

**INC. VILLAGE OF MANORHAVEN  
PLANNING BOARD HEARING  
February 3, 2026 at 6:30 p.m. – AGENDA  
Village Hall – 33 Manorhaven Blvd**

**CALL TO ORDER:** 6:37 p.m.

**PLEDGE OF ALLEGIANCE:** Board members

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

**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:**

Clerk noted that the applicant has requested an adjournment.

*Zygmunt Jagiello made a motion to adjourn said matter; seconded by John Orr; 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:**

Clerk noted that the applicant has requested an adjournment.

*Zygmunt Jagiello made a motion to adjourn said matter; seconded by John Orr; unanimously carried.*

*Michael Masiello made a motion to enter into an executive session to seek legal counsel; seconded by Elise Ledda; unanimously carried at 6:40 pm.*

*Michael Masiello made a motion to close the executive session; seconded by Elise Ledda; unanimously carried at 7:00 pm. No action taken in executive session.*

**PB1-2026** – Application of 9 Edgewood LLC – owner of premises known as 9 Edgewood Road, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 69, Lot 71, for the site plan approval of a proposed new two-family dwelling.

### **APPLICANT COMMENTS:**

Paul Russo, architect representing said matter reviewed the proposed plan and addressed comments from Village Engineer. Further answered questions from the Board in reference to drainage, basement waterproofing, and architectural details.

### **PUBLIC COMMENT:**

Elan Wolfe – Questioned if the applicant would be installing an irrigation system and if so, how many zones.

Christine Zahn – Commented that curb cut details must be analyzed and that there is not enough parking in the Village to sustain such applications.

Board members outlined the following conditions to be met if the application is approved:

- Addition of two trees to be planted on the rear yard on each side.
- Dividing fence in the rear yard to be installed.
- Air conditioner spec sheet to be provided.
- All lighting to be reflected on drawings and to be downlit and LED.
- Color of stucco to be noted on drawings
- Drawing to specify unit numbers ‘9A’ and ‘9B’

*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, Elise Ledda – Aye, John Orr – Aye, Zygmunt Jagiello – Aye.*

**PB2-2026** – Application of Capital Home Builders Inc – owner of premises known as 42 Kirkwood Road, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 41, Lot 104, for the site plan approval of a proposed new two-family dwelling.

### **APPLICANT COMMENTS:**

Paul Russo, architect representing said matter reviewed the proposed plan and addressed comments from Village Engineer. Further answered questions from the Board in reference to drainage, parking configurations, utility infrastructure, and architectural details.

Board members questioned window egress access, previously approved lot coverage, and architectural details.

Board members required the following items to be included in a revision to be submitted:

- ‘Before and After’ parking configuration to be submitted
- Exposed areas around foundation to be in light gray stucco
- Steppingstone pathway to be added from entrance to air conditioning units.
- Air conditioning unit spec sheet with baffling proposal
- Add two trees on the front of property – to be PSEG approved “Street Friendly” trees for power line safety.
- Unit numbers of dwelling units to be reversed – ‘A’ to be on north side and ‘B’ to be on south side
- A4 elevation drawings to be updated as per Engineer comments

Zygmunt Jagiello noted that the allowed lot coverage was in excess.

John Orr commended the cantilever design of said application.

**PUBLIC COMMENT:**

Christine Zahn – resident, questioned why the property was listed online for sale indicating a Village approval prior to any decision being made.

Jordan Caruso – application representative, noted that the online listing of property had been taken down as of February 2<sup>nd</sup>, 2026.

Elan Wolfe, resident, asked where sewer utility lines were in relation to the property. Further questioned if there was a drainage system at the end of the proposed driveway.

*Michael Masiello made a motion to adjourn said matter pending a submitted revision; seconded by Zygmunt Jagiello; unanimously carried.*

**PB3-2026** – Application of George Lohen – owner of premises known as 9 Kirkwood Road, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 44, Lot 370, for the site plan approval of a finished cellar.

## **APPLICANT COMMENTS:**

Frank Falino, architect representing said matter, reviewed the proposed plan and answered questions from the Board in reference to window well egress.

Board members outlined the following conditions to be met if the application is approved:

- Air conditioning units to be baffled
- Note on drawing to include ‘Existing Conditions’ to remain

## **PUBLIC COMMENT:**

Jesse Schacter, resident, read a statement into the record regarding other applications and the Village process in relation to building height verification.

*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 a Negative Declaration 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, 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, Elise Ledda – Aye, John Orr – Aye, Zygmunt Jagiello – Aye.*

*Michael Masiello made a motion to close and adjourned the meeting; seconded by Elise Ledda, unanimously carried at 8:35 pm.*

**Next scheduled meeting tentatively scheduled for March 3, 2026 at 6:30 p.m.**

Manorhaven, New York  
February 4, 2026  
Alex Kovacevic  
Deputy Village Clerk-Treasurer