

**INC. VILLAGE OF MANORHAVEN
BOARD OF TRUSTEES
September 23, 2026 – 6:30 p.m. – PUBLIC HEARING AGENDA**

CALL TO ORDER: Mayor Popeleski called meeting to order @ 6:41pm

PLEDGE OF ALLEGIANCE: Mayor Popeleski

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

PUBLIC HEARING:

Proposed Local Law#6 -2026

A Local Law extending for six (6) months the Village's Moratorium in building and certain land use approvals while the Village considers changes to its comprehensive plan and considers and considers and adopts amendments to its land use regulations.

Public Comment:

- Attorney Neumann met with the Nassau County Planning Commission (NCPC) several weeks ago in an executive session of NCPC meeting
- 6-month extension granted by NCPC based on work in progress of Village Comprehensive Plan
- NCPC stated that this would be last extension unless meaningful progress and a draft is completed for Comprehensive Plan
- Board of Trustees can still extend moratorium with a super majority vote if necessary

Sherry Denn;

- BFJ planning has not been providing a lot of feedback on Comprehensive Plan
- Only one public forum so far, more are needed
- Committees have provided all information requested by BFJ Planning and are awaiting further guidance

Vote on Local Law 6-2026:

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

Proposed Local Law#7 -2026

A Local Law amending Chapter 147 of the Manorhaven Village Code to delete Handicapped Parking in front of 11 Yennicoch Avenue.

Public Comment:

- No public comment

Vote on Local Law 7-2026:

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

AYE – 5/ NAY – 0

Proposed Local Law#8 -2026

A Local Law prohibiting swimming on or near Village property, Village of Manorhaven, New York, Section 135 of the Village Code shall be entitled “No Swimming on or near Village Property.

Public Comment:

- Attorney Neumann explained that this Local Law pertains to Village property only
- Extends to 200 feet from Village property
- Manorhaven Beach Park is a Town of North Hempstead facility, and this Local Law would not pertain to such

Vote on Local Law 8-2026:

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

AYE – 5/ NAY – 0

Trustee Zahn thanks Attorney Neumann and Mayor Popeleski for their diligence with having the extension of the moratorium extended.

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

Motion to adjourn Public Hearing by Deputy Mayor Shahipour, second by Trustee Ildefonso

Motion passes 5-0....6:52pm

**INC. VILLAGE OF MANORHAVEN
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September 23, 2026 – 6:30 p.m. – MEETING AGENDA**

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

MAYOR COMMENTS:

- Mayor attended a luncheon and tour of the US Capital Building sponsored by Congressman Suozzi
- Village Mayors within Congressman's District were all invited
- Seasonal changes – flower baskets will be taken down and corn stalks installed in the next few weeks
- New chairs are set at Morgan's Dock, Village will try to refurbish old chairs to set out as well
- Fall newsletter will be mailed in the next few weeks
- Public Comment at BOT meetings will now take place before Resolutions

REPORTS:

Court Report – August 2026:

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

Building Department Report – August 2026:

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

Police Department August 2026:

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

General Fund Abstract:

8.18.26 – 9.23.26 – Payments

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

August 19, 2026, General BOT Meeting Minutes:

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

PUBLIC COMMENT:

- Sherry Denn
 - Resolution #56-2026 – would residents call Code Enforcement directly for an emergency. Mayor stated that residents still call Village Hall number but should call 911 for emergencies.
 - The situation at 144 Shore Rd with malnourished dogs was an egregious violation of law
 - The Village needs to examine ways of preventing these types of occurrences
 - Not something that should happen within the Village
 - Trustee Ildefonso – the woman involved has a history of such incidents
 - Trustee Zahn – asked Attorney if the Village can look into restrictions or examinations of businesses within the Village
 - Mayor – Trustees will discuss what options might be available to the Village at the next work session

Resolutions:

Resolution #52– 2026:

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby approves of an increase in salary for Michael Pupa to \$71,500 beginning October 1, 2026 pending Nassau County Civil Service approval of revised salary template. Employee Michael Pupa shall perform all the duties of Code Enforcement Officer pursuant to Code 38-3 of The Village code of the Village of Manorhaven. All employment stipulations related to pay, health care and other Village employment will mirror current contract between the Village of Manorhaven and Local 6559 Warehouse & Production Employees Union.

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

Trustee Stone - Aye; Trustee Zahn – Aye; Trustee Ildefonso – Aye; Deputy Mayor Shahipour - Aye; Mayor Popeleski- Aye.

all in favor – 5/all opposed – 0

Resolution #53 – 2026:

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby accepts and approves of an increase of the Village plumbing permit fee to the following amounts: \$150 filing fee and \$50 fee to close. \$25 per fixture additional fee for 1st fixture, then \$20 per fixture thereafter.

Deputy Mayor Shahipour made a motion to accept; seconded by Trustee Stone;

Trustee Stone - Aye; Trustee Zahn – Aye; Trustee Ildefonso – Aye; Deputy Mayor Shahipour - Aye; Mayor Popeleski- Aye.

all in favor – 5/all opposed – 0

Resolution #54 – 2026:

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby accepts and approves of a fee in the amount of \$300.00 for each additional review of building plans submitted to the Village Building Department. No additional plan reviews will take place until fee is paid to the Village.

Deputy Mayor Shahipour made a motion to accept; seconded by Trustee Ildefonso;

Trustee Stone - Aye; Trustee Zahn – Aye; Trustee Ildefonso – Aye; Deputy Mayor Shahipour - Aye; Mayor Popeleski- Aye.

all in favor – 5/all opposed – 0

Resolution #55 – 2026:

Be it resolved that the Board of Trustees of the Village of Manorhaven hereby accepts and approves of a fee of \$200 for each additional building inspection after a failed inspection. No additional inspections will take place until fee is paid to the Village.

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

Trustee Stone - Aye; Trustee Zahn – Aye; Trustee Ildefonso – Aye; Deputy Mayor Shahipour - Aye; Mayor Popeleski- Aye.

all in favor – 5/all opposed – 0

Resolution #56 – 2026:

AUTHORIZING THE ASSIGNMENT AND UTILIZATION OF A TAKE-HOME VILLAGE VEHICLE FOR THE CODE ENFORCEMENT OFFICER

WHEREAS, the Village of Manorhaven Building Department is charged with protecting public health, safety, and welfare through the continuous enforcement of village zoning, building, and property maintenance codes; and

WHEREAS, Michael Pupa as Code Enforcement Officer/Inspector is frequently required to respond to time-sensitive emergency calls, hazardous conditions, and after-hours property or building code violations outside of normal operating business hours; and

WHEREAS, the Village Board of Trustees finds that providing a designated take-home village vehicle to Michael Pupa as Code Enforcement Officer/Inspector enhances municipal efficiency, reduces emergency response times, and directly benefits the residents of the Village; and

WHEREAS, pursuant to New York State Village Law § 4-412, the Board of Trustees has the management and control of village property and finances, and possesses the authority to assign village-owned equipment and vehicles for official municipal purposes;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Village of Manorhaven hereby authorizes Michael Pupa as Code Enforcement Officer / Inspector to utilize a assigned Village-owned vehicle for official Village business, including commuting to and from their residence, subject to the following terms and conditions:

Official Use Only: The vehicle shall be used strictly for official Village of Manorhaven business and necessary commuting. Any incidental personal use of the vehicle is strictly prohibited.

Policy Compliance: The operator of the vehicle must comply with all provisions of the Village's Personnel Policy and Municipal Vehicle Use Policy, including maintaining an accurate mileage log as required by the Village Clerk/Treasurer.

Fringe Benefit Reporting: The utilization of the take-home vehicle shall be treated and reported in strict compliance with Internal Revenue Service (IRS) regulations regarding commuting use and fringe benefits, under the direction of the Village Clerk/Treasurer.

Revocation: This authorization is granted at the pleasure of the Board of Trustees and may be modified or revoked at any time by a majority vote of the Board.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

Trustee Zahn asked about insurance implications. Attorney Neumann explained that insurance is covered by the vehicle. Clerk Hommel mentioned that the Village received confirmation for insurance policy carrier that coverage was intact within existing policy. Attorney Neumann also explained that there is a zero-tolerance clause within the Village vehicle use policy.

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

Trustee Stone - Aye; Trustee Zahn – Aye; Trustee Ildefonso – Aye; Deputy Mayor Shahipour - Aye; Mayor Popeleski- Aye.

all in favor – 5/all opposed – 0

EXECUTIVE SESSION:

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

All in favor – 5/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 – 5/All opposed - 0

Executive Session adjourned at 8:02pm

UPCOMING EVENTS:

10/6 – Planning Board meeting 6:30pm
10/7 – Board Of Trustees work session 6:30pm
10/12 – Columbus Day
10/13 - BZA meeting 6:30pm
10/20 – Village Justice Court 6:00pm
10/28 – Board of Trustees Meeting – 6:30pm
10/31 - Halloween

ADJOURNMENT:

Trustee Ildefonso made a motion to adjourn the meeting; seconded by Trustee Zahn; unanimously carried at 8:03p.m.

Manorhaven, NY
John E. Hommel
Village Clerk-Treasurer
September 23, 2026