

**INC. VILLAGE OF MANORHAVEN
PLANNING BOARD HEARING
March 2, 2021 at 7:30 p.m. – MINUTES**

CALL TO ORDER: 7:05 p.m.

PLEDGE OF ALLEGIANCE: Alex Kovacevic

ATTENDANCE:

Mario DeSantis via ZOOM, Daniel Garcia, Zygmunt Jagiello via ZOOM, Chairman Michael Masiello, James Roman, Ken Gray – PB Attorney via ZOOM; Raul Cotilla – Village Engineer via ZOOM.

EXECUTIVE SESSION:

Michael Masiello made a motion to enter into Executive Session to seek the Advice of Counsel at 7:07 p.m., Seconded by Daniel Garcia; unanimously carried.

Michael Masiello made a motion to close the Executive Session and resume the regular session at 7:37 p.m., Seconded by James Roman; unanimously carried.

APPLICATIONS BEFORE THE BOARD:

PB7-2020 – Application of Adriana Marquez – owner of premises known as **60 Dunwood Road.**, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 77, Lot 61 for the site plan approval for a proposed two-family residence.

BOARD AND APPLICANT COMMENTS:

James Roman questioned why basement entrance door configuration wasn't changed.

Walter Hyde, architect representing applicant, discussed recent changes to the plans as per Planning Board comments and Planning Board Engineer letters. Further noted that the existing 16ft curb cut would not be changed.

Michael Masiello requested the following be addressed: Measure of protection be used between the parking space and the corner of the house, drawing labeled T-1 specify the word 'new bathroom' in the appropriate location, downward facing lighting to be utilized and house address to be lighted on Dunwood Road.

PUBLIC COMMENT:

Mario DeSantis moved to accept application with conditions, seconded by Daniel Garcia; unanimously carried.

PB1-2021 – Application of Mary David – owner of premises known as **1 Nesaquake Ave.**, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 84, Lot 19 for the site plan approval of a proposed second floor addition on an existing single-family residence.

BOARD AND APPLICANT COMMENTS:

Cali Conlin, architect representing applicant said that her firm planned on addressing Village engineer comments from March 2nd, 2021 letter. Mentioned that existing cut tree could not be replaced do to location however new trees could be planted.

James Roman asked if current parking was adequate and that no trees be removed. Further questioned how many bedrooms were in property.

Michael Masiello asked if all bedrooms had closets.

Zygmunt Jagiello stated that drywell calculations were needed.

Ken Gray reviewed recent comments from Village Engineer letter dated March 2nd, 2021. Architect certification to be confirmed.

PUBLIC COMMENT:

Alex Kovacevic read letter on behalf of resident Gary Maynard regarding tree on property.

James Roman made a motion to adjourn application to next meeting, seconded by Daniel Garcia; unanimously carried.

PB3-2020 – Application of Sokol Nika – owner of premises known as **83 Sands Point Road.**, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 75, Lots 81-82 for site plan approval for an existing two-family residence.

BOARD AND APPLICANT COMMENTS:

Jing Xie, engineer representing property reviewed plan via Zoom, discussed beam maintenance and other structure related dynamics. Further mentioned that the paint specification used on structural beams will be identified. Also stated that structural beams were existing prior to application.

Mario DeSantis stated that proper paint will have to be used to prevent erosion on structural beams.

Further noted that proposed landscaping was not realistic to maintain.

Mike Masiello said that rear of property and structural beams were an eye sore for community and asked that measures be taken to remedy.

Sokol Nika, owner of property mentioned that he had done his best to comply with other items and that he and his family faced a financial hardship. Further mentioned that trees could be planted to cover rear structural beams.

James Roman discussed fire issues in relation to structural beam integrity and erosion.

Jing Xie agreed to having new details submitted to Village office no later than March 19th, 2021.

PUBLIC COMMENT:

No public comments made.

James Roman made a motion to adjourn application to the next meeting, seconded by Daniel Garcia; unanimously carried.

PB6-2020 – Application of Ledimir Nika – owner of premises known as **87 Sands Point Road.**, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 75, Lots 76,77 & 78 for site plan approval for a proposed two-family residence.

BOARD AND APPLICANT COMMENTS:

Mario DeSantis noted that he didn't see any vehicle barricade to prevent a car from driving and rolling down the hill on rear of property.

Jing Xie discussed existing property specifications and plan regarding a vehicle safety barricade. Further discussed increased platform landing size, meeting fire code requirements, and drawing SP-102 which specifies soil erosion plan.

Mike Masiello said that rear of property and structural beams were an eye sore for community and asked that measures be taken to remedy. Further mentioned that items #5 and #6 listed on the March 1st letter from D&B Engineer be addressed. Also noted that no trees should be removed outside of the foundation

footprint and drainage must go into drywells. Further stated that some measure be taken to address any potential erosion.

Jing Xie reviewed drawing A501 to address concerns regarding fire protection.

PUBLIC COMMENT:

No public comments made.

James Roman made a motion to adjourn application to the next meeting, seconded by Daniel Garcia; unanimously carried.

ADJOURNMENT:

James Roman made a motion to adjourn the meeting Seconded by Michael Masiello; unanimously carried at 9:49p.m.

Next Scheduled Meeting is: April 6, 2021 at 7:00 p.m. Manorhaven, New York.

March 10, 2021

ALEX KOVACEVIC

Deputy Village Clerk-Treasurer – Acting Planning Board Clerk