

**INC. VILLAGE OF MANORHAVEN  
BOARD OF TRUSTEES  
July 30, 2025 – 6:30 p.m. – MEETING MINUTES**

**CALL TO ORDER:** 6:31 PM

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

**EXECUTIVE SESSION:**

*Harry Farina made a motion to enter into an executive session to seek legal counsel; seconded by Monica Ildefonso; unanimously carried at 6:33 pm.*

*Harry Farina made a motion to close the executive session and re-enter the public session; seconded by Khristine Shahipour; unanimously carried at 6:38 pm. No action taken by the Board in Executive Session.*

**MAYOR COMMENTS:**

Mayor Popeleski reviewed recent accomplishments which included the settling of tax certiorari dispute backlogs, mudslide matter resolutions, ongoing efforts via the Federal Emergency Management Agency to receive grant funds to repair the Orchard Beach Blvd drainage issues, aggressive investing in the Village's general bank fund to yield high interest returns, the hiring of a qualified Highway Superintendent to manage the sewer infrastructure, creation of a sewer emergency response plan and operating manual, and ensuring compliance with the owner of the cell tower infrastructure adhere to the Village contract. Mayor Popeleski further noted that the current tabled moratorium will be on the August 27<sup>th</sup> agenda and will aim to apply to zoning districts E-1, C-1, C-2, C-3, I-1, I-2, and I-3. Vision Long Island and D&B Engineering to attend the next Board of Trustees meeting to discuss the creation of the Village's new proposed Comprehensive plan and other matters relating to a moratorium on building development. The Village will make an effort to re-open Morgan's Dock and be cognizant of new information regarding the water quality. Mayor Popeleski thanked residents for their feedback and mentioned that the Village will be planting a 16 foot Douglas Fir tree at the triangle of Manorhaven Blvd and Kirkwood Road.

**REPORTS:**

**Court Report – June 2025:**

*Harry Farina made a motion to approve; seconded by Khristine Shahipour; unanimously carried.*

### **Building Department Report – June 2025:**

*Harry Farina made a motion to approve; seconded by Khristine Shahipour; unanimously carried.*

### **Police Department June 2025:**

*Monica Ildefonso made a motion to approve; seconded by Khristine Shahipour; unanimously carried.*

### **General Fund Abstract:**

**6.25.25 – 7.28.25 – Payments**

*Khristine Shahipour made a motion to approve; seconded by Monica Ildefonso; unanimously carried.*

### **June 25, 2025, General BOT Meeting Minutes:**

*Harry Farina made a motion to approve; seconded by Jeffrey Stone; unanimously carried.*

### **RESOLUTIONS:**

#### **Resolution #51 – 2025:**

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby appoints Brendan Zahner as an alternate member to the Board of Zoning Appeals, term ending July 1st, 2027.

*Trustee Stone - Aye; Trustee Ildefonso - Aye; Trustee Shahipour - Aye; Deputy Mayor Farina - Aye; Mayor Popeleski - Aye*

#### **Resolution #52 – 2025:**

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby approves a proposal from Licciardello Contracting Inc. in the amount of \$9,750.00 to install crown, base, and panel molding in the Village Hall Meeting/Courtroom.

*Trustee Stone - Aye; Trustee Ildefonso - Aye; Trustee Shahipour - Aye; Deputy Mayor Farina - Aye; Mayor Popeleski - Aye*

#### **Resolution #53 – 2025:**

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby approves a proposal from Albertson Electric. in the amount of \$8,500.00 to install a public addressing system in the Village Hall Meeting/Courtroom.

*Trustee Stone - Aye; Trustee Ildefonso - Aye; Trustee Shahipour - Aye; Deputy Mayor Farina - Aye; Mayor Popeleski - Aye*

## **PUBLIC COMMENT:**

Thomas Plominski, resident, commented that questions were starting to get answered however feels that the limited speaking time is unfair to the residents and asked the Board to prevent overdevelopment and to create a comprehensive plan that benefits the residents.

Chrstine Zahn, resident, commented the three-minute rule for the public speaking allowance was insufficient and should be amended, further noted that code of conduct among elected officials should be followed. Further commented that the Village should favor residents over builders.

Sherry Denn, resident, commented that any proposed moratoriums should include the E-1 and BOLD (business overlay district). Further commented that the Board should favor residents and not builders.

Christian Hommerich, resident, commended recent accomplishments by the Village. Further commented that he was not in favor of the three-minute speaking rule and felt that the residents were not in favor of the recently approved 30 Sagamore Hill application. Further commented that the Board of Zoning and Appeals should only consider true hardships when voting on an application.

Matt Heit, resident, commented that the Village needs an impact study in regard to new approved buildings. Further he commented that the cost of living was increasing and that he was in favor of a building moratorium.

Ken Kraft, resident, read a document that he submitted to the Clerk dated July 30<sup>th</sup>, 2026, and December of 2019 which was regarding recently approved projects and the listing specifications. Further commented on homeless individuals loitering in the Growing Love Garden and stated that the Village is in need of passing a moratorium on buildings and needs to adopt a comprehensive plan that suits the residents.

Scott Stoltzman, resident, commented that he was not in favor of the new three-minute public speaking rule and favors a building moratorium. Feels that overdevelopment has a negative effect on nearby schools due to an increased classroom to student ratio. Also felt that agendas should be posted earlier to increase transparency to the public.

Gary Maynard, resident, asked that Village utilize use the newsletter format to communicate more information. Further commented that he is opposed to the Board of Zoning Appeals issuing variances to builders.

Gary Pagano, resident, asked why resolutions weren't utilized to allow the progression of proposed moratoriums to take place. Also feels that the Board should pass legislation to eliminate and repeal the E-1 and BOLD zoning districts.

Christopher Neumann, attorney representing the Village of Manorhaven, stated that the Board will publicly notice a moratorium pursuant to the Village Code when the time comes.

Mary Christine O'Thompson, resident, commented that she opposed extravagant variances rendered for builders and is suspicious of the lack of communication between the Village and the residents. Felt that the Village should be more transparent.

Richard Li, resident, commended the Mayor and Board for their recent accomplishments and felt that certain residents were acting with hostility when expressing their concerns. Further commented that anonymous mailings being distributed were disrespectful and being used as an intimidation tactic. Also noted that residents should approach the Mayor regarding any Village concerns and doesn't agree with properties utilizing garages as a living space.

### **UPCOMING EVENTS:**

Mayor Popeleski reviewed the events below and noted that the Board would be going into an executive session thereafter.

8/5 - Planning Board meeting 6:30pm  
8/12 – Board of Zoning Appeals 6:30pm  
8/6 – Board Of Trustees Work Session 6:00pm  
8/19 – Village Justice Court 6:00pm  
8/27 – Board of Trustees Meeting – 6:30pm  
9/1 – Labor Day – Village Hall closed

### **EXECUTIVE SESSION:**

*Harry Farina made a motion to enter into an executive session to seek legal counsel regarding a personnel matter; seconded by Jeffrey Stone; unanimously carried at 7:41 pm.*

*Harry Farina made a motion to close the executive session and re-enter the public meeting; seconded by Jeffrey Stone; unanimously carried at 7:41 pm.*

### **ADJOURNMENT:**

*Harry Farina made a motion to adjourn and close the meeting; seconded by Jeffrey Stone; unanimously carried at 7:57 pm.*

Manorhaven, NY  
Alex Kovacevic  
Deputy Village Clerk-Treasurer  
July 31, 2025