

**INC. VILLAGE OF MANORHAVEN  
PLANNING BOARD HEARING  
December 2, 2025 at 6:30 p.m. – MINUTES  
Village Hall – 33 Manorhaven Blvd**

**CALL TO ORDER:** 6:34 p.m.

**PLEDGE OF ALLEGIANCE:** Planning Board

**ATTENDANCE:** *Michael Masiello, Mario DeSantis, Zygmunt Jagiello, Elise Ledda via Zoom, 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:**

Vinny Greco, architect representing application, reviewed the revised plan submitted on December 1, 2025.

Board members questioned the recent revision and identified the required conditions below in order to render approval.

- All sheets to be the same scale.
- Last sheet in plan to be properly identified – ‘L-1’ with a landscape schedule and scale included.
- Notation of plumbing code ‘maximum allowed’ to be listed on drawing in reference to the 65 psi notation. PRV to be installed.
- Interior water proofing detail to be added to the drawing.
- Separate drywells to be at least 4 feet apart.
- Update calculations for the required storage and placement of drywells.
- Location of addresses to be relocated above the front doors and in 6 inches in size.
- Drawing labeled A3 to include lighting detail which should be down casting and LED.
- Include foundation area for sub-pump – to be covered with a grill.

**PUBLIC COMMENT:**

Christine Zahn – In favor of application, thanked the architect.

*Roll call vote taken to determine that the Village of Manorhaven Planning Board be Lead Agency under the New York State Environmental Quality Review Act, and that said application, if granted, have been determined to be Type II Actions for the purpose of the New York State Environmental Quality Review Act, having no significant impact on the environment.; With ‘Aye’ approving said determination and ‘Nay’ denying determination. Results were as follows: Michael Masiello – Aye, Mario DeSantis – Aye, Elise Ledda – Aye, John Orr– Aye, Zygmunt Jagiello – Aye.*

*Roll call vote taken to approve or deny said application: If approved, prior noted conditions to apply. Results of vote as follows: Michael Masiello – Aye, Mario DeSantis – Aye, Elise Ledda – Aye, John Orr – Aye, Zygmunt Jagiello – Aye.*

**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 representing application, requested an adjournment.

*Mario DeSantis made a motion to adjourn said application; seconded by Michael Masiello; 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 representing application, requested an adjournment.

*Michael Masiello made a motion to adjourn said application; seconded by John Orr; unanimously carried.*

**PB15-2025** – Application of 20 Kirkwood LLC – owner of premises known as 20 Kirkwood Road, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 45, Lot 127, for the site plan approval of a proposed new two-family dwelling.

**APPLICANT COMMENTS:**

Edward Butt, architect representing applicant, reviewed the site plan for said application.

Board members questioned site plan details and identified the required conditions below in order to render approval.

- Utility pipe sizes to be noted on drawing.
- Remove non applicable permeable paver detail on sheet C2- and S-1.
- Add utility pole located on north side of property to drawing.
- Reflector to be placed on north side utility pole (facilitated by Village of Manorhaven).

**PUBLIC COMMENT:**

Christine Zahn – Questioned if as-built driveways will appear as they do on the proposed rendering.

**PB16-2025** – Application of Bryan Kim – owner of premises known as 68 Graywood Road, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 80, Lots 29,30, for the site plan approval to amend drawings to permit #2371 dated 08/26/1971 with a Certificate of Occupancy dated 08/22/1972.

**APPLICANT COMMENTS:**

James Byrnes, representing application, reviewed the history of property and site plan. Steve Orlando, representing application, commented that there is no new work to be performed and that the applicant is only asking to approve the work performed in 1972.

*Michael Masiello made a motion to enter into an executive session to seek legal counsel; seconded by Mario DeSantis; unanimously carried at 8:03 p.m.*

*Michael Masiello made a motion to close the executive session and re-enter the public hearing; seconded by John Orr; unanimously carried at 8:20 p.m. No action taken during session.*

Michael Masiello noted that the application is subject to current building code regulation and that the correct order of operations would require a plan submission to the building department for review. Therefore, said application is out of purview of the Planning Board.

*Michael Masiello made a motion to table said application; seconded by John Orr; unanimously carried.*

**PUBLIC COMMENT:**

No public comment given.

*Michael Masiello made a motion to adjourn and close the meeting; seconded by Mario DeSantis; unanimously carried at 8:33 p.m.*

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

Manorhaven, New York  
December 5, 2025  
Alex Kovacevic  
Deputy Village Clerk-Treasurer