

**INC. VILLAGE OF MANORHAVEN
PLANNING BOARD HEARING
June 2, 2026 at 6:30 p.m. – MINUTES
Village Hall – 33 Manorhaven Blvd**

CALL TO ORDER: 6:33 P.M.

PLEDGE OF ALLEGIANCE: Board Members

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

PB9-2026 – Application of Manhasset Bay Developers LLC– owner of premises known as 10 Oldwood Road , Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 62, Lots 251, 351, 451 for the site plan approval of a proposed new two-family home.

APPLICANT COMMENTS:

Rui Gomes, architect representing said application reviewed the proposed plan and answered questions from the Board and Public.

Elise Ledda recused herself from said matter.

John Orr asked why there was a need for a 10 foot basement.

Rui Gomes stated that the soil boring revealed that water was 27 feet below the property.

John Orr complimented the owner for conforming to zoning regulations.

PUBLIC COMMENT:

Cynthia Lynch, resident, asked how far the proposed AC units would be in relation to her property at 6 Oldwood Road.

Roll call vote taken to approve or deny said application: If approved, conditions include 1) Window wells to be covered. 2) Drainage calculations to include 'gallons' calculation. 3) Two Village approved trees to be planted on the front of property. Results of vote as follows: Michael Masiello – Aye, Zygmunt Jagiello- Aye, Elise Ledda – Abstain, John Orr – Aye, 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 said matter, reviewed the application and site plan.

Michael Masiello excused himself from meeting.

James Gilligan, owner of property, made comments regarding the existing drainage systems and architectural details.

Board members questioned dynamics of property including architectural and other characteristics.

John Orr complimented owner for keeping the home as a single-family home.

PUBLIC COMMENT:

No public comment given.

Roll call vote taken to approve or deny said application: If approved, conditions include 1) Fences to be white vinyl. 2) Property to maintain existing drainage – architect of said matter to self-certify. Results of vote as follows: Michael Masiello – Absent, Zygmunt Jagiello- Aye, Elise Ledda – Aye, John Orr – Aye, Mario DeSantis – Aye.

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.

APPLICANT COMMENTS:

Michael Boroumand, owner of property, reviewed the existing conditions and revisions made.

Board members questioned the reasons for alteration and material details.

PUBLIC COMMENT:

No public comment given.

Roll call vote taken to approve or deny said application: Results of vote as follows: Michael Masiello – Absent, Zygmunt Jagiello- Aye, Elise Ledda – Aye, John Orr – Aye, Mario DeSantis – Aye.

Mario DeSantis made a motion to close and adjourned the meeting; seconded by Elise Ledda; unanimously carried at 7:38 p.m.

Next scheduled meeting tentatively scheduled for July 7, 2026 at 6:30 p.m.

Manorhaven, New York
June 5, 2026
Alex Kovacevic
Deputy Village Clerk-Treasurer