



## ***Council of Greater Manhasset Civic Associations, Inc.***

***(Greater Council)***

***PO Box 600, Manhasset, New York 11030-0600***

***[www.manhassetcivic.org](http://www.manhassetcivic.org)***

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***[Manhasset Preservation Society](#)***

May 7, 2012

Town Board  
Town of North Hempstead  
220 Plandome Rd  
Manhasset NY 11030

Subject: SECTION 3, BLOCK 220, LOT 2; Village Bath Property at The Gate;  
in Manhasset NY; Application for Zoning  
Change to Parking by Potential Purchaser "The Gate, LLC".

Dear Members of the Town Board

The Gate LLC, owner of the 1900 Northern Blvd (Daffy's/ Apple) commercial retail space and prospective purchaser of the Village Bath property, applied for a change of zoning from Residential A to Parking in mid-2011. This property is adjacent to two adjacent civic areas, the Strathmore Village Civic Association (SVCA) and the South Strathmore Civic Association (SSCA) which had both unanimously opposed the plan as presented. The Council of Greater Manhasset Civic Associations joined with the residents of SVCA and SSCA at the Town Board meeting on July 19, 2011 in unanimous opposition of the applicant's prior application, resulting in the applicant's withdrawal shortly thereafter. Since that time, SVCA and SSCA leaders have been in discussions with applicant and considerable modifications have been made to the site plan as a result to resolve issues concerning the property and the surrounding area. The Gate LLC also subsequently applied for a modest expansion of its the 1900 Northern Blvd retail commercial building within its current zoning requiring no additional variance which the Town approved and is in the construction process. The Gate LLC has resubmitted its application for the change of zone to Parking which the Town Board will consider at its May 8' 2012 meeting.

In addition to community concerns on additional retail building expansion, the community endures considerable unresolved traffic congestion as the current parking facilities are poorly designed and obstruct a safe and efficient flow of traffic in a pedestrian intensive retail complex. SVCA and SSCA leaders have been regularly meeting with its residents and the proposed purchaser, The Gate LLC to address specific areas of resident opposition to the prior proposed plan, most notably the buffer zone with adjacent homeowners, and the potential of future potential expansion of commercial space at the 1900 Northern Blvd Property. Civic discussion with The Gate LLC equally addressed ongoing remedy to improved pedestrian safety, and traffic flow/ congestion, as the roadway "The Gate" is one of only three major roadways into and out of this single family home community. Those discussions have achieved considerable changes to the plan as initially conceived and the potential purchaser has committed to long-term development restrictions on the use of the Village Bath property for anything other than its current proposed parking. As a result there has been a marked change in the previous unanimous community objection.

The [current The Gate LLC proposal](#) now provides a paramount commitment of a permanent restrictive covenant to prevent future development of the Village Bath property for anything other than its as of right use as an independent parking parcel. This also disallows its adjacent commercial and parking property at 1900 Northern Blvd from any future additional expansion beyond its present day as of right zoning that could have been enabled by the purchase of adjacent Village Bath Property square footage. There have also been marked increases in the buffer zone to all adjacent homes, landscaped and lighted to better protect the physical, visual and auditory negative impacts to adjacent homeowners, as well as improvement to the medians on The Gate roadway. Support for

the proposed plan and its caveats recognize the plan will markedly improve the traffic and pedestrian flow much better than the current condition that has plagued residents for years. Furthermore, the proposed plan and its caveats greatly reduce the risk of future expended development of the Village Bath property for any other purpose. Opposition believes expanded parking availability will only serve to increase the current problems of traffic congestion and poor pedestrian safety, seeking rather to prevent additional encroachment of additional parking closer to their neighborhood in hopes of a potential better property use plan in the future.

While no formal vote process has been taken of all residents, the discussions throughout winter and spring 2012 have achieved an overwhelming majority support of the SSCA, while the SVCA has substantial numbers of residents both in favor of and opposed to the current plan. The Council of Greater Manhasset Civic Association members overwhelmingly find substantive community benefits in the latest proposal addressing clear improvements on current traffic congestion and safety at The Gate, as well as providing a defined and permanent future for this longstanding vacant property. We urge the Town Board members to carefully consider the matter and testimony at its upcoming Public Hearing, and should the Town Board approve this application, that the Town Board additionally subject its approval to legally restrain the applicant purchaser, its heirs, and successor owners, on the commitments made herein to the highest possible lawful extent.

On behalf of the Council of Greater Manhasset Civic Associations  
and Sincerely,

Richard Bentley, President

cc: Supervisor Jon Kaiman  
Councilwoman Dina DeGiorgio  
Councilman Thomas Dwyer  
Councilman Angelo Ferrara  
Councilwoman Anna Kaplan  
Councilwoman Viviana Russell  
Councilwoman Lee Seeman  
Members, Council of Greater Manhasset Civic Associations