

**INC. VILLAGE OF MANORHAVEN
BOARD OF TRUSTEES
October 22, 2025 – 6:30 p.m. – PUBLIC HEARING AGENDA**

CALL TO ORDER: 6:35pm

PLEDGE OF ALLEGIANCE: John Orr

ATTENDANCE: Trustee Jeffrey Stone; Trustee Monica Ildefonso; Trustee Khristine Shahipour; 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. 15 of 2025

Amendment to the Local Laws Sec. 38-4(L); Sec. 133-2E; Sec. 155-63(B)(2) and Sec. 155.60(C)2(b), to provide for an increased sign size requirements to display permits and applications to the Board of Zoning Appeals, Planning Board, and the Board of Trustees (Subdivision and Site Plan review on parcels larger than ½ acre). The length of time that the signs will have to be displayed prior to the public meeting of the aforementioned boards will also be increased from 7 days prior to a hearing to 15 days prior to the hearing.

PUBLIC COMMENT – Proposed Local Law 15-2025:

- Christine Zahn
 - How will this Law be enforced
 - Will there be a penalty for non-compliance
 - Mayor Popeleski mentioned that offenders would face ticketing and fines
- Robert Murphy
 - How much of a fine would be imposed?
 - Mayor will check with Building Dept.
 - Attorney Neumann suggested community alert Village Hall if they witness non-compliance.
- Christine Zahn
 - Mentioned debris blowing into Manhasset Bay from development project at Haven Marina
 - Attorney Neumann suggested contacting the Town of North Hempstead and/or the DEC.

VOTE (LL 15-2025): Trustee Stone - AYE; Trustee Ildefonso AYE; Trustee Shahipour AYE; Deputy Mayor Farina - AYE; Mayor Popeleski AYE
AYE – 5/ NAY – 0

Proposed Local Law No. 16 of 2025

Amendment to Local Law § 147-46 Schedule X: No Parking Any Time.

In accordance with the provisions of § 147-17, no person shall park a vehicle at any time upon the following streets or parts of streets:

No Parking on the west side of Sagamore Hill Drive from Yennicoch Ave. to Toms Pt Lane

PUBLIC COMMENT – Proposed Local Law 16-2025:

- Sherry Denn
 - Asked for clarification on which side of Sagamore Hill Drive
 - Mayor stated the side adjacent to the Thypin Steel property (West Side)
 - Ms. Denn asked if east side of street is under consideration for updated parking restrictions
 - Mayor stated that east side parking is being reviewed.

VOTE (LL 16-2025): Trustee Stone - AYE; Trustee Ildefonso AYE; Trustee Shahipour AYE; Deputy Mayor Farina - AYE; Mayor Popeleski AYE
AYE – 5/ NAY – 0

Proposed Local Law No. 17 of 2025

In accordance with the provisions of § 147-22.1, the stopping, standing or parking of a vehicle in the locations described below, which are hereby designated as places for handicapped parking, is prohibited, unless the vehicle bears a permit issued under § 1203-a or registration issued under § 404-a of the New York State Vehicle and Traffic Law and such vehicle is being used for the transportation of a severely disabled or handicapped person: Handicap parking spot in front of 61 Hickory Rd, Village of Manorhaven New York (Amendment to Sec. 147-52 Schedule XVI: Handicapped Parking).

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

PUBLIC COMMENT – Proposed Local Law 17-2025:

No Public comment for LL 17-2025

VOTE (LL 16-2025): Trustee Stone - AYE; Trustee Ildefonso AYE; Trustee Shahipour AYE; Deputy Mayor Farina - AYE; Mayor Popeleski AYE
AYE – 5/ NAY – 0

MOTION TO ADJOURN PUBLIC HEARNG

INC. VILLAGE OF MANORHAVEN
BOARD OF TRUSTEES
October 22, 2025 – 6:30 p.m. – MEETING AGENDA

CALL TO ORDER: 6:47

MAYOR COMMENTS:

- Mayor thanked Village DPW for their work at Manorhaven triangle
- New tree at Manorhaven triangle will be decorated for the holiday season
- The triangle has electric and water installed and grass has been re-seeded
- Mayor suggested that the Village may look into replacing tree at Manhasset Isle triangle next year
- Portions of Sintsink Drive East and Sagamore Hill Drive have been milled and will be paved in the next two days
- Mayor is seeking funding for additional street paving within the Village
- Village Hall will be closed on Thanksgiving Day as well as the day after Thanksgiving
- The Village is moving to a new email and text messaging system through Constant Contact to disseminate information to residents
- The Village Newsletter will be going out to residents soon

REPORTS:

Court Report – September 2025:

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

Building Department Report – September 2025:

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

Police Department September 2025:

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

General Fund Abstract:

9.24.25 – 10.21.25 – Payments

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

September 24, 2025, General BOT Meeting Minutes:

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

Resolutions:

Resolution #62 – 2025:

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby accepts and approves a proposal from Real Estate Solutions Inc. in the amount of \$600 to obtain an updated property value appraisal for the portion of Section 4, Block L, Lot 814, which is behind 51 Sintsink Drive, Village of Manorhaven, New York. The Village will utilize the updated appraisal to consider the sale of the subject parcel to the property owner at 51 Sintsink Drive.

VOTE: Trustee Stone - AYE; Trustee Ildefonso AYE; Trustee Shahipour AYE; Deputy Mayor Farina - AYE; Mayor Popeleski - Abstain

AYE – 4/ NAY – 0/Abstain - 1

PUBLIC COMMENT:

- Sherry Denn
 - Is there an update on the Moratorium
 - Attorney Neumann stated that the NC Planning Commission had comments on the Moratorium and that the Village will respond to those comments.
 - Moratorium has been filed with NY State
- Christine Zahn
 - 22 Sagamore Hill Drive – a door on the building has broken glass and has been neglected for several months
 - Residents of 22 Sagamore Hill Drive are walking dogs with no leashes, which is a safety hazard and against Village code
 - A portion of the roof at 22 Sagamore Hill Drive is damaged
 - Builder should be held accountable for issues and upkeep of property.
 - Is there a plan for adding R1 and R2 zoning to the moratorium?
 - Mayor stated that Village is working on zoning and will seek to add R1 and R2
- Robert Murphy
 - With reference to Resolution 62-2025, who currently owns property that is being sold?
 - Mayor stated that currently the Village owns the property, but it is landlocked and not of any use to the Village
 - The parcel being sold is not buildable
 - What is the status of Haven Marina project?
 - Mayor stated that third party engineer is currently reviewing all the plans
 - Builder has applied for Water Availability but has not yet received approval
 - Sewer Availability study is currently under review by engineer
 - Mr. Murphy stated that he has not seen any work on the 30 Sagamore Hill Drive project. The Mayor stated that it may be some time before actual construction and work begins
- Christine Zahn
 - In reference to Resolution 62-2025, if bulkhead is built who will have responsibility for maintenance
 - Attorney Neumann – the land owner will take title and will assume all responsibility, including DEC clearance

UPCOMING EVENTS:

11/3 - Planning Board meeting 6:30pm
11/4 – Election Day
11/5 – Board Of Trustees Work Session 6:00pm
11/18 – Village Justice Court 6:00pm
11/26 – Board of Trustees Meeting – 6:30pm
11/27 – Thanksgiving – Village Hall closed
11/28 – Day after Thanksgiving – Village Hall closed

ADJOURNMENT:

Trustee Shahipour made a motion to adjourn the meeting; seconded by Trustee Ildefonso; unanimously carried at 7:08pm. Motion passes 5-0

Manorhaven, NY
John E. Hommel
Village Clerk-Treasurer
October 22, 2025