

**INC. VILLAGE OF MANORHAVEN  
PLANNING BOARD HEARING  
June 3, 2025 at 6:30 p.m. – MINUTES**

**CALL TO ORDER:** 6:35 p.m.

**PLEDGE OF ALLEGIANCE:** Planning Board

**ATTENDANCE:** *Michael Masiello, Mario DeSantis, Zygmunt Jagiello, Elise Ledda, John Orr, Christopher Neumann – PB Attorney; Rebecca Goldberg – Village Engineer.*

**APPLICATIONS BEFORE THE BOARD:**

**PB4-2023** – Application of IronTree LLC – owner of premises known as 30 Kirkwood Road, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, block 45, Lots 39, 41, seeks the approval of a modified site plan

**APPLICANT COMMENTS:**

Kevin Boroumand, representative of proposed property, reviewed the modified site plan details noted on the submission received on June 3<sup>rd</sup>, 2025.

Board members requested that a revision be submitted at least two weeks prior to the next hearing that include updates to address the previously noted revised details and items listed in a letter from the Building Superintendent dated June 3<sup>rd</sup>, 2025.

Christopher Neumann posed a question to the applicant in respect to the functionality of the window well.

**PUBLIC COMMENT:**

Christine Zahn, resident, asked for clarification regarding ‘as built’ specifications and approved specifications.

*Michael Masiello made a motion to adjourn PB4-2023 until the next hearing date; seconded by Elise Ledda; unanimously carried.*

**PB3-2025** – Application of Nancy and Wayne Toner – owner of premises known as 50 Dunes Lane, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, block 103, Lot 56, for the site plan approval of a proposed two-family dwelling.

**APPLICANT COMMENTS:**

Rui Gomes, architect representing the applicant, reviewed the site plan and addressed questions posed by the Board.

Board members questioned requested the following items be documented on a revised submission to be submitted to the Village no later than two weeks prior to the next hearing date.  
1) Board of Zoning Appeals decision. 2) Sample board presented at next meeting. 3) Gutters

detail to be included on elevation plan. 4) Decibel rating specifications to be provided. 5) Include plaque detail on the front elevation plan. 6) Applicant to provide a rendering of the proposed property. 7) Provide documentation showing progress with obtaining a Water Availability letter from the Port Washington Water District.

**PUBLIC COMMENT:**

Sharion Curci, resident, asked a question in regard to sound decibel protection.

*Elise Ledda made a motion to adjourn PB3-2025 to the next meeting; seconded by Michael Masiello; unanimously carried.*

*Elise Ledda made a motion to adjourn and close the meeting; seconded by Michael Masiello; unanimously carried at 7:29 p.m.*

**Next scheduled meeting tentatively scheduled for July 1, 2025 at 6:30 p.m.**

Manorhaven, New York

June 4, 2025

Alex Kovacevic

Deputy Village Clerk-Treasurer – Clerk to the Planning Board