

**INC. VILLAGE OF MANORHAVEN
BOARD OF TRUSTEES
February 25, 2026 – 6:30 p.m. – PUBLIC HEARING AGENDA**

CALL TO ORDER: Mayor Popeleski called meeting to order @ 6:36pm

PLEDGE OF ALLEGIANCE: Hon. William Bodkin

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 Trustee Shahipour, second by Trustee Ildefonso
Motion passes 5-0

LOCAL LAWS:

Proposed Local Law No. 1 of 2026:

Pursuant to § 6 of Chapter 602 of the Laws of 1993, as amended by Chapter 532 of the Laws of 1994, the Village of Manorhaven hereby enacts a local law, not subject to referendum, to provide that the collection of property taxes, and unpaid taxes shall become liens and shall continue to be enforced pursuant to Title 3 of Article 14 of the Real Property Tax Law, as is in effect on December 31, 1994.

Public Comment:

- No public comment
- Attorney Neumann explained that this law will allow the Village to commence Tax Lien sale for properties with delinquent taxes owed to the Village.

Vote on Local Law 1-2026:

Trustee Stone - AYE; Trustee Ildefonso AYE; Trustee Shahipour AYE; Deputy Mayor Farina AYE; Mayor Popeleski AYE

AYE – 5/ NAY – 0

Proposed Local Law No. 2 of 2025:

Amend Chapter 41 of the Local Laws of the Village of Manorhaven, Dangerous Buildings [adopted 9-12-1956] to provide the Village with the method to address vacant and/or dangerous properties within the Village.

Public Comment:

- Christine Zahn
 - Does Law apply to only residential properties or does it include commercial as well
 - Attorney Neumann replied that it does apply to both residential and commercial properties
 - Attorney Neumann mentioned that this law will hold property owners accountable for the upkeep of the [property and expands the definition of a “dangerous” property

Vote on Local Law 2-2026:

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

MOTION TO ADJOURN PUBLIC HEARING:

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

**INC. VILLAGE OF MANORHAVEN
BOARD OF TRUSTEES
February 25, 2026 – 6:30 p.m. – MEETING AGENDA**

MOTION TO OPEN BOARD OF TRUSTEES MEETING:

6:51pm - Motion to open Public Hearing by Trustee Shahipour, second by Trustee Ildefonso
Motion passes 5-0

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

MAYOR COMMENTS:

- My Manorhaven app works very well in getting information out to residents
- Thank you to all the residents that moved their cars for snowplows during recent storm
- Board of Trustees will be discussing new Snow Emergency regulations going forward to foster a better solution
- Manorhaven Park is a Town of North Hempstead facility and not available for Village use during storms
- Work at the Preserve Trail is temporarily halted due to the weather.

REPORTS:

Court Report – January 2026:

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

Building Department Report – January 2026:

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

Police Department January 2026:

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

General Fund Abstract:

1.27.26 – 2.24.26 – Payments

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

January 28, 2026, General BOT Meeting Minutes:

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

Resolutions:

Resolution #5 – 2026:

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby accepts and approves emergency service contract with Scobbo Contractors Inc. for emergency snow removal services. Contract will include an initial \$7,000 make-ready and insurance fee and consist of hourly rates for equipment made available for snow removal.

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

AYE – 5/ NAY – 0

Resolution #6 – 2026:

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby accepts and approves an increase in the fee for Village Building Permit from the current \$225 per square foot to a new fee of \$375 per square foot. The new fee is shown to be more closely aligned with fees for same permit charged by Villages throughout Nassau County and the increased costs to the Village of required inspections and building permit reviews.

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

AYE – 5/ NAY – 0

Resolution #7 – 2026:

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby accepts and approves of an increase in the fee for the renewal of a Village Building Permit (one year expiration) from the current 50% of original paid fee to a new fee of 125% of the original paid fee. The new fee is shown to be more closely aligned with fees for same permit charged by Villages throughout Nassau County and the increased costs to the Village of required inspections and building permit reviews.

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

AYE – 5/ NAY – 0

Resolution #8 – 2026:

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby accepts and approves of the hiring of Michael Pupa as Village Code Enforcement Officer. Mr. Pupa has successfully passed the NY State Code Enforcement exam and is a Certified NY State Building Safety Code Inspector and Certified NY State Building Safety Code Officer.

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

AYE – 5/ NAY – 0

Resolution #9 – 2026:

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby authorizes the submission of the current Village zoning map to the Nassau County Planning Commission for comment, review and approval. The Village seeks to have NC Planning Commission accept and comment on the current zoning map in anticipation of the potential for any changes brought about by the development of the Village Comprehensive Plan.

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

AYE – 5/ NAY – 0

Resolution #10 – 2026:

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby accepts the resignation of William P. Bodkin as Village Justice. This resignation shall take effect immediately.

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

AYE – 5/ NAY – 0

Resolution #11 – 2026:

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby accepts and approves of the appointment of Gennaro Savastano as interim Village Justice. The position of Village Justice shall be included on the ballot for the June 16, 2026 Village elections. Upon election, the Village Justice elected on June 16, 2026 shall fill the remainder of the existing Village Justice term expiring July 31, 2029.

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

AYE – 5/ NAY – 0

PUBLIC COMMENT:

- Christine Zahn
 - Thanked the Mayor and Village personnel for their efforts during snow storm
 - “Great response in a difficult situation”
 - Mayor Popeleski mentioned a house fire during storm that the PWFd was able to respond to easily due to the snow removal efforts
 - Ms. Zahn – roads are too narrow due to the number of 2 family homes, which makes snow removal difficult
 - When is the RFP for the Comprehensive Plan due – March 2, 2026
 - Board did great job with passing Resolutions tonight that are geared towards builders
 - Need a fine schedule for non-compliance of Village Code
 - MyManorhaven app is going very well
- Elon Wolfe
 - Certain property owners are pushing snow into the street
 - Need enforcement of property owners moving snow to street
 - When will snow be removed from dog park
 - Snow is not in the dog park, it is piled in the Village parking lot of the Preserve
 - Apartment buildings are bigger [problem with snow in the streets than residential

- Mayor stated that the Village will look into offenders and ticket when necessary.

EXECUTIVE SESSION:

Motion to enter Executive Session made by Deputy Mayor Farina, second by Trustee Ildefonso.

Board of Trustees entered Executive Session at 7:14pm to discuss personnel matters.

Motion to adjourn Executive Session and reenter Board of Trustees meeting made by Trustee Stone, second by Trustee Ildefonso.

No action taken during Executive Session.

Executive Session adjourned at 7:45pm

UPCOMING EVENTS:

3/3 – Planning Board – 6:30pm

3/4 – Board Of Trustees work session 6:00pm

3/10 – Board of Zoning Appeals 6:30pm

3/24 – Village Justice Court 6:00pm

3/25 – Board of Trustees Meeting – 6:30pm

ADJOURNMENT:

Deputy Mayor Farina made a motion to adjourn the meeting; seconded by Trustee Shahipour; unanimously carried at 7:46pm. Motion passes 5-0

Manorhaven, NY
John E. Hommel
Village Clerk-Treasurer
February 25, 2026