

**INC. VILLAGE OF MANORHAVEN
BOARD OF TRUSTEES
May 27, 2026 – 6:30 p.m. – PUBLIC HEARING AGENDA**

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

PLEDGE OF ALLEGIANCE: Vincent Costa

ATTENDANCE: Trustee Jeffrey Stone; Trustee Khristine Shahipour; Trustee Monica Ildefonso; 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 Stone, second by Trustee Ildefonso
Motion passes 5-0

PUBLIC HEARING:

Proposed Local Law# 3-2026 –

An amendment to The Village of Manorhaven Code Section 133-16. Village of Manorhaven Code Section 133-16, shall be amended to include a sewer connection fee.

Public Comment:

- Christine Zahn
 - Asked if Attorney could expand on explanation of this Local Law
 - Attorney Neumann explained that this will be a fee to connect to the Village sewer system. Based on estimated usage. Per bedroom for residential.

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

Proposed Local Law# 4-2026 –

A Local Law setting forth the No Parking Areas on Sagamore Hill Drive, Village of Manorhaven, New York, Section 147-46 Schedule X

Public Comment:

- Sherry Denn
 - Are new parking restrictions near the Marina
 - Mayor explained the exact locations for the new parking restrictions and referred to the Engineers study.
 - Trustee Stone – there has been an issue with double parking. Asked that Marina owner request patrons to limit double parking.

- Marina representative, Natalie Luccaro, stated that double parking has been addressed by the Marina and no longer an issue. Mentioned that unloading does occur, but this is not double parking. Asked that residents that have issues come directly to Marina to discuss and resolve.

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

MOTION TO ADJOURN PUBLIC HEARING:

Motion to adjourn Public Hearing by Deputy Mayor Farina, second by Trustee Ildefonso
Motion passes 5-0...6:47pm

**INC. VILLAGE OF MANORHAVEN
BOARD OF TRUSTEES
May 27, 2026 – 6:30 p.m. – MEETING AGENDA**

MOTION TO OPEN MEETING OF THE BOARD OF TRUSTEES:

Motion to open Public Hearing by Trustee Shahipour, second by Trustee Ildefonso
Motion passes 5-0 (6:48pm)

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

MAYOR COMMENTS:

- Manorhaven Street fair – Saturday May 30 from 11am to 4pm
- Comprehensive Plan – Public meeting Monday June 22 from 6:30pm to 8:30pm
at the Adult Activities Center
- Residents should be downloading the MyManorhaven app to their phones for
notices and information from the Village.

REPORTS:

Court Report – April 2026:

Motion to accept by Trustee Shahipour, second by Trustee Ildefonso
All in favor – 5/ All opposed – 0/Motion passes 5-0

Building Department Report – April 2026:

Motion to accept by Deputy Mayor Farina, second by Trustee Stone
All in favor – 5/ All opposed – 0/Motion passes 5-0

Police Department April 2026:

Motion to accept by Trustee Shahipour, second by Trustee Ildefonso
All in favor – 5/ All opposed – 0/Motion passes 5-0

General Fund Abstract:

4.18.26 – 5.26.26 – Payments

Motion to accept by Trustee Ildefonso, second by Deputy Mayor Farina
All in favor – 5/ All opposed – 0/Motion passes 5-0

April 22, 2026, General BOT Meeting Minutes:

Motion to accept by Trustee Ildefonso, second by Trustee Shahipour
All in favor – 5/ All opposed – 0/Motion passes 5-0

Resolutions:

Resolution #26 – 2026:

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby accepts and approves proposal in the amount of \$51,000.00 from IMEG Consultants to assist the Village with sewer rehabilitation on Cottonwood, Boxwood and Ashwood Roads. Cost will be paid using grant secured by the Village through the Community Development Block Grant (CDBG) funding.

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

Resolution #27 – 2026:

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby accepts and approves a proposal and authorizes Engagement Letter from PKF O’Connor Davies Accountants and Advisors to conduct Village audit for fiscal year ending May 31, 2026, in the amount of \$52,000.

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

Resolution #28 – 2026:

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby accepts and approves proposal in the amount of \$49,000 from IMEG Consultants to assist the Village Building Department with the approval process associated with the development of property at 30 Sagamore Hill drive. Per Village Code section 38-5(f) applicant shall deposit funds into escrow to bear the expense of costs associated with this Resolution.

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

PUBLIC COMMENT:

- Christian Hommerich
 - Regarding Resolution# 28-2026, it seems the process is out of order. Developers should have to obtain water and sewer availability prior to any permits being issued.
 - Demolition and foundation permits are being issued prior to availability notices.
 - If developer cannot obtain the availability letters they are left with a foundation and could potentially walk away from the property due to expense.
 - Other Villages require water and sewer availability prior to permits.
 - Attorney Neumann mentioned that plans can change which would change the water but changing code to have water and sewer prior to any permits can be looked into by the Village.

- Christine Zahn
 - Permits should not be issued unless the water and sewer availability letters are received in good order.
 - This topic should be included as a part of the Comprehensive Plan
 - The Village should consider developing a “No Builder List” to prevent egregious and repeat offenders from building within the Village.
- Richard Li
 - Complimented the Village Board for moving forward with Comprehensive Plan
 - Concerned about fireworks for the upcoming 4th of July.
 - United States 250-year celebration, potentially more fireworks
 - Mayor – the Village will contact the NCPD 6th Precinct to ask for more diligent patrols.
- Sherry Denn
 - Agrees with Mr. Li about concern of fireworks.
 - Veterans with PTSD will be affected.
 - Need more patrols by 6th Precinct.
 - Mayor – Port Washington Fire Dept. had reached out to the Village to use Morgans Dock as a push off for fireworks boat/barge, but it was determined that it would be too close to homes.
 - Pets will be affected by fireworks as well.
- Trustee Ildefonso
 - Questioned Deputy Mayor Farina as to why one of his work trucks was at construction site in Preserve.
 - Deputy Mayor Farina responded that Maura needed assistance and he loaned them one of his trucks to use.
- Richard Li
 - Felt Trustee Ildefonso had a point that any conflicts of interest should be disclosed.

UPCOMING EVENTS:

5/30 – Manorhaven Street Fair 11am-4pm
 6/2 – Planning Board – 6:30pm
 6/3 – Board Of Trustees work session 6:00pm
 No BZA meeting – no cases before the Board
 6/10 – Village Justice Court 6:00pm
 6/16 – Village Election 6am-9pm
 6/19 – Juneteenth
 6/23 – Primary Elections – Village Hall closed
 6/24 – Board of Trustees Meeting – 6:30pm

ADJOURNMENT:

Trustee Shahipour made a motion to adjourn the meeting; seconded by Trustee Ildefonso; unanimously carried at 7:17pm. Motion passes 5-0

Manorhaven, NY
John E. Hommel
Village Clerk-Treasurer
May 27, 2026