

**INC. VILLAGE OF MANORHAVEN
PLANNING BOARD HEARING
August 5, 2025, at 6:30 p.m. – MINUTES
Adult Activities Center – 80 Manorhaven Blvd**

CALL TO ORDER: 6:34 P.M.

PLEDGE OF ALLEGIANCE: Led by Planning Board

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

APPLICATIONS BEFORE THE BOARD:

PB6-2025 – Application of 69 Edgewood LLC – owner of premises known as 69 Edgewood Road, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 79, Lots 43, for the site plan approval of a proposed new two-family dwelling.

APPLICANT COMMENTS:

Christopher Stoddard, architect representing the application, reviewed the site plan and answered questions from the Board relating to grass coverage calculations, heat exchanger location and future sample board preparation.

Michael Masiello requested that the applicant provide a new submission to the Board that reflects any changes to the original plan.

Michael Masiello respectfully requested that public comment be held until a full presentation can be made.

Michael Masiello made a motion to adjourn application to; seconded by Mario DeSantis; unanimously carried.

PB4-2025 – Application of Manuel Barrera – owner of premises known as 71 Edgewood Road, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, block 79, Lots 41-42, seeks the approval of a proposed new two-family dwelling.

APPLICANT COMMENTS:

Don Sclaire, architect representing the applicant, reviewed the site plan of application. Further reviewed drainage, lighting, property specification, and submitted a lighting and mailbox detail spec sheet.

Elise Ledda requested that either a rendering or photos be provided to the Board for clarity.

Michael Masiello made a motion to adjourn the application to September 2nd; seconded by Elise Ledda; unanimously carried.

PB5-2025 – Application of Michael Barberio – owner of premises known as 22 Ashwood Road, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 75, Lots 5 & 6, for the site plan approval of a proposed new two-family dwelling.

APPLICANT COMMENTS:

Arguino Marinelli, applicant, requested an adjournment as the architect for said matter could not be present.

Mario DeSantis made a motion to adjourn the application to September 2nd; seconded by Michael Masiello; unanimously carried.

PB7-2025 – Application of Corchaug Bay LLC – owner of premises known as 37 Corchaug Ave, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 87, Lots 18-20, for the site plan approval of a proposed new two-family dwelling.

BOARD AND APPLICANT COMMENTS:

Paul Russo, architect representing application, reviewed site plan and recent comments generated from the Village Engineer. Further noted that the applicant removed the rear stoop during the Board of Zoning Appeals process to alleviate any illegal living concerns.

Board members questioned bedroom dynamics and reiterated that the Board is bound by the Village code.

PUBLIC COMMENT:

Christine Zahn, resident, commented that certain basement dynamics cause potential illegal rentals and safety issues. Feels that there can be a way for the community to work with the Village to better develop the Village and alleviate overcrowding.

Rob Tesio, resident, commented that there is no parking availability on Corchaug Avenue.

Sherry Denn, resident, commented that builders take advantage of the community by causing stress on infrastructure and contributing to overcrowding. Further noted that all developments are not negative, however must be kept within a reasonable scope.

Christian Hommerich, resident, asked why the Board of Zoning Appeals grant so many variances and commented that said variances are not true hardships.

Christopher Neumann, counsel to the Planning Board, noted that property owners who wish to change their property have rights as well as the neighborhood residents.

Chris Murphy, resident, commended that Planning Board for their efforts.

Tom Plominski, resident, commended the Planning Board for their efforts and compared their behavior with other public officials.

Michael Masiello made a motion to adjourn application to the September 2nd meeting; seconded by Elise Ledda; unanimously carried.

PB5-2023 – Application of Irontree LLC – owner of premises known as 46 Linwood Road North, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 45, Lot 166, 167, and 173, (southern portion) for the modification of a previously approved site plan.

PB6-2023 – Application of Irontree LLC – owner of premises known as 48 Linwood Road North, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 42, Lot 166, 167, and 173, (northern portion) for the modification of a previously approved site plan.

Clerk's note: As 46 and 48 Linwood are near identical plans with the same owner and/or applicant, the Board requested to hear both matters at once.

BOARD AND APPLICANT COMMENTS:

Kevin Boroumand, applicant, reviewed modifications regarding window well and basement dynamics.

Garrick Wan, Superintendent of Buildings for the Village of Manorhaven, noted that the cellar plan reflected a bonus room that was not on the originally approved plans.

Board members questioned cellar dynamics, finish, and utility details.

PUBLIC COMMENT:

Rob Tesio, resident, asked a question regarding why the plan was modified and further questioned the Village's inspection approval sequence.

Chris Murphy, resident, asked if inspections are made by the Village and reiterated that the approved plans do not match the as-built plans.

Elise Ledda commented that the modification was of great concern to the Board.

Christine Zahn, resident, noted that a recent application in the month before presented a similar scenario.

Christian Hommerich, resident, commented that the builder is disrespecting the Village's process.

Sherry Denn, resident, commented that the builder was exploiting the Village.

Mario DeSantis made a motion to enter into an executive session to seek legal counsel; seconded by Elise Ledda; unanimously carried at 8:55 pm.

Michael Masiello made a motion to close the executive session and re-enter the public meeting; seconded by Elise Ledda; unanimously carried.

Michael Masiello made a motion to adjourn the applications to the September 2nd meeting; seconded by John Orr; unanimously carried.

Elise Ledda made a motion to adjourn and close the meeting; seconded by Mario DeSantis; unanimously carried at 9:20 pm.

Next scheduled meeting tentatively scheduled for September 2, 2025 at 6:30 p.m.

Manorhaven, New York

August 6, 2025

Alex Kovacevic

Deputy Village Clerk-Treasurer – Clerk to the Planning Board