

**INC. VILLAGE OF MANORHAVEN
PLANNING BOARD HEARING
July 7, 2026 at 6:30 p.m. – MINUTES
Village Hall – 33 Manorhaven Blvd**

CALL TO ORDER: 6:34 pm

PLEDGE OF ALLEGIANCE: Michael Masiello

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

PB3-2025 – Application of Nancy and Wayne Toner– owner of premises known as 50 Dunes Lane, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 103, Lot 56, for the modification of a previously approved new two-family dwelling site plan.

APPLICANT COMMENTS:

Paul Russo, architect representing matter, reviewed the modifications to the site plan.

PUBLIC COMMENT:

No public comment given.

Roll call vote taken to approve or deny said application: If approved, conditions include 1) Size of address plaque to be shown on drawing. Results of vote as follows: Michael Masiello – Aye, Zygmunt Jagiello- Aye, Elise Ledda – Aye, John Orr – Aye, Mario DeSantis – Aye.

PB10-2026 – Application of Autumn Park Co LLC– owner of premises known as 35 Corchaug Avenue, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 87, Lot 21, for the site plan approval of a new two-family dwelling.

APPLICANT COMMENTS:

Paul Russo, architect representing matter, reviewed the site plan. Answered questions from the Board regarding water availability and basement dynamics.

John Orr asked when in the process the applicant is supposed to get approval from the Water District in respect to the Water Availability Letter.

Zygmunt Jagiello asked why the proposed plan had a full bathroom in the basement. Further commented that such conditions could yield possible illegal rent.

Roll call vote taken to approve or deny said application: If approved, conditions include 1) Relocate trees on the front of the property 15 feet back. 2) Directional icon to be listed on drawing A-5 i.e.: North/South/East/West 3) Add total drainage inflow calculation in gallons 4) Add blue stone steppingstones leading to trash can. Results of vote as follows: Michael Masiello – Aye, Zygmunt Jagiello- Aye, Elise Ledda – Aye, John Orr – Aye, Mario DeSantis – Aye.

PUBLIC COMMENT:

No public comment given.

PB11-2026 – Application of Linwood Crest LLC– owner of premises known as 22 Linwood Road North, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 44, Lot 29 & 30, for the site plan approval of a new two-family dwelling.

APPLICANT COMMENTS:

Edward Butt, architect representing said matter, reviewed the site plan.

Board members questioned egress stairwell, full bathroom in basement and drywell specifications

PUBLIC COMMENT:

Adrian Whittaker, resident, asked if setbacks were compliant and questioned if certain trees would remain.

Roll call vote taken to approve or deny said application: If approved, conditions include 1) Clarify A-1 cellar drawing regarding sliding door reference pursuant to Engineer letter dated July 3rd, 2026. Results of vote as follows: Michael Masiello – Aye, Zygmunt Jagiello- Aye, Elise Ledda – Aye, John Orr – Aye, Mario DeSantis – Aye.

Clerk and Board thanked Board Member DeSantis for his years of dedication and service for the Village of Manorhaven.

Mario DeSantis made a motion to adjourn and close the meeting; seconded by Michael Masiello; unanimously carried at 7:53 p.m.

Next scheduled meeting tentatively scheduled for September 1, 2026 at 6:30 p.m.

Manorhaven, New York
July 8, 2026
Alex Kovacevic
Deputy Village Clerk-Treasurer