

**INC. VILLAGE OF MANORHAVEN
PLANNING BOARD HEARING
May 5, 2026 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, Elise Ledda, John Orr, Kevin Simmons – PB Attorney; Rebecca Goldberg – Village Engineer*

PB1-2024 – Application of Red Rock Homes LLC– owner of premises known as 56 Kirkwood Road, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 41, Lot 117, for the site plan approval of a modified façade from a previously approved plan.

PUBLIC COMMENT:

No Public Comment given.

APPLICANT COMMENTS:

Deputy Clerk reviewed the adjournment request sent from the applicant.

Michael Masiello made a motion to adjourn the matter; 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 modification of a previously approved site plan.

APPLICANT COMMENTS:

Ed Butt, architect representing matter, reviewed the revised drawing requested by the Board.

Board members and the applicant discussed the parking specifications and layout.

Michael Masiello made a motion to render a decision on said matter, if approved, conditions would include 1) Two dimensions on P-1 drawing to be clarified and shown clearly. 2) Engineer to confirm calculations regarding drainage and grading.

Michael Masiello made a motion to take a quick break; seconded by Mario DeSantis; unanimously carried at 6:55 p.m.

Michael Masiello made a motion to close the break and re-enter the public hearing; seconded by Elise Ledda, unanimously carried at 7:00 p.m.

Michael Masiello made a motion to enter into an executive session to seek legal counsel; seconded by Mario DeSantis; unanimously carried at 7:01 p.m.

Michael Masiello made a motion to close the executive session; seconded by Elise Ledda; unanimously carried at 7:26 p.m. – No action taken in executive session.

PUBLIC COMMENT:

Christine Zahn – resident, expressed concern regarding recent Board of Zoning Appeals’ approvals and commented the Planning Board and applicant for their efforts.

Roll call vote taken to approve or deny said application: If approved, conditions include 1) Two dimensions on P-1 drawing to be clarified and shown clearly. 2) Engineer to confirm calculations regarding drainage and grading. Results of vote as follows: Michael Masiello – Aye, Zygmunt Jagiello- Aye, Elise Ledda – Aye, John Orr – Nay, Mario DeSantis – Aye.

PB8-2026 – Application of Mail Coach Inn LLC– owner of premises known as 27 Linwood Road South, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 64, Lots 15, 16, 214 & 217, for the site plan approval of a proposed second floor addition and first floor renovation to an existing single family home.

APPLICANT COMMENTS:

Don Alberto, architect representing matter, reviewed the site plan.

James Gilligan, applicant, reviewed architectural details of site plan.

James Gilligan (Parent/Father of applicant), reviewed fence details.

Board members questioned crawl space, sample board, lighting, drainage, landscape, AC Units and other site plan details of the proposed application.

Board members requested that the applicant submit a revised plan with the following details included:

- 1) Distance between the entrance and exit of the driveway to be provided
- 2) Sample board to include stone detail
- 3) Revision dates to be included in the drawing
- 4) Crawl space to be included in drawing with a cross section provided. (All drawings to be on quarter scale).
- 5) Elevation diagram of four corners of the property to be shown
- 6) Lighting specifications to be on elevation plan – to be LED and downlit
- 7) Fence detail to be shown on drawing
- 8) Gutter detail to be shown on drawing
- 9) East to West elevation to be provided
- 10) Nearest utilities to be shown on drawing – show location distance
- 11) Window detail to be on plan
- 12) Stone detail to be on plan
- 13) AC units to be shown in the rear of property
- 14) AC unit spec sheet with the decibel rating to be provided, fencing to surround units as per the unit specifications
- 15) House number detail to be shown, to be reflective, 6 inches in size and to be lighted
- 16) Detail and location of the mailbox to be shown
- 17) Soffit lighting to be downlit and clearly shown/described on drawing
- 18) Window wells to be shown in drawing
- 19) Barrier at building line to be installed so that nobody can walk near gas line
- 20) Before and after parking lot detail to be provided
- 21) Village approved tree to be planted on the frontal area of property
- 22) Existing rear trees to be removed, one Village approved tree to be planted in the rear yard

23) Plumbing certificate to be provided and drawing to show the existing water and sewer lines to remain.

PUBLIC COMMENT:

Christine Zahn, resident, commended the application and builder for building a single-family home.

Zygmunt Jagiello asked how the existing drainage dynamics worked.

Michael Masiello made a motion to adjourn the matter pending a revised submission to be received at least two weeks prior to the next hearing date; seconded by Elise Ledda; unanimously carried.

Michael Masiello made a motion to adjourn and close the meeting; seconded by Elise Ledda; unanimously carried at 8:11 p.m.

Next scheduled meeting tentatively scheduled for June 2, 2026 at 6:30 p.m.

Manorhaven, New York
May 6, 2026
Alex Kovacevic
Deputy Village Clerk-Treasurer