

**INC. VILLAGE OF MANORHAVEN  
PLANNING BOARD HEARING  
September 2, 2025 at 6:00 p.m. – MINUTES  
Adult Activities Center – 80 Manorhaven Blvd**

**CALL TO ORDER:** 6:10 PM

**PLEDGE OF ALLEGIANCE:** Michael Masiello

**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 applicant, reviewed the recent revised submission to the Board.

Jordan Caruso, applicant, reviewed and answered questions posed by the Board in regard to architectural specifications.

**PUBLIC COMMENT:**

Christine Zahn – Thanked the Board for their work and was not in favor of said application.

*Roll call vote taken to approve or deny said application. If approved, the following conditions to apply: 1) Air conditioning units to be installed in rear yard with baffles provided if decibel rating determined as too high. 2) All proposed and plan view lighting to be LED and down casting with an LED light to be added at the side entrance. 3) Dwelling unit identification numbers to be reflective and of 6 inches in size. 4) Utility diameter piping specs (Sewer and Water) to be included in final drawing. 5) Slope sidewalk details to be submitted to Village Engineer in 3D view for safety review. 6) Results of vote as follows: Michael Masiello – Aye, Mario DeSantis – Aye, Elise Ledda – Aye, John Orr – Aye.*

**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 recent revised plan submitted to the Board.

Elise Ledda and John Orr felt that the site plan needed more green foliage in the front of the property.

## **PUBLIC COMMENT:**

Bill Griven, resident, asked how big the property is in terms of square footage.

Chris Murphy, resident, asked the Board how the Village reconciles decisions made by the Board during the permitting process.

*Roll call vote taken to approve or deny said application. If approved, the following conditions to apply: 1) Add one approved Village tree on devil's strip and plantings all around driveway area. 2) Bluestone steppingstones to be installed outside of both rear egress stairs. 3) Decibel ratings of air conditioning units to be shown on drawing. 4) Utility diameter piping specs (Sewer and Water) to be included in final drawing. 5) Provide planting list for landscape identification. Results of vote as follows: Michael Masiello – Aye, Mario DeSantis – Aye, Elise Ledda – Aye, John Orr – Aye.*

**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:**

Clerk Alex reviewed recent request from the applicant requesting an adjournment to allow time to provide a revised drawing to address the engineer's comments.

*Michael Masiello made a motion to adjourn the matter; seconded by Mario DeSantis; 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.

## **APPLICANT COMMENTS:**

Paul Russo, architect representing application, reviewed recently submitted revised drawing. Further reviewed architectural items.

## **PUBLIC COMMENT:**

Christine Zahn, resident, is suspicious of application regarding illegal rentals and feels that application is too excessive.

Sherry Denn, resident, asked how the Village Building Inspector inspects properties. Further suggested that builders should be fined if they don't build to plan.

Chris Murphy, resident, asked the Board how many bathrooms were incorporated in said application. Suggested that the Village needed more building inspectors to monitor new construction.

Christian Hommerich, resident, asked what the purpose was of having a bathroom in the basement. Felt that the trust between the residents and the Village is gone.

Kevin Boroumand, applicant, commented that the number of bathrooms are not required in a site plan application and accepted the idea of changing the basement proposed bathroom from a full bath to a half bath powder room.

Tom Plominski, resident, commented that he is against the application and wants to stop new construction similar in nature.

John Orr, accepts idea of changing the basement bathroom to a half bath powder room.

*Michael Masiello made a motion to enter into an executive session to seek legal counsel; seconded by Elise Ledda; unanimously carried at 8:33 pm.*

*Mario DeSantis made a motion to close the executive session and re-enter the public hearing; seconded by Elise Ledda; unanimously carried at 8:49 p.m. No action taken.*

*Roll call vote taken to approve or deny said application. If approved, the following conditions to apply: 1) Full bathroom in basement to be changed to a half-bathroom (powder room). Results of vote as follows: Michael Masiello – Aye, Mario DeSantis – Aye, Elise Ledda – Aye, John Orr – Aye.*

**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 approve site plan.

Clerk's note – As per request of the Board, both PB5-2023 – 46 Linwood Road North and PB6-2023 – 48 Linwood Road North to be heard simultaneously as both applications are identical.

### **BOARD AND APPLICANT COMMENTS:**

Kevin Boroumand, applicant, reviewed the revised site plan as per the Board's prior request.

### **PUBLIC COMMENT:**

Sherry Denn, resident, asked that builders be considerate and further noted that she was not totally against development.

Christian Hommerich, resident, asked that the Board not approved said applications.

Gary Maynard, resident, asked that properties should be built with the idea that they should be affordable for today's children.

*Roll call vote taken to approve or deny said application. If approved, the following conditions to apply: 1) Any changes that differ from the approved plan will not be approved. Results of vote as follows: Michael Masiello – Aye, Mario DeSantis – Aye, Elise Ledda – Aye, John Orr – Aye.*

**PB8-2025** – Application of Spring Park Builders LLC – owner of premises known as 23 Marwood Road North, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 103, Lot 40, for the site plan approval of a new two-family dwelling.

**APPLICANT COMMENTS:**

Paul Russo, architect representing application, reviewed the site plan. Further noted that said application is zoning compliant.

**PUBLIC COMMENT:**

Christian Hommerich, resident, asked who at the Village enforces the approved plan details.

*Roll call vote taken to approve or deny said application. If approved, the following conditions to apply: 1) Mechanical doors in the basement to show fire rating. 2) Window wells to be protected and shown on drawing. 3) Two Village approved trees to be planted at the rear of the property, one on each side. 4) Fence to be installed in the rear dividing both dwelling units. 5) Black background, white reflective lettering to be used on address number 6) Remove tree on adjacent property of 21 Marwood Road North for safety purposes. 7) Provide 2x3 sample board showing ARB specifications. Results of vote as follows: Michael Masiello – Aye, Mario DeSantis – Abstained, Elise Ledda – Aye, John Orr – Aye.*

**PB9-2025** – Application of Safiul Islam – owner of premises known as 23 Cottonwood Road, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 71, Lot 38, for the site plan approval of a proposed finished basement.

**APPLICANT COMMENTS:**

Robert Keyloun, architect representing application, reviewed the site plan and recent comments made by the Village engineer.

John Orr asked how many bedrooms were included in the application.

Board members questioned the absence of fresh air vent into the boiler room, plans not to scale, unable to read plans on ‘A’ sheets (also light in text), size of submitted plans substandard.

Further requested drawings for 2nd floor (currently absent), absence of lighting detail, utility details, and the number of bedrooms. Unable to read names on radius map and questioned a proposed separate entrance on rear of structure which could lead to unauthorized occupancy.

Robert Keloun commented that he felt that some the Board’s requests were not relevant to the proposed plan.

Board members noted that the Planning Board has oversight of the properties site plan which includes existing conditions.

**PUBLIC COMMENT:**

Christine Zahn, resident, commented that she was cautious of future renovations and asked for clarification on stair details.

Tom Plominski, resident, thanked the Board for their efforts.

*Elise Ledda made a motion to enter into an executive session to seek legal counsel; seconded by Mario DeSantis; unanimously carried at 10:11 pm.*

*Michael Masiello made a motion to close the executive session; seconded by Elise Ledda; unanimously carried at 10:18 p.m. No action taken.*

Michael Maseillo asked the applicant architect if the applicant wished for the Board to make a determination on the matter or accept a request for an adjournment to next month. Architect Robert Keyloun declined an adjournment and requested a determination.

*Roll call vote taken to approve or deny said application: Results of vote as follows: Michael Masiello – Nay, Mario DeSantis – Nay, Elise Ledda – Nay, John Orr – Nay.*

*Elise Ledda made a motion to close and adjourn the meeting; seconded by Michael Masiello; unanimously carried at 10:22 p.m.*

**Next scheduled meeting tentatively scheduled for October 7, 2025 at 6:30 p.m.**

Manorhaven, New York

September 4, 2025

Alex Kovacevic

Deputy Village Clerk-Treasurer – Clerk to the Planning Board