

# **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 too 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
  - 3<sup>rd</sup> 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