

**INC. VILLAGE OF MANORHAVEN
BOARD OF TRUSTEES
August 6, 2025 – 6:00 p.m. – WORK SESSION AGENDA**

CALL TO ORDER: Mayor Popeleski called meeting to order at 6:05pm

PLEDGE OF ALLEGIANCE: Brendan Zahner

ATTENDANCE: Trustee Jeffrey Stone, Trustee Khristine Shahipour, Deputy Mayor Harry Farina, Mayor John Popeleski
Trustee Monica Ildefonso - absent

PLEASE NOTE THAT THERE IS NO PUBLIC COMMENT DURING WORK SESSIONS. PUBLIC COMMENT IS HEARD AT THE REGULAR MONTHLY BOARD OF TRUSTEE MEETINGS.

VILLAGE ATTORNEY CHRISTOPHER NEUMANN:

Village Attorney Neumann explained that the Resolutions originally on Agenda for tonight's meeting were removed because they were unnecessary. There will be a Public Hearing regarding the moratorium on building within the Village at the August 27, 2025 Board of Trustees meeting.

WORK SESSION TOPICS:

- Village comprehensive plan
 - D&B Engineers – August work session
 - Mayor explained that comprehensive plan is forthcoming but will take time and be costly. Village will need to budget for the plan.
 - D&B Engineers:
 - Will study current and historical Village zoning codes.
 - Identify and update zoning codes.
 - Zoning code changes will require SEQRA determination.
 - This will be the start of the process for developing a Village wide comprehensive plan.
 - Mayor asked about a timeline – the initial process will take several months and then an RFP will need to be publicized for comprehensive plan.
 - Mayor asked that additional zoning areas be included, R3 & R4 and explained a vision for the vacant land parcel on Manhasset Isle.
 - Trustee Stone mentioned that any proposals for development would be subject to Public Forums so residents would have the opportunity for input.
 - D&B explained that it would essentially be up to the Board of Trustees as to what zoning changes they would want and be willing to accept.
 - Trustee Stone mentioned continuous updates communicated to residents.
- 42 Inwood Rd – sub-division
 - Trustees' further review, will be discussed at next month's meeting.
 - Attorney – will need SEQRA review.
- 28 Kaywood Rd – sub-division
 - Trustees' further review, will be discussed at next month's meeting.
 - Attorney – will need SEQRA review.
 - Mayor feels proposed driveway is an issue. Will eliminate an on-street parking spot and is too close to corner and existing STOP sign.

- Toms Point Marina parking
 - Currently there is a NO PARKING restriction on both sides of Sagamore Hill Drive from Toms Point Lane to Matinecock Ave.
 - Signs were removed on one side of the street, but recently replaced by Village DPW
 - Mayor is suggesting rescinding the NO PARKING on the east side of Sagamore Hill Drive, which would open roughly 6 to 8 parking spots.
 - Trustee Stone mentioned that the parking situation in the area is currently a safety issue.
 - The Board of Directors of Tom's Point will submit a letter to the Village with suggestions for the situation.
- Manorhaven Preserve – ongoing issues
 - There is an ongoing issue with homelessness in the Manorhaven Preserve
 - The Village has replaced signage and added new signage at the request of the NCPE 6th Precinct.
 - Village DPW personnel clean the Preserve twice per week.
 - Village DPW personnel were confronted by homeless while cleaning and NC Police had to be called.
 - The Village has sent a letter to NC Police Commissioner Ryder asking for more assistance.
- Village Hall new phone answering system.
 - Village Clerk Hommel explained that the new phone service answering system is operational.
 - All calls to Village Hall will be answered 24 hours a day, 7 days a week, and no calls will go unanswered.
 - Calls are routed to the appropriate department or Village employee.
 - Village employees are able to work more efficiently since calls are routed to correct department.
 - Emergency calls are also routed directly to Fire Dept. or DPW personnel that are on call, depending on situation.
- Village Hall meeting room
 - Renovations to meeting room will be completed within the next couple of weeks.
 - A new public address system will be in place.
 - New chairs and seating will be installed next year using JCAP grant funding, at no cost to the Village.
- Village Hall hallway renovation
 - A proposal has been submitted to the Village by Licciardello Contracting for the renovation of the hallway at the front of Village Hall
 - A new ceiling will be installed as well as new walls and lighting.
 - The hallway design will match that of the meeting room.
- Ice Cream truck vendor
 - The Village issues two ice cream vendor permits per year.
 - This year only one permit was applied for and issued.
 - One previous vendor does not have NC Health Dept certificate.
 - Vendors must display Village permit placards on dashboards of trucks.
- Newsletter
 - Several residents have mentioned not receiving the Village newsletter in the mail.
 - It was suggested that the newsletter be sent via email.
 - The Mayor has asked for a proposal outlining cost and procedures for sending via email.
- Village Street Fair
 - The Village will seek to host a fall street festival once again.
 - October date to be determined.
- Morgan's Dock

- There is continued vandalism at Morgan's Dock
- Electrical outlets had to be removed.
- All the chairs have been vandalized and broken.
- Security cameras are costly due to having no internet service at the dock, but may be looked into
- The Village is looking into options to safeguard property so residents can enjoy the dock.
- Oyster garden is installed at Morgans Dock and volunteers, including Residents Forward, are maintaining the cages.

Trustee Stone commented on some wetland rehabilitation done by the company associated with the environmental aspect of the Louie's Restaurant renovations.

Trustee Stone also mentioned fire safety at the local marinas and procedures in place at Block Island marinas.

ADJOURNMENT:

Deputy Mayor Farina made a motion to close and adjourn the meeting; seconded by Trustee Shahipour; unanimously carried at 7:09 p.m.

Resident Christine Zahn asked the Mayor if she could make a comment regarding Village personnel. Ms. Zahn wanted to complement two employees, Deputy Clerk Alex Kovacevic and Building Superintendent Garrick Wan. Ms. Zahn explained that Building Superintendent Wan "went over and above" in explaining an issue at a current Planning Board meeting and should be commended for his integrity and thoughtful discussion.

Manorhaven, NY
 John Hommel
 Village Clerk-Treasurer
 August 6, 2025