

**INC. VILLAGE OF MANORHAVEN
BOARD OF TRUSTEES
April 24, 2024 – 6:30 p.m. – PUBLIC HEARING MINUTES**

Call to order: 6:31 p.m.

Pledge of Allegiance: Vincent Costa

Attendance: *Trustee Jeffrey Stone; Trustee Monica Ildefonso; Trustee Khristine Shahipour; Deputy Mayor Harry Farina; Mayor John Popeleski.*

Resolution#12 – 2024: Budget – 2024/2025 Adoption:

Be it resolved that the Village of Manorhaven hereby accepts and approves the 2024/2025 Budget as proposed.

Public Comment:

Elise Ledda, resident, made a public comment.

Trustee Stone - Aye; Trustee Shahipour - Aye; Deputy Mayor Farina - Aye; Mayor Popeleski- Aye.

Resolution #13 - 134-138 Shore Road, 12 Manorhaven Boulevard Subdivision/Lot Line Adjustment

The Board of Trustees will consider approving an application for a lot line adjustment at the premises situated at 134-138 Shore Road, Port Washington, New York (Section 4 Block H Lots 41, 42, 54, 77) and 12 Manorhaven Boulevard, Port Washington, New York (Section 4 Block H Lot 70). Applicant name: Shore Rd. 134-138, LLC and Manorhaven Blvd 12, LLC.

Resolution #13 passed with 5 votes in favor, 0 against, and 0 absentions. Results were as follows: *Jeffrey Stone – Aye, Monica Ildefonso – Aye, Khristine Shahipour – Aye, Harry Farina – Aye, John Popeleski – Aye.*

Local Law #3 – 2024:

Village of Manorhaven, County of Nassau

Local Law #3 - 2024

A Local Law to Amend the Code of the Incorporated Village of Manorhaven, Chapter 120 entitled “Rental Housing” to add Section 120-18 entitled “Permitted durations of rentals; exemptions; penalties for offenses”.

Be it enacted by the Board of Trustees of the Incorporated Village of Manorhaven as follows:

Section 1.

A.

Renting, leasing or subletting of any dwelling, including without limitation any single-family home or any residential apartment or other residential unit in any two-family, three-family or other Multi-residential building, by any owner, tenant or occupant of such dwelling to another person or persons or entity for 120 consecutive days or more while the owner does not occupy the dwelling is a permitted use. No person shall rent, lease or sublet any such dwelling for a term less than 120 consecutive days.

B.

Any rental, lease or sublease permitted under the preceding subsection shall be subject to the provisions of Chapter 120, Rental Dwelling Units, of this Code.

C.

If this section causes a significant hardship to any property owner, then the owner may make written application to the Board of Trustees requesting an exemption from the provisions of this section. After due notice and a public hearing on such application, the Board of Trustees may grant such exemption and impose any conditions as may be deemed reasonable or necessary. No exemption shall be granted pursuant to this section except upon a determination in the sole discretion of the Board of Trustees that significant hardship to the applicant results from the application of the provisions of this section to the applicant, and that, under all relevant circumstances, such exemption is not likely to adversely impact the health, safety or welfare of the Village or its residents. In rendering its decision on any application for an exemption, the Board of Trustees will consider whether the applicant has previously requested exemptions, because the frequency of exemptions granted may impact the health, safety or welfare of the Village or its residents.

D.

Notwithstanding any contrary provision contained in **§120-17 A and B** of this chapter, each and every violation of, or failure to comply with, any provision of this **§120-18** shall constitute a violation, punishable as follows: for a conviction of a first offense, by a fine not more than \$7,500, or imprisonment for a period not to exceed 15 days, or both such fine and imprisonment; for a conviction of a second offense, both of which were committed within a period of five years, by a fine not less than \$7,500, nor more than \$15,000, or imprisonment for a period not to exceed 15 days, or both such fine and imprisonment; and, for a conviction of a third or subsequent offense, all of which were committed within a period of five years, by a fine not less than \$15,000, nor more than \$30,000, or imprisonment for a period not to exceed 15 days, or both such fine and imprisonment. Each week's continued violation shall constitute a separate additional violation hereunder. For each and every violation hereunder, the owner of a building or premises where any such violation has been committed, or shall exist, and each of the lessee or tenant of an entire building or entire premises where any such violation has been committed or shall exist, and each of the owner, lessee or tenant of any part of a building or premises in which part any such violation has been committed or shall exist, and each other person who knowingly commits, takes part or assists in any such violation, or who maintains any building or premises in which any such violation shall exist, shall be liable hereunder with respect to such violation.

Section 2. Repealer.

All ordinances, local laws or resolutions, or parts of ordinances, local laws or resolutions of the Incorporated Village of Manorhaven inconsistent with the provisions of this local law are hereby repealed, provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this local law shall be in addition to other legislation regulating and governing the subject matter covered by this local law.

Section 3. Severability.

If any section, paragraph, subdivision or provision of this local law shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this local law as a whole or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

Section 4. Effective Date.

This local law shall take effect immediately upon filing with the Secretary of the State of New York.

Local Law #3-2024 tabled for further discussion as per Mayor Popeleski. Matter to be discussed at the May 1st Work Session.

PUBLIC COMMENT:

No public comment given regarding Local Law #3 – 2024.

ADJOURNMENT:

Harry Farina made a motion to close the public hearing and enter the general public meeting; seconded by Monica Ildefonso; unanimously carried at 6:41 p.m.

Manorhaven, NY
Alex Kovacevic
Deputy Clerk-Treasurer
April 26, 2024

**INC. VILLAGE OF MANORHAVEN
BOARD OF TRUSTEES
April 24, 2024 – 6:30 p.m. – GENERAL MEETING MINUTES**

Reports:

Court Report – March 2024:

Building Department Report – March 2024:

Police Department March 2024:

Harry Farina made a motion to accept the Court, Building, and Police Reports from March of 2024; seconded by Khristine Shahipour; unanimously approved.

General Fund Abstract:

3.22.24 – 4.22.24 - Payments

Harry Farina made a motion to accept the General Fund Abstract 3.22.24 – 4.22.24 payments; seconded by Monica Ildefonso; unanimously carried.

March 27, 2024, General BOT Meeting Minutes:

Harry Farina made a motion to approve the Board of Trustee Meeting Minutes from March 27th of 2024; seconded by Khristine Shahipour; unanimously approved.

Resolutions:

Resolution #13 2024

BE IT RESOLVED, that upon the recommendation of the Deputy Clerk/Treasurer, the individuals set forth below be and hereby are appointed as Inspectors/Poll Workers and Ballot Clerks set forth below be and hereby are appointed as Inspectors/Poll Workers and Ballot Clerks, as the case may be, in connection with the Annual General Election of the Village, to be conducted Tuesday, June 18, 2024, from 5:15 am, to 9:00 pm. Each shall be paid \$175 for the day, with the individual appointed as Chair, to receive \$225.00 for the day; and

BE IT FURTHER RESOLVED, that the Village Clerk/Treasurer, in her capacity as Commissioner of Elections, be and hereby is authorized to make such additions and alterations to said schedule as may be necessary and appropriate to carry out their duties pursuant to law; and

BE IT FURTHER RESOLVED, that the provisions of this resolution shall take effect immediately.

Chair – Michelle S. Ferguson
Election Inspector – Kevin A. Hickson

Election Inspector – Paul Ferguson
Election Inspector – Yvonne Calabrese
Election Inspector – Lillian Weingart
Election Inspector – Marilyn Santiago
Election Inspector – Joseph Santiago
Election Inspector – Marie Anselmi
Election Inspector – Charlene Weingart

Trustee Stone - Aye; Trustee Shahipour - Aye; Deputy Mayor Farina - Aye; Mayor Popeleski- Aye.

PUBLIC COMMENT:

Mayor Popeleski made a public comment regarding recent social media posts about a local establishment.
Donna Bridgette, resident, made a public comment.
Leyla Koksall, resident and business owner, made a public comment.
Mark Arman, resident, made a public comment.
Ken Kraft, resident, made a public comment.
Garrick Wan, Building Superintendent for the Village of Manorhaven clarified public comment questions regarding the processing of building permits.
Aylan Alkan, local business owner, made a public comment.
Elise Ledda, resident, made a public comment.
Liz McCarvill, resident, made a public comment.
Donald DeBari, resident, made a public comment.

UPCOMING EVENTS:

- Board of Trustees Work Session – May 1st – 6:00 p.m.
- Planning Board – May 7th – 6:30 p.m.
- Board of Zoning Appeals – May 14th – 6:30 p.m.
- Board of Trustees General Meeting – May 22nd – 6:30 p.m.
- Memorial Day May 27th – Village Office Closed in observance. No garbage pickup this day, Village Wide Garbage pickup Tuesday May 28th.
- New garbage regulations flyer distributed.

ADJOURNMENT:

Harry Farina made a motion to adjourn the meeting; seconded by Monica Ildefonso; unanimously carried at 7:20 p.m.

Manorhaven, NY
Alex Kovacevic
Deputy Clerk-Treasurer
April 26, 2024