

**INC. VILLAGE OF MANORHAVEN
PLANNING BOARD HEARING
October 4, 2022, at 6:30 p.m. – MINUTES**

CALL TO ORDER: 6:38 p.m.

PLEDGE OF ALLEGIANCE: Alex Kovacevic

ATTENDANCE:

Michael Masiello, Mario DeSantis, Zygmunt Jagiello, Richard Zimbardi, Elise Ledda; Ken Gray – PB Attorney via Zoom; Steve Patak – Village Engineer.

APPLICATIONS BEFORE THE BOARD:

PB6-2021 – Application of Ayhan Hassan – owner of premises known as 37 Cottonwood Road, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 77, Lot 43 requests an extension of previously approved decision.

BOARD AND APPLICANT COMMENTS:

Michael Masiello asked what the requested extension term length was.

PUBLIC COMMENT:

No public comment given.

Roll call vote taken to approve or deny six (6) month extension; ‘Aye’ approving said application and ‘Nay’ denying application. Results were as follows: Michael Masiello – Aye; Richard Zimbardi – Aye; Elise Ledda – Aye; Mario DeSantis – Abstained; Zygmunt Jagiello – Abstained.

PB7-2021 – Application of Ayhan Hassan – owner of premises known as 87 Firwood Road, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 80, Lot 47 requests an extension of previously approved decision.

BOARD AND APPLICANT COMMENTS:

No comments given.

PUBLIC COMMENT:

Elizabeth Clarke resident of Dunes Lane questioned what constituted an extension.

Anne Tomlinson resident of Dunes Lane questioned as to how many extensions could be rendered.

Roll call vote taken to approve or deny six (6) month extension; ‘Aye’ approving said application and ‘Nay’ denying application. Results were as follows: Michael Masiello – Aye; Richard Zimbardi – Aye; Elise Ledda – Aye; Mario DeSantis – Abstained; Zygmunt Jagiello – Abstained.

PB2-2022 – Application of Ressa Cibants – owner of premises known as 23A Kirkwood Road, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 44, Lots 267, 375, 377 for the site plan approval of a proposed new two-family dwelling.

BOARD AND APPLICANT COMMENTS:

Paul Russo architect representing applicant reviewed plan details, discussed prior zoning appeals approval, and addressed recent engineer comments from D&B Engineering.

Ken Gray asked to confirm what the date of the most recent D&B Engineering comments were.

Mario DeSantis questioned the dynamics of the parking plan.

PUBLIC COMMENT:

Elizabeth Clarke resident of Dunes Lane asked how the curb cuts were configured.

Roll call vote taken to approve or deny said application; ‘Aye’ approving said application and ‘Nay’ denying application. Upon approval, conditions rendered include 1) Retaining wall comments from D&B Engineering to be resolved 2) Revision on drainage plan to indicate capacity of drywells in the form of GPM – gallons per hour. Results were as follows: Michael Masiello – Aye; Richard Zimbardi – Aye; Elise Ledda – Aye; Mario DeSantis – Aye; Zygmunt Jagiello – Abstained.

PB3-2022 - Application of Ressa Cibants – owner of premises known as 23B Kirkwood Road, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 44, Lot 164 for the site plan approval of a proposed new two-family dwelling.

BOARD AND APPLICANT COMMENTS:

Paul Russo architect representing applicant reviewed plan details and discussed prior zoning appeals approval. Further noted that this matter would need to be adjourned as he was unable to address recent D&B Engineering comments regarding the retaining wall.

Zygmunt Jagiello questioned specifications on drawing labeled D-2. Further requested that revised drawings to indicate gallons per hour in relation to drywell capacity.

PUBLIC COMMENT:

Elizabeth Clarke resident of Dunes Lane asked if this property shared the same parking characteristics as 23A Kirkwood Road.

Roll call vote taken to adjourn said application; ‘Aye’ approving said application and ‘Nay’ denying application. Results were as follows: Michael Masiello – Aye; Richard Zimbardi – Aye; Elise Ledda – Aye; Mario DeSantis – Aye; Zygmunt Jagiello – Aye.

PB4-2022 – Application of Black Rock Homes LLC – owner of premises known as 13 Dunes Lane, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block F, Lot 962 for the site plan approval of a proposed new two-family dwelling.

BOARD AND APPLICANT COMMENTS:

Paul Russo architect representing applicant reviewed plan details, discussed prior zoning appeals approval, and addressed recent engineer comments from D&B Engineering.

Zygmunt Jagiello questioned what the proposed use of the cellar would be.

Mario DeSantis questioned what the proposed square footage of the cellar was.

Paul Russo mentioned that cellar would be finished and be used for recreational use. Also noted square footage details.

PUBLIC COMMENT:

Anne Tomlinson asked where the digging location would be in the rear of the property.

Michael Masiello mentioned that digging location was roughly 35 feet away from tree roots.

Steve Patak noted that trees were not on the survey on file.

Elizabeth Clarke asked what the Planning Board oversees. Also claimed that residents typically do not use their driveway for parking.

Michael Masiello stated that the Planning Board could not dictate how residents utilized available parking.

Roll call vote taken to approve or deny said application; ‘Aye’ approving said application and ‘Nay’ denying application. Upon approval, conditions rendered include; 1) Relocation of drywell further away from neighboring property at 11 Dunes Lane. 2) D&B comments regarding outside staircase to be resolved. Results were as follows: Michael Masiello – Aye; Richard Zimbardi – Aye; Elise Ledda – Aye; Mario DeSantis – Aye; Zygmunt Jagiello – Aye.

PB5-2022 – Application of Black Rock Homes LLC – owner of premises known as 28 Kirkwood Road, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 45, Lot 137 for the site plan approval of a proposed new two-family dwelling.

BOARD AND APPLICANT COMMENTS:

Paul Russo architect representing applicant reviewed plan details, discussed prior zoning appeals approval, and addressed recent engineer comments from D&B Engineering.

Mario DeSantis asked how much distance there was between curbcut on both sides of property. Also commented on drainage plan.

Zygmunt Jagiello questioned if drywells were interconnected.

Mario DeSantis asked if the Engineer had any additional comments regarding said application.

PUBLIC COMMENT:

No public comment given.

Roll call vote taken to approve or deny said application; ‘Aye’ approving said application and ‘Nay’ denying application. Upon approval, conditions rendered include; 1) D&B Engineering comments dated October 3rd to be resolved. Results were as follows: Michael Masiello – Aye; Richard Zimbardi – Aye; Elise Ledda – Aye; Mario DeSantis – Aye; Zygmunt Jagiello – Aye.

PB6-2022 – Application of Kevin Boroumand – owner of premises known as 68 Edgewood Road, Port Washington, New York known on the Nassau County Land and Tax Map as Section 4, Block 78, Lots 34-36 for the site plan approval of a proposed new two-family dwelling.

BOARD AND APPLICANT COMMENTS:

Paul Russo architect representing applicant reviewed plan details, discussed prior zoning appeals approval, and noted that he was not able to address minor comments from D&B Engineering dated October 3rd, 2022.

Michael Masiello asked what the requirement was for drywell volume.

Elise Ledda commented on the parking configuration. Is in favor of current proposed dynamic.

Mario DeSantis asked if the proposed cellar plan would be finished or unfinished.

PUBLIC COMMENT:

No public comment given.

Roll call vote taken to approve or deny said application; ‘Aye’ approving said application and ‘Nay’ denying application. Upon approval, conditions rendered include; 1) D&B Engineering comments dated October 3rd to be resolved. Results were as follows: Michael Masiello – Aye; Richard Zimbardi – Aye; Elise Ledda – Aye; Mario DeSantis – Aye; Zygmunt Jagiello – Aye.

ADJOURNMENT:

Michael Masiello made a motion to adjourn the meeting; seconded by Mario DeSantis; unanimously carried at 7:49 p.m.

Next Scheduled Meeting is: November 7, 2022 at 6:30 p.m.

Manorhaven, New York
October 6, 2022
ALEX KOVACEVIC
Deputy Village Clerk-Treasurer – Planning Board Clerk