

**INC. VILLAGE OF MANORHAVEN
BOARD OF TRUSTEES
June 24, 2026 – 6:30 p.m. – MEETING AGENDA**

CALL TO ORDER: Mayor Popeleski called meeting to order @ 6:35pm

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:

- The Port Washington Adult Activities Center will be holding a Bingo Night fundraiser on Wednesday July 8 from 6pm to 9pm. See the Center's website or stop by the Center to sign up.
- The Village has received grant funding
 - \$246,000 for road restoration/resurfacing through NY State
 - \$250,000 for sewer lining through HUD, administered through Nassau County
- The Mayor thanked the Port Washington Fire Department for their response to the recent fire on Orchard Beach Rd.
 - The Mayor also thanked the Port Washington Water Department for assisting by utilizing booster pumps to increase water pressure to fight the fire.
 - Cause of the fire is still under investigation by the Nassau County Fire Marshall's office.
- The Mayor read a statement clearing up the process for dissemination of meeting agenda's.

REPORTS:

Court Report – May 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 – May 2026:

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

Police Department May 2026:

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

General Fund Abstract:

5.27.26 – 6.24.26 – Payments

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

May 27, 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 #29 – 2026:

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby accepts and approves of a site plan approval six-month extension for the property located at 30 Sagamore Hill Drive.

6:44pm – motion made by Trustee Stone and second by Deputy Mayor Farino to go into Executive Session to discuss Resolution# 29-2026

All in favor – 5/All against - 0

6:56pm – motion made by Deputy Mayor Farina, second by Trustee Ildefonso to adjourn Executive Sessions and re-enter Board of Trustees meeting.

All in favor – 5/All against – 0

- Mayor and Trustees asked Attorney Neumann to explain to residents the basis for Resolution# 29-2026
 - This is an extension to an already approved site plan
 - BZA has already given an extension of 6 months for variances
 - This would not impact BZA or Planning Board approvals or extensions and is only related to the BOT site plan approval
 - Denial may lead to Article 78 proceeding to be filed by developer against the Village.

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

AYE – 5/ NAY – 0

Resolution #30 – 2026:

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby accepts and approves a proposal from Maura Site Services in the amount of \$4,900.00 to supply and install 2 removable bollards at the entrance to the Manorhaven Preserve.

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

AYE – 4/ NAY – 0/ABSTAIN - 1

Resolution #31 – 2026:

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby accepts and approves a proposal from The Factory in the amount of \$2,185.92 for four Park Garden Benches to be used at Morgan's Dock.

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

AYE – 5/ NAY – 0

PUBLIC COMMENT:

- Mayor Popeleski explained that he has instructed Attorney Neumann to begin the process of gathering information to extend the current moratorium to present to the Nassau County Planning Commission.
 - Attorney Neumann explained that the Comprehensive Plan currently ongoing in the Village should help with approval of extension
 - Attorney also stated that even if the NC Planning Commission does not approve, the Village Board of Trustees can override and extend by a super majority vote of the Board.
- Christian Hommerich
 - Congratulations to winners of Village election
 - Surprised/upset by vote outcome on Resolution#29-2026
 - Feels the process for this approval has taken a long time
 - Stated one of the issues Mayor used in campaign was to revisit 30 Sagamore project.
- Thomas Plominski
 - Congratulations to winners of Village election
 - Comprehensive Plan workshop had 70+ residents attend
 - Feels residents were disappointed that Mayor and Trustees did not attend workshop
 - Would like Dominic Masiello to be reappointed to BZA Board
 - Would like Brendan Zahner to be appointed to BZA instead of as an alternate
- Elan Wolf
 - Where did the \$246,000 grant come from – Mayor, NY State
 - Have any plans been submitted for Dejana property – Mayor, No
 - Have any plans been submitted for Typhin Steel property – Mayor, No
 - Will R1 and R2 be included in moratorium
 - Mayor – Village will not include due to compliance as a Pro-Housing Community status with NY State
 - Village will not receive any NY State grant funding if R1 and R2 are to be included in moratorium
- Richard Li
 - Congratulations to Village election winners
 - Social media attacks are unnecessary
 - Thanked Deputy Mayor Farina for his service as Trustee and Deputy Mayor
 - Concerned about fireworks on July 4th
 - Commended Port Washinton News for election coverage
- Mark Garman
 - Did not vote for Mayor Popeleski
 - Disagrees with what he feels if the direction the Mayor is taking the Village
 - Wants no more building in Village
 - Village could sustain severe damage in the event of another major storm such as Hurricane Sandy
- Brendan Zahner
 - Suggested that public comment be allowed prior to voting on Resolutions
 - Allow residents to comment before item is voted on

Mayor Popeleski thanked Deputy Mayor Farina for his 6 years of service to the community as a Trustee and Deputy Mayor

Deputy Mayor Farina received a standing ovation from those in attendance.

UPCOMING EVENTS:

7/4 – Independence Day

7/6 – Special Meeting of the Board of Trustees – 6:30pm

7/7 – Planning Board – 6:30pm

7/8 – Board Of Trustees Organizational Meeting 6:00pm

7/14 – Board of Zoning Appeals 6:30pm

7/21 – Village Justice Court 6:00pm

7/22 – Board of Trustees Meeting – 6:30pm

ADJOURNMENT:

Trustee Shahipour made a motion to adjourn the meeting; seconded by Trustee Ildefonso; unanimously carried at 7:19pm. Motion passes 5-0

Manorhaven, NY

John E. Hommel

Village Clerk-Treasurer

June 24, 2026