

INC. VILLAGE OF MANORHAVEN
BOARD OF TRUSTEES
August 27, 2025 – 6:30 p.m. – PUBLIC HEARING AGENDA

CALL TO ORDER: Mayor Popeleski called meeting to order at 6:33pm

PLEDGE OF ALLEGIANCE: Christine Zahn

ATTENDANCE: Trustee Jeffrey Stone; Trustee Monica Ildefonso; Trustee Khristine Shahipour (via Zoom); Deputy Mayor Harry Farina; Mayor John Popeleski; Christopher J. Neumann, Esq., Village Attorney; John E. Hommel, Village Clerk

MOTION TO OPEN PUBLIC HEARING:

Motion to open Public Hearing by Deputy Mayor Farina, second by Trustee Stone
Motion passes 5-0

LOCAL LAW:

Proposed Local Law No. 14 of 2025

A Local Law setting forth the Village's Moratorium in building and certain land use approvals while the Village considers changes to its comprehensive plan and considers and considers and adopts amendments to its land use regulations.

VOTE: Trustee Stone - AYE; Trustee Ildefonso AYE; Trustee Shahipour AYE; Deputy Mayor Farina - AYE; Mayor Popeleski AYE
AYE – 5/ NAY – 0

Mayor Popeleski comments on Local Law 14-2025:

- There were moratoriums put in place in the past, but the Mayor and Board of Trustees have received new guidance on the proper language and procedures from current legal counsel.
- Important to have resident involvement and proper legal advice to make the moratorium work to the benefit of the entire Village.
- The Mayor has reviewed comprehensive plans for Mineola and Farmingdale for reference on some aspects of Manorhaven plan.

PUBLIC COMMENT – Proposed Local Law 14-2025:

Thomas Plominski –

- Pleased with moratorium.
- Would like to have residents, Village, developer and all parties involved in planning discussions.

Jesse Schachter –

- Feels there is a need for stronger code enforcement within Village.
- Stated property adjacent to his has had no rental registration inspections.
- Questioned property lot sizes related to assessment rolls.
- Stated construction work has occurred on weekends and holidays which goes against Village code.
- Mentioned workers trespassing on his property and damaging his retaining wall.

Christine Zahn –

- Thanked the Mayor and Board of Trustees for the moratorium.
- Thanked Trustees Shahipour and Ildefonso for raising questions and concerns about 30 Sagamore Hill Dr. development.
- There are many steps ahead for comprehensive plan, Village and residents will work together.
- Volunteered to assist with plan.
- Put community first.

Sam Epstein –

- Attorney for Sahn Ward, representing Thypin.
- Mr. Richard Thypin and MBA-Manorhaven LLC, owner of 5 Sagamore Hill Dr property, are opposed to moratorium.

Ken Kraft –

- Village needs to appoint qualified people to Village Boards
- Village Code needs to be followed as written.
- Feels there has been a level of incompetence with Village governing, specifically with respect to 30 Sagamore Hill Dr development.
- Written statement submitted.

Elizabeth Clarke –

- In favor of moratorium
- All property zones should be included in moratorium.
- Would like to know what resident input for comprehensive plan involves.
- Can pump station handle development.

Christian Hommerich –

- Pleased with moratorium. Thanked the Mayor and Board of Trustees for moratorium.
- Plans that have been recently submitted to planning board by a developer were rejected and developer asked to resubmit with corrections.
- Feels that if developers continually disregard Village codes and permitting, they should be banned from working in the Village.

Sherry Denn –

- Village needs the moratorium.
- Need more stringent oversight of builders.
- Current developers are not concerned with ramifications of development to the Village.
- Developers have learned how to exploit the rules and codes.

Bob Murphy –

- Thanked Mayor and Board of Trustees for moratorium.
- Asked that LL 14-2025, moratorium, pass unanimously.

Kris Murphy –

- Thanked Mayor and Board of Trustees for moratorium.
- Support and involvement from community is vital to comprehensive plan.

Scott Stolzman –

- In favor of moratorium
- Village and residents must work together.
- After moratorium passes, work must begin right away towards comprehensive plan.
- Learn from failures and successes of other Villages comprehensive plans.

Andy Shaffer –

- Lives on Port Washington Blvd.
- Traffic from Manorhaven affects his neighborhood.
- Over development is a strain on resources and infrastructure
- Village needs to curb over development.

Anne Tomlinson –

- Board of Trustees must listen to the residents.
- Comprehensive plan should include entire Village.
- Collaborative input from Village, engineers and residents

Gary Maynard –

- 79-year resident of Manorhaven
- Asked for Board of Trustees to pass moratorium.

Gary Pagano –

- There have been comprehensive plans for the Village in the past.
- Village codes should be reviewed every 10 to 15 years and updated.
- Manorhaven is the most densely populated Village in NY State
- Manorhaven is a seaside community and differs from Mineola and Farmingdale
- Need to keep waterfront accessible and preserve seaside community atmosphere.

Bruce Migatz –

- Former Village Attorney
- Will R1 and R2 zones be incorporated into moratorium.
- Mayor – yes, at a certain point they will

Gina Vulcano –

- Comprehensive plan should incorporate entire Village.
- Over development is a safety issue. Only one way out of Manhasset Isle if there is a mandatory evacuation.
- More transparency on development is needed.
- Contamination issues need to be addressed.

Robert O'Brien –

- The existing density of Village is different from other Villages.
- Manorhaven should preserve its seafaring community.

Proposed Local Law No. 15 of 2025

A Local Law amending Chapter 147 of the Manorhaven Village Code to Change ‘No Parking’ restriction from Both Sides of Sagamore Hill Dr. from Toms Point Lane to Matinecock Avenue to ‘No Parking’ restriction on the West Side of Sagamore Hill Dr. from Toms Point Lane to Matinecock Avenue.

Motion to table Proposed Local Law 15-2025 by Deputy Mayor Farina, second by Trustee Stone
Motion passes 5-0

Matter has been tabled for further review until September 24, 2025 Board of Trustees meeting.

PUBLIC COMMENT: (PLEASE NOTE THAT ALL PUBLIC COMMENT HAS BEEN RECORDED ON THE MEETING TRANSCRIPT AND IS AVAILABLE BY SUBMITTING A FOIL REQUEST ON THE VILLAGE WEBSITE)

MOTION TO ADJOURN PUBLIC HEARNG

Motion to adjourn Public Hearing by Deputy Mayor Farina, second by Trustee Stone
Motion passes 5-0

INC. VILLAGE OF MANORHAVEN
BOARD OF TRUSTEES
August 27, 2025 – 6:30 p.m. – MEETING AGENDA

MOTION TO OPEN MEETING OF THE BOARD OF TRUSTEES:

Motion to open meeting of the Board of Trustees by Deputy Mayor Farina, second by Trustee Stone
Motion passes 5-0

ATTENDANCE: Trustee Jeffrey Stone; Trustee Monica Ildefonso; Trustee Khristine Shahipour (via Zoom); Deputy Mayor Harry Farina; Mayor John Popeleski; Christopher J. Neumann, Esq., Village Attorney; John E. Hommel, Village Clerk

MAYOR COMMENTS:

- Village newsletter will start being sent via email.
- MS4 illicit discharge report – no contamination coming from outflow pipes into Sheets Creek
- Grant funding – Village did not meet specifications of Governor’s Pro-Housing certification which might curtail funding availability. Village has added Haven Marina project which may bring Village into compliance.

REPORTS:

Court Report – July 2025:

Motion to accept by Deputy Mayor Farina, second by Trustee Ildefonso – Motion passes 5-0

Building Department Report – July 2025:

Motion to accept by Trustee Ildefonso, second by Trustee Stone – Motion passes 5-0

Police Department July 2025:

Motion to accept by Deputy Mayor Farina, second by Trustee Stone – Motion passes 5-0

General Fund Abstract:

7.30.25 – 8.26.25 – Payments

Motion to accept by Trustee Ildefonso, second by Deputy Mayor Farina – Motion passes 5-0

July 30, 2025, General BOT Meeting Minutes:

Motion to accept by Deputy Mayor Farina, second by Trustee Stone – Motion passes 5-0

Resolutions:

Resolution #54 – 2025:

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby accepts and approves a proposal from Licciardello Contracting Inc. in the amount of \$9,850.00 for the renovation of Village Hall hallway. Work will include new ceiling, walls, moldings and paint.

VOTE: Trustee Stone - AYE; Trustee Ildefonso AYE; Trustee Shahipour AYE; Deputy Mayor Farina - AYE; Mayor Popeleski AYE
AYE – 5/ NAY – 0

Resolution #55 – 2025:

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby accepts and approves a proposal from D&B Engineers and Architects in the amount of \$49,000.00 for the review of the Village's existing zoning code requirements. Specifically, D&B will be performing a zoning map update for the Village, identifying impacted properties, and preparing draft zoning change descriptions. In addition, D&B will advise and prepare a Request for Proposal (RFP) for the Village to retain the services of a Planning Consultant to assist in implementing zoning changes.

VOTE: Trustee Stone - AYE; Trustee Ildefonso AYE; Trustee Shahipour AYE; Deputy Mayor Farina - AYE; Mayor Popeleski AYE
AYE – 5/ NAY – 0

PUBLIC COMMENT:

Ken Kraft –

- Trustee from 2016 to 2020
- Village residents should be involved in planning.
- Funding for sewer repair is needed.
- Former developer of Thypin property was willing to contribute to community.
- Current builders do not contribute anything towards Village enhancements.
- Village needs to deal with more conscientious builders.

Sherry Denn –

- Need to add R1 and R2 zones to moratorium.
- Toms Point Marina needs assistance with parking. Village should work with Toms Point Board and Marina for solution to parking.

Jesse Schachter –

- There are some Village properties with incorrect lot sizes on assessment rolls.
- Rental inspections are insufficient.

Bob Murphy –

- Contract renegotiation with Port Washington Sewer
- Annual increases in cost to PW Sewer
- Mayor explained that he is currently looking into this situation and will provide more information to residents upon further review and discussion with PW Sewer
- Additional building in Village will add to sewer issues.

Gina Vulcano –

- Owns 2 family home.
- Replaced air conditioning, was told by contractor she did not need a permit.
- Was fined by Village for not having a permit.
- Wants large developers to be treated same as smaller homeowners.
- More transparency needed for developments.

Scott Stolzman –

- R1 and R2 should be included in comprehensive plan.
- Pleased that moratorium passed.

Christine Zahn –

- Village should consider putting in place controls on the number of bedrooms and bathrooms that are allowed in homes.
- Residents should assist Village by writing to Governor regarding the Pro-Housing initiative effect on Manorhaven
- Developers need to be penalized when not following code.
- More Village staff needed to inspect and monitor builders.

Elizabeth Clarke –

- Asked about several expenses from monthly abstract of payments made by Village.
- Feels too many variances are provided for lot size coverage.

Mr. Gribbon –

- Vacant land next to be developed.
- Plans are before the 9/2 Planning Board meeting.

Robert O'Brien –

- Density – 64 new rental registrations
- Density is a strain on infrastructure.
- Empty nesters are renting rooms and apartments.

Marie Verde –

- Driver's disregard Stop Signs on Manorhaven Blvd
- Asked about Stop Sign cameras, currently not legal in New York.

Sherry Denn –

- More Policing is needed to enforce traffic violations.
- Example of Governors Pro-Housing can be seen by exit 16 of NY State Thruway

Gary Pagano –

- Effective date and timing of moratorium
- As soon as accepted and filed by NY State and Nassau County

Anne Tomlinson –

- Is it possible that a Local Law can be denied by County or NY State.
- Village Attorney - Very rare but could happen.

Francesca Zahner –

- Emailing newsletters is a good step forward.
- More transparency needed.
- Village should consider inviting PW Sewer Pollution Control to a Village meeting so they can explain their cost increases.

Gina Vulcano –

- Asked about life span of channel crossing.
- Reiterated inviting PW Sewer to a Village meeting.

Ken Kraft –

- Thypin property – 5 Sagamore Hill Dr – received DEC approval to build one story up from ground in 2018.
- Approval sent to D&B Engineers back in 2028.

Christine Zahn –

- Thypin property contaminated, but approval to build one story above ground level.
- Many rumors regarding Thypin property but nothing submitted to Village yet.

UPCOMING EVENTS:

9/2 - Planning Board meeting 6:00pm – 80 Manorhaven Blvd

9/3 – Board Of Trustees Work Session 6:00pm – 80 Manorhaven Blvd

9/9 – Board of Zoning Appeals 6:30pm – 80 Manorhaven Blvd

9/11 – Village 9/11 Ceremony – 12noon at Village Hall

9/16 – Village Justice Court 6:00pm

9/24 – Board of Trustees Meeting – 6:30pm

EXECUTIVE SESSION:

The Mayor and Board of Trustees entered into Executive Session at 8:55pm via a motion from Deputy Mayor Farina and seconded by Trustee Ildefonso. Carried 5-0

Discussed Village personnel matters.

The Mayor and Board of Trustees exited Executive Session at 9:24pm via a motion from Deputy Mayor Farina and seconded by Trustee Ildefonso. Carried 5-0

ADJOURNMENT:

Deputy Mayor Farina made a motion to adjourn the meeting; seconded by Trustee Stone; unanimously carried at 9:25pm. Carried 5-0

Manorhaven, NY

John E. Hommel

Village Clerk-Treasurer

August 27, 2025