

**INC. VILLAGE OF MANORHAVEN
PLANNING BOARD HEARING
September 1, 2026 at 6:30 p.m. – MINUTES
Village Hall – 33 Manorhaven Blvd**

CALL TO ORDER: 6:37 p.m.

PLEDGE OF ALLEGIANCE: Led by All

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

PB12-2026 – Application of MF300-04 East 81st LLC– owner of premises known as 166 Shore Road, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block H, Lot 29, for the site plan approval of a façade renovation.

APPLICANT COMMENTS:

Daniel Kimyaygarov, owner of property, described parking dynamics and recently submitted revision.

Michael Briza, architect for said matter, reviewed parking space specifications and answered site plan questions from the Board.

PUBLIC COMMENT:

No public comment given.

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 variances, 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.; ‘Aye’ approving said application and ‘Nay’ denying application. Results were as follows: Michael Masiello – Aye, John Orr – Aye, Elise Ledda – Aye.

Roll call vote taken to approve or deny said application: If approved, rendered conditions include: 1) Drawing to be in ¼ inch scale. 2) Cut sheet for building sign to be provided. 3) Photo and specifications of gate to be provided. 4) Gate to be 10 feet in height. 5) Dimensions for parking spaces to be specified. Results of vote as follows: Michael Masiello – Aye, Elise Ledda – Aye, John Orr – Aye.

PB13-2026 – Application of Strathmore Developers Group LLC– owner of premises known as 24 Hickory Road, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 67, Lot 32,33, for the site plan approval of new two-family home.

APPLICANT COMMENTS:

Rui Gomes, architect representing said matter, reviewed the site plan and recent BZA decision.

John Orr questioned curb cut specifications.

Board members questioned parking space dynamics and specifications.

PUBLIC COMMENT:

Danny Furcic, resident, commented on the proximity of the proposed plan to his adjacent property. Further expressed that the curb cut configuration would not be feasible.

Dominick Masiello, resident, asked if the lowest floor was considered a basement or cellar.

Board members asked that the matter be adjourned pending a submitted revision to include:

- Veneer stone on frontal area of property to be shown on drawing.
- Steppingstones leading to garbage bin to be provided.
- Address plate to include reflective lettering and contrasting black/white details.

Board note: Completion of the aforementioned conditions does not constitute or guarantee final approval.

Michael Maseillo made a motion to adjourn PB13-2026 to the next hearing date pending a submitted revision; seconded by John Orr; unanimously carried.

Elise Ledda made a motion to adjourn and close the meeting; seconded by Michael Masiello; unanimously carried at 8:09 pm.

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

Manorhaven, New York
September 2, 2026
Alex Kovacevic
Deputy Village Clerk-Treasurer