

**INC. VILLAGE OF MANORHAVEN
PLANNING BOARD HEARING
January 3, 2023 at 6:30 p.m. – MINUTES**

CALL TO ORDER: 6:32 p.m.

PLEDGE OF ALLEGIANCE: Michael Masiello

ATTENDANCE: *Michael Masiello, Mario DeSantis, Zygmunt Jagiello, Richard Zimbardi - Excused, Elise Ledda, Anthony Vassallo – PB Attorney; Steve Patak – Village Engineer.*

APPLICATIONS BEFORE THE BOARD:

Matter of 15/17 Firwood Road – Application of Putnam Developers, Inc – owner of premises known as 15 Firwood Road, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 68, Lots 72-75 for a nunc pro tunc extension of a previous approval of subdivision.

BOARD AND APPLICANT COMMENTS:

Michael Masiello asked how much time the applicant needed to resolve issue.

Kevin Boroumand, the attorney representing applicant reviewed prior subdivision and site plan approval from the Planning Board. Requested a three-month extension to resolve deed issue with Nassau County.

Mario DeSantis asked if the air conditioning unit placement rendered by the Architectural Review Board was resolved. Kevin Boroumand replied and stated that issue was resolved.

PUBLIC COMMENT: No public comment given.

Michael Masiello made a motion to render a decision on said extension request; seconded by Zygmunt Jagiello; unanimously approved.

Roll call vote taken to approve or deny extension; ‘Aye’ approving said application and ‘Nay’ denying application. Results were as follows: Elise Ledda – Aye, Mario DeSantis – Aye, Zygmunt Jagiello – Aye, Michael Masiello – Aye.

Three-month extension request approved.

Matter of 19 and 23A Kirkwood Road – Application of Ressa-Cibants – owner of premises known as 23A and 23B Kirkwood Road, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 44, Lots 267, 375, 377 and Section 4, Block 44, Lot 164 for a nunc pro tunc extension of a previous approval of subdivision.

BOARD AND APPLICANT COMMENTS:

Steve Ressa, attorney representing applicant reviewed prior zoning, subdivision, and site plan approvals. Further noted that the lots had been recorded appropriately with Nassau County and the recorded deeds were now accurately documented.

Zygmunt Jagiello asked which property or lot was missing two feet on the proposed drawing. Mario DeSantis asked if the result would produce two houses on three lots. Steve Ressa agreed that the result would be two houses on three lots.

PUBLIC COMMENT: No public comment given.

Michael Masiello made a motion to render a decision on said extension request; seconded by Zygmunt Jagiello; unanimously approved.

Roll call vote taken to approve or deny extension; ‘Aye’ approving said application and ‘Nay’ denying application. Results were as follows: Elise Ledda – Aye, Mario DeSantis – Aye, Zygmunt Jagiello – Aye, Michael Masiello – Aye.

Extension request approved

PB7-2022 – Application of Post & Beam LLC – owner of premises known as 65 Dunwood Road, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 78, Lots 41, 42 for the site plan approval of a proposed new two-family dwelling.

BOARD AND APPLICANT COMMENTS:

Edward Butt, architect representing applicant reviewed recent revisions and engineering comments.

Steve Patak noted that D&B Engineering did not have any further comments regarding said application.

Anthony Vassallo noted that he had no comments regarding said application.

Michael Masiello asked where the water line was in reference to property line.

Edward Butt noted that the exact water line location is provided by the Water District as he could only provide a guideline.

Mario DeSantis asked why there was only one water line shown on the plans.

Michael Masiello asked why revision dates on drawings were not listed in chronological order.

PUBLIC COMMENT: No public comment given.

Michael Masiello made a motion to render a decision on said extension request; seconded by Elise Ledda; unanimously approved.

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

Application Approved

ADJOURNMENT:

Michael Masiello made a motion to adjourn the meeting; seconded by Elise Ledda; unanimously carried at 6:55 p.m.

Next Scheduled Meeting is: February 7th, 2023 at 6:30 p.m.

Manorhaven, New York

January 4, 2023

ALEX KOVACEVIC

Deputy Village Clerk-Treasurer – Planning Board Clerk