INC. VILLAGE OF MANORHAVEN
BOARD OF TRUSTEES
November 4, 2026 – 6:30 p.m. – WORK SESSION MINUTES

CALL TO ORDER:

PLEDGE OF ALLEGIANCE: Mayor Popeleski

ATTENDANCE: Trustee Jeffrey Stone; Trustee Christine Zahn; Deputy Mayor Khristine Shahipour; Mayor John Popeleski; Village Attorney Christopher Neumann; Village Clerk John Hommel
Trustee Monica Ildefonso - Absent

PLEASE NOTE THAT THERE IS NO PUBLIC COMMENT DURING WORK SESSIONS. PUBLIC COMMENT IS HEARD AT THE REGULAR MONTHLY BOARD OF TRUSTEE MEETINGS.

WORK SESSION TOPICS:

- Comprehensive Plan
    - BFJ Planning updated the Board on the progress of the Comprehensive Plan
    - Looking towards January for a second public workshop to discuss findings and possible recommendations
    - Late winter to early spring targeted for final plan
- Snow Removal – RFP
    - Notice for RFP went out to Newsday for publication today
    - Certain changes were needed to original RFP, such as nature of "on-call" readiness
    - Deputy Mayor Shahipour asked if Village DPW is still first line for snow removal
    - Mayor Popeleski – yes, Village DPW will salt and begin plowing, contractor will be notified if accumulation becomes significant
    - RFP includes a map of plowing responsibilities
    - Trustee Zahn asked if a retainer agreement is included
    - Clerk Hommel stated that the Village has not included a retainer and has not done so in the past
    - Clerk Hommel mentioned that due to Union contract with Village DPW they are restricted to the number of hours they can work if significant snowfall occurs and contractor may need to be called in to supplement
- 21 Oldwood Road
    - The Village has an ongoing issue with the maintenance of this residential property
    - Code Enforcement officer has requested the Board of Trustees to take action to remedy the situation
    - Resident has been to Village Court numerous times to no avail
    - Condition of property is considered a health and fire risk according to neighbors
    - Mayor and Attorney would like to refer the case to Special Prosecutor
    - Trustee Zahn questioned the financial aspect of special prosecutor and if expenses can be reimbursed
    - Trustee Zahn asked if NC Health Department has been contacted and if that is an appropriate course.

- Attorney Neumann recommended a progress plan to give resident time to address

EXECUTIVE SESSION:

Motion to enter Executive Session made Trustee Stone, second by Trustee Zahn.
Board of Trustees entered Executive Session at 8:48pm to discuss personnel matters.
Deputy Mayor Shahipour exited meeting due to illness at 8:48pm

No action taken during Executive Session.

Motion to adjourn Executive Session and reenter Board of Trustees meeting made by Trustee Zahn, second by Trustee Stone.
Executive Session adjourned at 9:38pm

ADJOURNMENT:

Trustee Zahn made a motion to close and adjourn the meeting; second by Trustee Stone; carried 3-0 at 9:39 p.m.

ADJOURNMENT:

Manorhaven, NY
John Hommel
Village Clerk-Treasurer
November 4, 2026