

Public Forum

80 Manorhaven Blvd.

Port Washington, NY

January 7, 2026

Forum began at 7:15pm

Opening remarks: Mayor Popeleski

- Thank you to all that are in attendance for forum
- Village zoning map had not been updated since 1988
- Needed to get zoning map up to date as a starting point for moving forward with Comprehensive Plan (Plan)
- Village will need assistance from residents for development of Plan
- Village force main and storm pipes are in fine condition
- Upgrade of pump station with variable speed pumps – more efficient
- Important for Village Board and residents to work together on Plan

Presentation: D&B Engineers – Matt Ferraro

- First phase of Plan is to get zoning map current
- Worked with Village personnel and Attorney to assess current zoning
- Compiled data from Nassau County, Town of North Hempstead and Village
- Coordinate data into current zoning map

Presentation: Village Attorney Chris Neuman

- Thank you for attending meeting
- Zoning map is current zoning map for Village, no changes have been made
- The outcome of Comprehensive Plan (Plan) will determine possible or potential changes to zoning map
- Plan is a long-range blueprint for the future of the Village
- Due to contingencies built into State grant funding, Village will fund the Comprehensive plan internally
- An RFP (Request For Proposal) will be issued for a Plan consultant
 - Consultant will be required to meet certain initiatives
 - Will have to take into consideration the historical nature of the Village
 - Project Management – define the goals of the Plan
 - Host public meetings and workshops for resident input
 - Issue Village wide survey to get feedback from residents

Mayor Popeleski:

- Committees of 7 to 8 people will be set up
- Zoning, Business and Development and Environmental Committees
- Members of Zoning Board and Planning Board will sit on Committees
- Appointments to Committees will be made by the Board of Trustees based on volunteer response
- Committees will discuss progress and findings at work sessions
- Meetings will be held at Village Hall and be open to the public
- The Plan will be tailored to the Village of Manorhaven

Public Comment:

- Sherry Denn
 - Builders and developers have too much influence in Village
 - Out to maximize profit at the expense of Village residents
 - Not anti-development, just don't want over-development
 - BZA to lenient with hardship variances – these are being self-created to circumvent the system
 - Residents must come first, not developers
- Jesse Schachter
 - Not against development, but must follow code and be reasonable
 - Limits need to be assessed on changes made to building plans
 - Village is in need of more owner occupied residents
 - More code enforcement is needed
 - Proper taxation of properties is needed
- Andy Shaffer
 - Feels Village does not have enough time in moratorium to finish Comprehensive Plan
 - Manorhaven does not have good governance
 - Comprehensive Plan should include stop building
 - Village zoning favors builders and developers
- Christian Hommerich
 - Only two of the five Village Board of Trustees present at Forum is shameful
 - Board must listen and hear what residents are saying
 - Moratorium should have two 6-month extensions and include R1 and R2 zones
 - Community involvement in RFP process for selection of Plan consultant
 - Builders should be required to invest in Village infrastructure
 - Concern for electrical grid as well as underground infrastructure
 - Village wide traffic assessment

- Thomas Plominski
 - Plan must include community involvement
 - Residents are demanding a stake in the process of the Plan
 - Village BZA is too lenient in handing out variances
 - Moratorium should include R1 and R2 zones
 - Possible dissolution of the Village should be considered
- Roy Schneider
 - Would like for Village to be as it was, more owner occupied residents
 - BZA should be more stringent on granting variances
 - Need to have more of a community feel - home ownership
 - Village officials and residents work together
 - Smart growth instead of investor profit
- Christine Zahn
 - Are prior zoning approvals consistent with current zoning map
 - All Board of Trustees should have been at this meeting
 - Village should enhance notification of meetings
 - Moratorium needs more time
 - Willing to assist with Plan and will volunteer for Committees
 - Moratorium should include R1 and R2 zones
 - Manhasset Isle has a different make up than the rest of the Village, the Plan should have a vision for both areas
 - Traffic study needed not using COVID figures
 - Builders don't own Manorhaven, residents do
 - Need more enforcement of codes
 - Protect waterfront and marinas
 - Plan and Village must be in best interests of residents
- Scott Stolzman
 - 3rd generation Manhasset Isle resident
 - Preserve Village quality of life
 - Attraction of suburbia and not city life
 - Need to limit traffic flows to the area
 - Residents need access to the waterfront
 - Local schools are at capacity – more building drains school resources
 - Need balance between owner occupied and rental housing
 - Current two-family homes can be made into two separate single-family townhouses.

- Bob O'Brien
 - Moratorium should include R1 and R2 zones
 - Plan should also include a Quality-of-Life Committee
 - More public open space is needed
 - Would like to see less multifamily building
 - Committees and Plan should ask the question why did you move here
- Andrew Attalienti
 - Community on edge
 - Water main break had residents worried about infrastructure
 - Village needs to disseminate information better
 - Need more code enforcement
 - Safety of community is a priority
- Christine Zahn asked about timeline for RFP
 - Attorney Chris Neumann expects RFP to take roughly 10-12 days to complete and then roughly 20 days for firms to respond
- Megan Bregan mentioned 20 days is very short period of time for response
 - Attorney mentioned that the period could be extended if necessary
 - Several firms that would respond have already been made aware that an RFP will be published and were invited to tonight's Public Forum

Public forum ended at 8:44pm