

**INC. VILLAGE OF MANORHAVEN
PLANNING BOARD HEARING
November 3, 2025 at 6:30 p.m. – MINUTES
Village Hall – 33 Manorhaven Blvd**

CALL TO ORDER: 6:40 p.m.

PLEDGE OF ALLEGIANCE: Planning Board

ATTENDANCE: *Michael Masiello, Mario DeSantis - Excused, Zygmunt Jagiello, 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:

Vincent Greco, architect representing application, reviewed the proposed site plan.

Board members posed questions regarding the absence of a lighting plan and requested the items below be submitted within an updated submission to be reviewed at the next meeting date. Board member Ledda questioned basement stair detail.

- A curb cut and parking detail to be shown on plan which shows the existing and proposed plan.
- All drawing to note proper scale.
- Front to rear section view drawing of property required.
- Landscaping plans require at least one tree to be planted on front and rear of property. Said trees must be at least 2.5 inches in diameter and from the approved Village tree list.
- All lighting on premises must be downfacing, LED and to be shown on drawing with a cut sheet of proposed lighting.
- Mailbox details with cut sheet to be provided on revised plan.
- Utilities to be shown on revised A-1 drawing.
- Water pressure detail of 65psi to be clarified.
- The direction of “north” to be listed on drawing.
- Driveway cross section detail to be shown on revised drawing.
- Garbage enclosure detail to be shown on revised drawing.
- EV charging station conduit and junction box to be shown on revised drawing (recommended, not required).
- Show window wells on drawing.
- Steppingstones to be shown on drawings leading to backyard from the front steps of property.
- Drainage detail to be revised as per Engineer’s comments.

- House numbers to be revised and lighted – to be installed on the left and right side of entrance.
- Rendering of frontal view of property – In color with all previously requested details.

PUBLIC COMMENT:

Christine Zahn – asked a question regarding EV junction requirement and further questioned if the existing infrastructure could sustain increased load.

Bob Murphy – asked if said application was zoning compliant.

Board member John Orr complimented said application in respect to being zoning compliant.

Michael Masiello made a motion to adjourn the matter to the next meeting date; 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:

Applicant requested an adjournment via email to the Clerk of the Planning Board.

Michael Masiello made a motion to adjourn the matter to the next meeting date; seconded by Elise Ledda; 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:

Applicant requested an adjournment via email to the Clerk of the Planning Board.

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

Michael Masiello made a motion to enter into an executive session to seek legal counsel; seconded by Elise Ledda, unanimously carried at 7:37 p.m.

Michael Masiello made a motion to close the executive session; seconded by Elise Ledda, unanimously carried at 7:50 p.m. No action taken during executive session.

PB12-2025 – Application of Juniper Estates LLC – owner of premises known as 42 Linwood Road North, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 42, Lot 104, for the site plan approval of a proposed new two-family dwelling.

APPLICANT COMMENTS:

Paul Russo, architect representing application reviewed the proposed site plan.

The Board questioned site plan items and comprised a list of required items to be submitted for a conditional decision to be rendered.

- Lattice fencing to be utilized instead of solid fencing for the AC condenser baffling.
- EV charging conduit and junction box to be shown on drawing.
- Stepping stones leading from the front of property to the AC unit enclosure and rear yard (both property units).
- Show drainage calculations in gallons (3,805 gallons referenced at meeting).

PUBLIC COMMENT:

Christine Zahn – asked if there was a sidewalk in front of the property, thanked the Board for their efforts, and felt that code enforcement was lax in regard to illegal rentals. Further noted that existing infrastructure cannot sustain new developments and that builders should be required to contribute to infrastructure repairs.

Tom Plominski – asked how the Village could change laws in regard to legal rentals.

Sherri Denn – complemented the Board for their efforts. Also commented that builders should be more aware of conditions of potential illegal renting or sub-letting.

Roll call vote taken to approve or deny said application. If approved, the aforementioned conditions are to apply. Results of vote as follows: Michael Masiello – Aye, Elise Ledda – Aye, John Orr – Aye.

PB13-2025 – Application of 6 Manorhaven LLC – owner of premises known as 6 Manorhaven Blvd, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block H, Lot 108, for the site plan approval of interior and exterior renovations.

APPLICANT COMMENTS:

Edward Butt, architect representing application, reviewed the proposed site plan and prior Board of Zoning Appeals denial. Further noted that the proposed plan shows an increase in pervious coverage.

Christopher Neumann commented on the proposed pull down stairway and noted that roof top recreational use is not permitted.

Christopher Neumann explained why said application was excluded from the current building moratorium scope.

Dr. Homayoun Sassoon, applicant, elaborated on the purpose of the application and wishes to store his car collection within.

PUBLIC COMMENT:

Chris Murphy – asked what the distance was between the property and the shoreline. Also asked how and when the building would emit light. Lastly requested that applicants use a more environmentally friendly shrubbery within the landscaping plan.

Christine Zahn – thanked the Board for fir raising recreational questions.

Sherri Denn – requested that the Village ensure that illegal recreational uses of property be enforced.

Board members required the following items in order to render a decision on said application:

- Add the definition “Service Stairway” on plan.
- All lighting and entrance lighting to be LED, downlighting, and motion censored.
- ‘North’ arrow to be shown on all drawings.

Roll call vote taken to approve or deny said application. If approved, the aforementioned conditions are to apply. Results of vote as follows: Michael Masiello – Aye, Elise Ledda – Aye, John Orr – Aye.

PB14-2025 – Application of D&B Asset Group LLC – owner of premises known as 42 Mohegan Ave, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block88, Lot 57 & 58, for the site plan approval for a first-floor extension and a second floor addition.

APPLICANT COMMENTS:

William McGeever, architect representing application, reviewed the site plan and recent Board of Zoning decision approval.

The Board posed site plan questions and made the following list of conditions a requirement in order to render a decision:

- Drawings to show correct scale of one quarter equaling a foot.
- Grade of crown to be documented on drawing, showing the grade from the road and from the rear of property.
- One tree to be planted in front of property at least 2.5 inches in caliper. Clerk to send William McGeever the approved Village tree list.
- All lighting to include down casting, LED on all entrances.
- Sample board to be provided with the gutter detail attached.
- Section view of driveway detail.
- Garbage enclosure to be behind fence with stepping stones to lead from front to rear enclosure.
- Lattice style fencing to be installed around condenser unit. Spec sheet to be included.
- Window wells to be protected.
- EV junction box to be installed – (Recommended).
- Color rendering of the front view of property.

PUBLIC COMMENT:

Sherri Denn – thanked applicant for maintaining a single home status. Asked the applicant for trees on the rear of property to be trimmed as they could be a nuisance for neighbors.

Christine Zahn – In favor of application. Commented on prior height variance received and asked for the purpose of said variance.

Bob Murphy – thanked the Board for their efforts and noted that he was in favor of said application.

Roll call vote taken to approve or deny said application. If approved, the aforementioned conditions are to apply. Results of vote as follows: Michael Masiello – Aye, Elise Ledda – Aye, John Orr – Aye.

Elise Ledda made a motion to close and adjourn the meeting; seconded by Michael Masiello; unanimously carried at 9:37 p.m.

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

Manorhaven, New York
November 7, 2025
Alex Kovacevic
Deputy Village Clerk-Treasurer