet.
- Zygmunt Jagiello asked the owners to monitor tenants more carefully as this rental was known for loud parties. Antonio Bicchetti, owner, came forward to note that he was not aware of this. John Amisano said the more desirable apartment size should help with the quality of interested renters. Mike Masiello noted the excellent condition and maintenance by the property owner.

PUBLIC COMMENT:

- Email from Reye Black, 44 Sagamore Hill Drive was read into the record opposing new two-family homes.

Motion to Close Public Hearing by Paul. Spezio, seconded by Mike Masiello; motion unanimously carried.

Comments:

- A 12/15/17 letter from D& B Architect, Raul Cottilla, Village Engineer, stated that he needed a new survey, a site drainage plan with elevations, and a soil boring test to determine if soils are adequate for a proposed drainage leaching pool. Updated copies and information will be given to Clerk Abramski and Raul Cottilla.

Motion to Accept Application based on needed items in 12/15/17 letter and approval of plans by Village Engineer by Paul Spezio; seconded by Mike Masiello; motion unanimously carried.

ADJOURNMENT:

Motion to Close Meeting at 7:32 p.m. by Paul Spezio; seconded by Mike Masiello; motion unanimously carried.

Dated: Manorhaven, New York

January 9, 2018

SHARON NATALIE ABRAMSKI, RMC, CMC
CLERK TO THE PLANNING BOARD