

**INC. VILLAGE OF MANORHAVEN
BOARD OF TRUSTEES
August 19, 2026 – 6:30 p.m. – PUBLIC HEARING AGENDA**

CALL TO ORDER: Mayor Popeleski called meeting to order @ 6:37pm

PLEDGE OF ALLEGIANCE: John Orr

ATTENDANCE: Trustee Jeffrey Stone; Trustee Christine Zahn (via Zoom); Trustee Monica Ildefonso; Mayor John Popeleski; Christopher J. Neumann, Esq., Village Attorney; John E. Hommel, Village Clerk
Deputy Mayor Khristine Shahipour – Excused

MOTION TO OPEN PUBLIC HEARING:

Motion to open Public Hearing by Trustee Zahn, second by Trustee Ildefonso
Motion passes 4-0

PUBLIC HEARING:

Proposed Local Law# 5-2026 –

Local Law amending Section 38-3 of the Village of Manorhaven Code to add Sec. 38-3(M), to define where the Village Building Superintendent can deny a building permit to an applicant that has outstanding fees, assessments, liens, penalties, summons, tickets, past due taxes, and open permits

Public Comment:

- Attorney Neumann explained that this Local Law gives the Village Building Superintendent the ability to deny permits based on outstanding fines and taxes owed to the Village
- Mayor stated that the Village has not necessarily come across this as a repetitive situation, but this Law protects the Village going forward and should be part of the Village code.
- Richard Li
 - Is the ability to deny at the discretion of the Building Superintendent?
 - Mayor – the Building Superintendent will deny any permits if applicant owes funds to the Village

Vote on Local Law 5-2026:

Trustee Stone - AYE; Trustee Zahn - AYE; Trustee Ildefonso AYE; Mayor Popeleski AYE
AYE – 4/ NAY – 0/EXCUSED - 1

MOTION TO ADJOURN PUBLIC HEARING AND ENTER REGULAR MEETING OF BOARD OF TRUSTEES:

Motion to adjourn Public Hearing by Trustee Ildefonso, second by Trustee Zahn
Motion passes 4-0

**INC. VILLAGE OF MANORHAVEN
BOARD OF TRUSTEES
August 19, 2026 – 6:30 p.m. – MEETING AGENDA**

ATTENDANCE: Trustee Jeffrey Stone; Trustee Christine Zahn (via Zoom); Trustee Monica Ildefonso; Mayor John Popeleski; Christopher J. Neumann, Esq., Village Attorney; John E. Hommel, Village Clerk
Deputy Mayor Khristine Shahipour - Excused

MAYOR COMMENTS:

- Tonight's BOT meeting will be the first meeting to be livestreamed using the new Village YouTube channel
- New chairs that were ordered for Morgan's Dock are ready to be picked up. Will coordinate pick day and time
- Village 9/11 Ceremony will start at 10:30am

Trustee Zahn mentioned that she has been told the audio on the livestream is not working correctly.

Clerk Hommel will have the company that installed system come to Village Hall to fix audio.

REPORTS:

Court Report – July 2026:

Motion to accept by Trustee Stone, second by Trustee Ildefonso
All in favor – 4/ All opposed – 0/Motion passes 4-0

Building Department Report – July 2026:

Motion to accept by Trustee Stone, second by Trustee Zahn
All in favor – 4/ All opposed – 0/Motion passes 4-0

Police Department July 2026:

Motion to accept by Trustee Zahn, second by Trustee Stone
All in favor – 4/ All opposed – 0/Motion passes 4-0

General Fund Abstract:

7.21.26 – 8.17.26 – Payments

Motion to accept by Trustee Ildefonso, second by Trustee Stone
All in favor – 4/ All opposed – 0/Motion passes 4-0

July 22, 2026, General BOT Meeting Minutes:

Motion to accept by Trustee Stone, second by Trustee Ildefonso
All in favor – 4/ All opposed – 0/Motion passes 4-0

Resolutions:

Resolution # 48– 2026:

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby authorizes the Manorhaven Village Court to apply for a JCAP grant in the 2026-27 grant cycle for an amount up to \$30,000.00.

Trustee Zahn made a motion to accept; seconded by Trustee Stone;

Trustee Stone - Aye; Trustee Zahn – Aye; Trustee Ildefonso – Aye; Mayor Popeleski- Aye.
all in favor – 4/all opposed – 0/excused - 1

Resolution #49 – 2026:

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby accepts and approves an increase in the filing fee for a Village Tree permit from \$25 to \$100. New fees associated with tree removal will consist of \$100 filing fee, \$200 arborist report and \$50 per tree permit application. Basis for increased fees are the resources allocated by Village personnel towards work related to tree removals.

Trustee Stone made a motion to accept; seconded by Trustee Ildefonso;

Trustee Stone - Aye; Trustee Zahn – Aye; Trustee Ildefonso – Aye; Mayor Popeleski- Aye.
all in favor – 4/all opposed – 0/excused - 1

Resolution #50 – 2026:

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby accepts and approves a fee of \$500 for Zoning or Planning Board applicants for a re-evaluation of a matter due to nonconformance of a prior approval.

Trustee Stone made a motion to accept; seconded by Trustee Ildefonso;

Trustee Stone - Aye; Trustee Zahn – Aye; Trustee Ildefonso – Aye; Mayor Popeleski- Aye.
all in favor – 4/all opposed – 0/excused - 1

Resolution #51 – 2026:

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby establishes a building permit amnesty program for the owners of the Toms Point Cooperative so that owners that may have performed construction or modifications of their units without receiving a building permit from the Village may legalize the construction without being subject to violation notices, penalties, and fines. All building permit fees, building permit application fees and associated costs will remain in effect during the time of the amnesty program. The amnesty program shall remain in effect for permit applications received from the date of the passage of this resolution for six months and conclude on February 19, 2027.

BE IT RESOLVED FURTHER that it shall be within the discretion of the Village Superintendent of Building to determine if a property owner has complied with the requirements of the program and is entitled to amnesty under the program.

BE IT RESOLVED FURTHER that during the amnesty program, owners of properties within the Toms Point Cooperative with an existing building permit that has expired may apply to have the building permit renewed for a maximum fee of \$500. In the event that the building permit has previously been extended, and an extension fee has been paid, the permit holder will receive a credit for extension fees previously paid up to a maximum credit of \$500.

BE IT RESOLVED FURTHER that all applications requiring approval of the Village Board of Zoning Appeals and/or the Village Planning Board must still be approved by the applicable governing board(s). All supporting documentation and fees associated with an application to the Village Board of Zoning Appeals and/or the Village Planning Board must be submitted with the application and must meet all current requirements under the Village Code and the NYS Building Code.

BE IT RESOLVED FURTHER that pursuant to the provisions of the State Environmental Quality Review Act, 8 N.Y.E.C.L. Section 101 et seq. and its implementing regulations, Part 617 of 6 N.Y.C.R.R., that the adoption of this resolution is a "Type II" Action within the meaning of Section 617.5 (c)(20) of 6 N.Y.C.R.R., pertaining to "routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment" and, accordingly, is of a class of actions which do not have a significant effect on the environment and no further review is required.

Trustee Stone made a motion to accept; seconded by Trustee Ildefonso;

Trustee Stone - Aye; Trustee Zahn – Abstain; Trustee Ildefonso – Aye; Mayor Popeleski- Aye.

all in favor – 3/all opposed – 0/excused – 1/abstain - 1

PUBLIC COMMENT:

- Ken Kraft
 - Feels Resolution #51-2026 is disconcerting
 - Tom's Point Cooperative is being singled out
 - Will Village Building Superintendent be inspecting other residential properties and apartment complexes as well
 - Attorney Neumann explained that the basis for initial inspection was a complaint filed with the Village. The Village must respond to any complaints and found that permits and inspections were never filed with the Village for gas lines to balcony grills
 - This is a safety issue, and the Village is working with the COOP management company to rectify issues going forward
- Richard Li
 - Questioned shy Trustee Zahn would have voted against herself to serve as the Village Tree Warden
 - Feels Trustee's should have a broad perspective and be willing to serve the Village in all capacities
 - With reference to Resolution 51-2026, why are Tom's Point residents being treated differently than the rest of Village residents and being given amnesty
 - Not fair to other residents of the Village that may be in same situation
 - Appreciate that Trustee Zahn abstained from voting on Resolution 51-2026
 - Attorney Neumann stated that there seemed to be miscommunication between the management company and residents regarding permits and that the Village is working with both to rectify the situation and set a course of action going forward
- Lorraine Saemann
 - Residents trying to do cosmetic work at Tom's Point are being told they are not allowed due to stop work order
 - Asked how long it will take to receive response back for FOIL request – Attorney Neumann stated 5 days for initial response and 20 days thereafter for final
 - Stated that she received a response to her FOIL request, but it was a picture of the stop work order
 - Attorney Neumann stated that FOIL requests are requests for documents
- Sherry Denn
 - How far back will the amnesty program go? Attorney Neumann stated it will go back as far as work done with no permit, no stated cutoff
 - Suggested that FOIL requests be published to prevent from possible duplication and to save time and resources for Village personnel
 - Is there any conflict with Trustee Stone voting for Resolution 51-2026? Trustee Stone stated that he is not on the Board of the Tom's Point Cooperative and no conflict exists
- John Orr
 - Feels that public comment should come before the vote on Resolutions
 - Attorney Neumann – Resolutions are not required to have public comment as is the case for Public Hearings and Local Laws

EXECUTIVE SESSION:

Motion to enter Executive Session made Trustee Zahn, second by Trustee Ildefonso.

All in favor – 4/All opposed - 0

Board of Trustees entered Executive Session at 7:22pm to discuss personnel matters.

No action taken during Executive Session.

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

All in favor – 4/All opposed - 0

Executive Session adjourned at 7:48pm

UPCOMING EVENTS:

8/25 – Village Justice Court 6:00pm

9/1 – Planning Board meeting 6:30pm

9/2 – Board Of Trustees work session 6:30pm

9/7 – Labor Day

9/8 - BZA meeting 6:30pm

9/11 – Village 9/11 Ceremony 10:30am

9/15 – Village Justice Court 6:00pm

9/23 – Board of Trustees Meeting – 6:30pm

ADJOURNMENT:

Trustee Zahn made a motion to adjourn the meeting; seconded by Trustee Ildefonso; unanimously carried at 7:49 p.m.

Manorhaven, NY

John E. Hommel

Village Clerk-Treasurer

August 19, 2026