

**INC. VILLAGE OF MANORHAVEN
PLANNING BOARD HEARING
October 7, 2025 at 6:30 p.m. – MINUTES
Village Hall – 33 Manorhaven Blvd**

CALL TO ORDER: 6:31 p.m.

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:

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:

As per request of the applicant, an adjournment was requested to allow time to respond to the latest engineering comments.

Michael Masiello made a motion to adjourn the matter; seconded by Elise Ledda, unanimously carried.

PB10-2025 – Application of Roberto Arteaga – owner of premises known as 22A Dunes Lane, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 103, Lot 22, for the site plan approval of a proposed new two-family dwelling.

APPLICANT COMMENTS:

Edward Butt, architect, reviewed recent revisions and answered questions from board members regarding architectural and site plan related items.

Board members requested the following conditions to be met to consider rendering a decision at the next meeting:

1. Engineer to review and accept revised drainage detail for pavers.
2. Decibel rating to be listed on plan for AC unit.
3. Water Availability letter to be obtained or at least process initiated.
4. All lighting including entrance lighting to be shown on plan and should be down casting LED type lighting.
5. Curb cut to be revised to one 16ft. curb cut instead of the existing two. Board's intention is to allow for four on-street parking spaces. Village engineer to review.
6. More grass is to be included in front area of proposed property.
7. A before/after diagram showing parking specifications.
8. Enhance sample board including more detail and samples.
9. Add two trees to the rear yard, to be shown on drawing revision.

10. Charger disconnect/connect electrical station for potential EV vehicle charging station to be included in revision.
11. Dates on plan to be consolidated to show relevant site plan dates.

PUBLIC COMMENT:

Brendan Zahner, resident, asked if the existing trees would be cut down and replaced.

Michael Masiello made a motion to adjourn the matter to the next meeting; seconded by Mario DeSantis; unanimously carried.

PB11-2025 – Application of Roberto Arteaga – owner of premises known as 22B Dunes Lane, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 103, Lot 22, for the site plan approval of a proposed new two-family dwelling.

APPLICANT COMMENTS:

Edward Butt, architect, reviewed recent revisions and answered questions from board members regarding architectural and site plan related items.

Board members requested the following conditions to be met in order to consider rendering a decision at the next meeting:

1. Engineer to review and accept revised drainage detail for pavers.
2. Decibel rating to be listed on plan for AC unit.
3. Water Availability letter to be obtained or at least process initiated.
4. All lighting including entrance lighting to be shown on plan and should be down casting LED type lighting.
5. Curb cut to be revised to one 16ft. curb cut instead of the existing two. Board's intention is to allow for four on-street parking spaces. Village engineer to review.
6. More grass is to be included in front area of proposed property.
7. A before/after diagram showing parking specifications.
8. Enhance sample board including more detail and samples.
9. Add two trees to the rear yard, to be shown on drawing revision.
10. Charger disconnect/connect electrical station for potential EV vehicle charging station to be included in revision.
11. Dates on plan to be consolidated to show relevant site plan dates.

PUBLIC COMMENT: No public comment given

Mario DeSantis made a motion to adjourn the matter to the next meeting date; seconded by Michael Masiello; unanimously carried.

Michael Masiello made a motion to close and adjourn the meeting; seconded by John Orr; unanimously carried at 7:45 p.m.

Next scheduled meeting tentatively scheduled for November 3, 2025 at 6:30 p.m.

Manorhaven, New York
October 8, 2025
Alex Kovacevic
Deputy Village Clerk-Treasurer