



Council of Greater Manhasset Civic Associations, Inc.

(Greater Council)

PO Box 600, Manhasset, New York 11030-0600

www.manhassetcivic.org

Executive Board /Officers 2015/16

eMail: info@manhassetcivic.org

President: Richard Bentley

1st Vice Pres: Andrew Schwenk

2nd Vice Pres:- Elizabeth Miller

Secretary:- Susan Auriemma

Treasurer:- William D'Antonio

Past President:-Ann Marie (Curd) Fruhauf

Member Civic Associations

Bayview Civic Association

Flower Hill Civic Association

Manhasset Park Civic Association

Norgate Civic Association

North Strathmore Civic Association

Plandome Civic Association

Plandome Heights Civic Association

Shorehaven Civic Association

South Strathmore Civic Association

Strathmore Vanderbilt Civic Assoc.

Strathmore Village Civic Association

Terrace Manor Civic Association

Liaisons to Incorporated Villages:

Flower Hill

Munsey Park

North Hills

Plandome

Plandome Heights

Plandome Manor

Other Liaisons

Coalition for Safer Manhasset

Chamber of Commerce

Manhasset Park District

Manhasset Preservation Society

Agenda

Wed Jan 13, 2016 @ 8pm; Town Hall 2nd Flr Conference Rm

1. **Call to order**. Roundtable Introduction.
2. **Presentation**: 34 Bayview Ave Proposed Design & Discussion (attached)- Norm Nemec
3. **Secretary's Report**: Sue Auriemma
 - a. **Approval of Prior Minutes**: Draft of Dec 9, 2015 minutes, if ready.
 - b. **Third Pct Community Council Meeting** (1st Meeting Dec10) recap.
 - c. **SmartGrowth America** Building Downtown Webinar Update.
4. **Treasurer's Report**- Bill D'Antonio.
5. **President's Report/ Old Business Status**:
 - a. **TNH Open Items List** updates with any new items of interest
 - b. **311 stats** (attached) On-time Compl. Dec= 79%. Avg 2015= 83%, Overall volume+1% [311 detail reports \(link\)](#)
 - c. **Beautification efforts/ Updates**: Jeff O'Brien; Katie Miller
 - d. **MPD Update**: Andrew Schwenk (or MPD if present).
 - e. **New Items**:
 - **22 Norgate Rd** (Sunset Chapel) TNH Approved demolition over Christmas week; Status?
 - **PSEG-LI tree trimming** in process focus along LIRR underway.
6. **Civic Report Roundtable** (time permitting).
7. **New Business**:
 - a. **Feb GC meeting planning** ?
 - b. **Mar GC meeting**: Municipal Attorney review of village incorporation issues and process.

Upcoming Events?

Greater Council Summary of Open TNH Items

Topic	Last Known Status
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Anna Kaplan may verbally present in person or submit written updates.

Plandome Road Vision Project: 5/1/12 TNH Community Mtg Summary and Community Feedback Summary 2012 posted on GC 'Our Projects' tab ([link](#)). TNH completed an interim Plandome Rd repaving project in Aug 2012. Follow-up needed on (1) Repainted crosswalk designs were the standard staggered stripes (not the expected more decorative crosswalk designs). TNH completed an extension of southbound Plandome Rd left turn lane to eastbound 25A in July 2013. TNH continues to separately fund incremental phase projects while TNH investigates grants for the much broader Plandome Rd Vision project (25A to Webster). Town's Manhasset Ave widening project was completed Sept 2014. Add'l progress awaiting outcome Town grant applications. **No update given.**

Plandome Rd Parking Committee: [GC website Parking Committee documents link](#). Mtgs had stopped in 2014 after 61 Locust St jurisdiction debacle/ litigation between TNH and MPD. Mtgs not yet resumed. **No update given.**

Bayview Ave Infrastructure: Ms. Kaplan met w/residents at Bayview Civic (BCA) 10/17/12 and will meet again once architect concepts are ready. TNH Board engaged architect for waterside walkway conceptual design alternatives to then include funding in TNH's 5 year capital plan. TNH currently pursuing a Hazard Mitigation grant for this project. TNH/Tom Devaney grant applications submitted. GC requested an imminent short extension of existing guard rail at 90 degree Bayview Ave turn at West Shore Rd. Some needed land remains County owned. TNH now seeks County transfer to TNH or inter-municipal agreement so project can advance. **TNH rec'd a June 2015 award from FEMA Public Assistance Program Grant near \$205K to restore, fill and stabilize near 165 linear ft of land that was lost during Super Storm Sandy. (about 0.1 acre) to protect Bayview Ave from possible damage of future storms. DPW is in the process of writing the RFP. More detail: [GC Website "Our Projects" webpage \(link\)](#).**

Valley Park: Park Plans online "Our Projects" tab. New comfort Station construction completed in Fall 2015. Grass area sprinkler system and Playground outstanding a confirmed plan/ timeframe. See also the related Nassau County & Town joint issue below. **No update given.**

MPD v TNH Litigation on 61 Locust: All charges dropped, with all parties back to working together, but jurisdictional matter remains unresolved until an appointed judge decides on case. **No update avail.**

17 Myrtle St. Parking Lot: BZA approved 4/1/15. A Summary is on [GC Website Our Project webpage \(link\)](#). **No update given.**

Mt Olive Church Property: ([Site Map Link](#)): in Spinney Hill; Development proposed by David Gallo. TNH Zoning approved in April 2015. NYS-DEC remediation plan in approval process but not yet approved. **Pending add'l soil sampling for contaminants being done by Oct/Nov 2015.**

PSEG Poles: Much info by Chuck Idol available on <http://www.PSEGLongIsland.info>. TNH passed legislation 9/9/14 on "double poles" and "hazardous signage". Consultant report not yet issued; will receive copy when issued. New petition available to STOP EPA's renewal of their approved use of Penta chemical treatment on poles. PSEG lawsuit v Town over toxic labeling requirement remains pending. GC wrote to EPA for non-renewal of appropriate use of Penta in urban areas. Still have many "dual" poles and sidewalk infringements. **No update given.**

Apple Bank: Apple Bank plantings began in summer 2014. Further Town action requires outcome of adjacent neighbor survey dispute litigation. **No update given.**

Plandome Pond Park: TNH contract awarded; work in progress; pond sediment in drying process before removal. Project completion expected (relatively on time per initial schedule) by Dec 2015. [detail steps on GC website \(link\)](#).

1111 Northern Blvd. Mobil Station near Valley Park; New facade design concept posted on [GC Website \(link\)](#). **Has Town approved? No update given.**

Subdivision at 121 Park Ave. **Status? No update given.**

Crosswalk at Park Ave/Nassau: Status? Confusion due to currently only westbound traffic has stop sign; Center stanchion requested to provide improved driver and pedestrian clarity. **No update given.**

----- **Nassau County and Town (joint projects)** -----

Valley Park -County DPW site on Maple St: Ms. Kaplan and County Legislator Nicoletto initiated potential land transfer or shared use (more info on [GC website \(link\)](#)):

1. Southern end of property (south of DPW bldg.) for Add'l Valley Park parking. **County has asked TNH to provide a Parking and Crossing safety design plan.**
2. Maple/Bayview intersection. Town needs to advance conceptual redesign of intersection for improved safety and traffic flow. If design requires space from current grass triangle in front of DPW bldg. (flagpole area) to County DPW. **Needs TNH concept plan.**

Bayview Ave Infrastructure: as above: Land between roadway and Bay remains County owned; needs either land transfer or IMA.

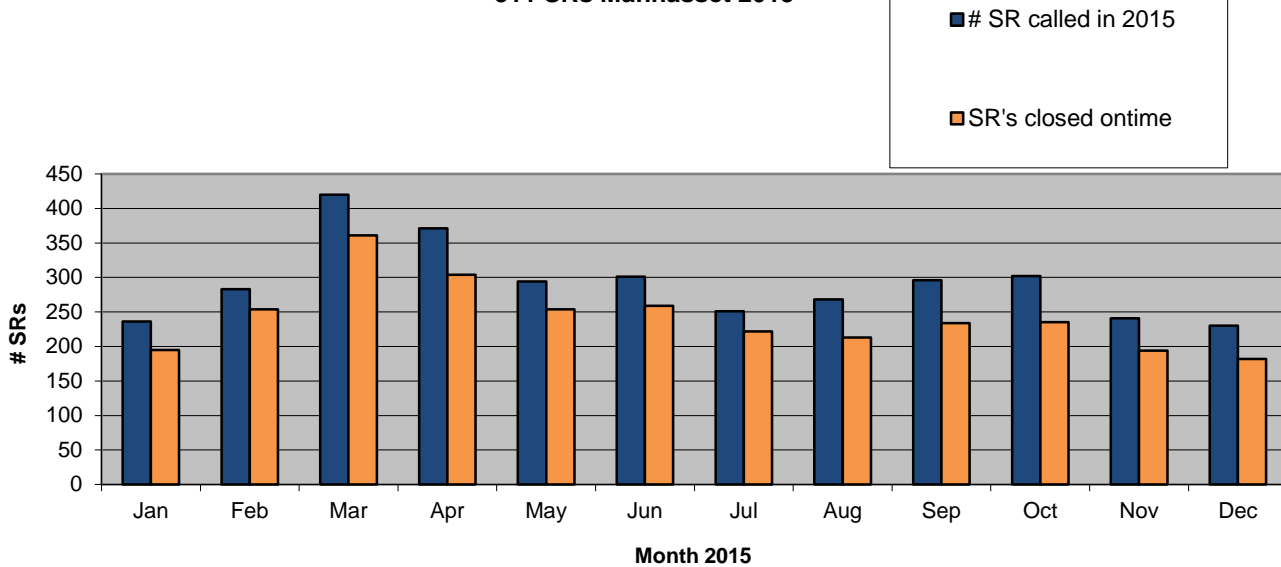
----- **Nassau County Open Issues** -----

Shelter Rock Rd Turn Lanes near Northern Blvd. This matter arose during Lord & Taylor expansion project reviews involving hazardous conditions at the intersection of Shelter Rock Rd at the L&T entranceway traffic light. Turn lanes continue to present problematic safety issues. Met with Town & County officials at site on 9/8/15. County DPW took project lead for safety improvements. **25A light timing already adjusted; pending intersection box painting and L&T driveway modifications being planned.**

311 SRs within Manhasset 2015

total 311 SR calls	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Total	Avg	YTD v prior same period
2014 Totals	236	283	420	371	294	301	251	268	296	302	241	230	3493	291	3453 1%
Closed Ontime	195	254	361	304	254	259	222	213	234	235	194	182	2907	242	
Ontime %	83%	90%	86%	82%	86%	86%	88%	79%	79%	78%	80%	79%	83%		84% 0%

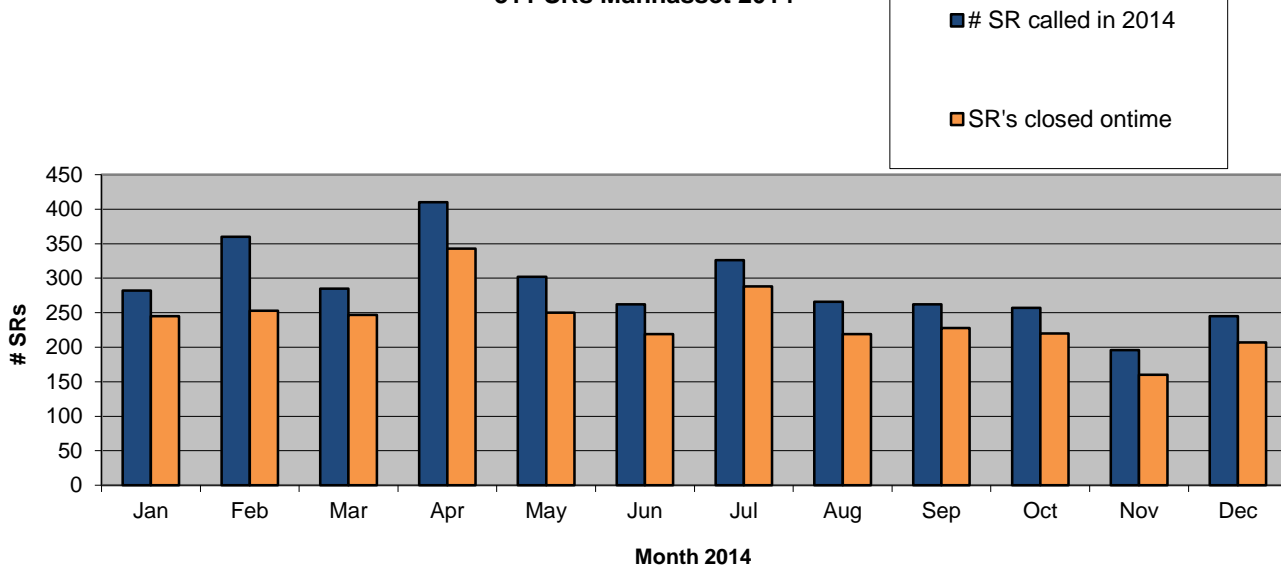
311 SRs Manhasset 2015



311 SRs within Manhasset 2014

total 311 SR calls	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Total	Avg	YTD v prior same period
2014 Totals	282	360	285	410	302	262	326	266	262	257	196	245	3453	288	
Closed Ontime	245	253	247	343	250	219	288	219	228	220	160	207	2879	240	
Ontime %	87%	70%	87%	84%	83%	84%	88%	82%	87%	86%	82%	84%	83%		

311 SRs Manhasset 2014



311 SRs within Zip Code 11030 - December 2015

Note: The location of the issue to be resolved is within 11030

Group Description	Zone	Type Description	Count	Closed on Time	Closed Late	Open Count	Overdue Count	Response Days	Internal Duration Days
311 Call Center	11030	311 - Street Repaving Schedule Inquiry	1	1	0	0	0	0	
311 Call Center			1	1	0	0	0	0	
Animal Shelter	11030	Animal Sh - Dog Bite	1	0	1	0	0	3.0	2
	11030	Animal Sh - Dog Defecation	1	1	0	0	0	7.0	5
	11030	Animal Sh - Found Animal	1	1	0	0	0	0	2
	11030	Animal Sh - Lost Animal	2	2	0	0	0	2.0	2
	11030	Animal Sh - Misc	2	2	0	0	0	0	5
	11030	Animal Sh - Unleashed - Stray Dog	1	1	0	0	0	5.0	5
Animal Shelter			8	7	1	0	0	2.4	
Building Department	11030	Bldg - Applicant Advocate Request	3	3	0	0	0	0	10
	11030	Bldg - Construction Complaint	2	1	0	0	1	0.5	5
	11030	Bldg - Miscellaneous	3	1	0	2	0	0	5
	11030	Bldg - Suspect Work Without a Permit	2	1	0	0	1	0.5	5
Building Department			10	6	0	2	2	0.2	
Cat Shelter	11030	Cat Shelter - Feral Cats	1	1	0	0	0	1.0	60
Cat Shelter			1	1	0	0	0	1.0	
Code Enforcement	11030	Code - Commercial Vehicle stored on Residential Prop	1	1	0	0	0	8.0	10
	11030	Code - Drop Off Bin	2	0	0	0	2	0	5
	11030	Code - Fence	1	1	0	0	0	6.0	12
	11030	Code - Garbage	1	0	0	0	1	0	5
	11030	Code - Overgrown Vegetation	1	0	0	1	0	0	10
	11030	Code - Property Maintenance	1	0	0	0	1	0	12
	11030	Code - Signs	1	0	1	0	0	8.0	5
Code Enforcement			8	2	1	1	4	2.8	
Community Services	11030	CommSvc - Seasonal Programs Registration	15	15	0	0	0	0	
Community Services			15	15	0	0	0	0	
Highway Department	11030	Hwy - Dead Animal Pickup	1	1	0	0	0	4.0	3
	11030	Hwy - Miscellaneous	5	2	1	0	2	2.6	5
	11030	Hwy - Pothole	4	0	2	0	2	2.5	2
	11030	Hwy - Street Painting	1	0	0	1	0	0	120
	11030	Hwy - Street Sign - Remove	1	0	0	1	0	0	365
	11030	Hwy - Street Sign - Repair / Replace	6	4	0	0	2	1.3	7
	11030	Hwy - Street Sweeping / Cleaning	2	1	0	1	0	2.0	25
	11030	Hwy - Tree Branch / Debris Pickup	2	2	0	0	0	2.0	7
	11030	Hwy - Tree Planting	1	0	0	1	0	0	730
	11030	Hwy - Tree Stump Removal	7	0	0	7	0	0	365
	11030	Hwy - Tree Trimming / Removal Inspection	7	2	0	5	0	1.1	365
Highway Department			37	12	3	16	6	1.4	
Housing Authority	11030	Housing - Appliance	3	2	1	0	0	11.3	10
	11030	Housing - Electrical	1	0	0	1	0	0	4
	11030	Housing - High Priority SR	1	0	1	0	0	6.0	1
	11030	Housing - Misc SR	1	1	0	0	0	4.0	10
	11030	Housing - Plumbing	2	1	0	1	0	3.0	10
Housing Authority			8	4	2	2	0	6.3	
Inter Municipal Affairs	11030	OIC - Inter Municipal SR	4	4	0	0	0	1.8	10
Inter Municipal Affairs			4	4	0	0	0	1.8	
Parking Enforcement	11030	Prkg Enfr - Parking Violations Complaint	4	4	0	0	0	5.8	5

311 SRs within Zip Code 11030 - December 2015

Note: The location of the issue to be resolved is within 11030

Group Description	Zone	Type Description	Count	Closed on Time	Closed Late	Open Count	Overdue Count	Response Days	Internal Duration Days
Parking Enforcement			4	4	0	0	0	5.8	
Parks and Recreation Department	11030	Park - Miscellaneous	1	1	0	0	0	6.0	5
Parks and Recreation Department			1	1	0	0	0	6.0	
Planning Department	11030	Planning - Questions needing Answers	1	1	0	0	0	1.0	3
Planning Department			1	1	0	0	0	1.0	
Project Independence	11030	PI - Call Back Request	1	1	0	0	0	0	3
	11030	PI - Health and Mental Health	7	7	0	0	0	0.1	5
	11030	PI - Membership Registration	2	2	0	0	0	0	
	11030	PI - Taxi Service	84	84	0	0	0	0	
	11030	PI - Taxi Service Cancellation	3	3	0	0	0	0	
	11030	PI - Transportation/Mobility Mgmt Info	2	2	0	0	0	0.5	5
	11030	PI - Veterans Services	1	1	0	0	0	1.0	3
Project Independence			100	100	0	0	0	0.0	
Receiver of Taxes	11030	Tax - Duplicate Bill or Receipt	1	1	0	0	0	0	
Receiver of Taxes			1	1	0	0	0	0	
Solid Waste Management	11030	SWMA - Garbage Not Picked Up	1	1	0	0	0	3.0	3
	11030	SWMA - Request for Public Trash Can	1	1	0	0	0	1.0	5
Solid Waste Management			2	2	0	0	0	2.0	
Street Lighting District	11030	Street Light - Cycles On / Off	1	1	0	0	0	0	7
	11030	Street Light - Fixture Problem	1	0	1	0	0	18.0	7
	11030	Street Light - Light Out (Single)	10	8	2	0	0	8.9	7
	11030	Street Light - Mark Out	7	5	1	1	0	6.9	7
	11030	Street Light - New Light Request	1	0	0	1	0	0	21
	11030	Street Light - On During Day	2	1	0	1	0	1.5	7
	11030	Street Light - Pole Problem	1	0	0	1	0	0	14
Street Lighting District			23	15	4	4	0	6.9	
Supervisor's Office	11030	SupV - ADA Compliance	1	1	0	0	0	5.0	30
	11030	SupV - Airplane	2	2	0	0	0	0	
	11030	SupV - Helicopter	3	3	0	0	0	0	
Supervisor's Office			6	6	0	0	0	0.8	
Summary			230	182	11	25	12	1.5	

Overdue SR's 11030 Cumulative as of 1/4/16

Group Description	Zone	Type Description	Overdue Count
311 Call Center			0
Administrative Services			0
Animal Shelter			0
Board of Zoning Appeals	11030	BZA - Questions needing Answers	0
	11030	BZA - Zoning Parcel	0
Board of Zoning Appeals			0
Building Department	11030	Bldg - Abandoned Property	0
	11030	Bldg - Applicant Advocate Request	0
	11030	Bldg - Application Escalation (Not in Use)	0
	11030	Bldg - Application Status	0
	11030	Bldg - Certificate Status	0
	11030	Bldg - Construction Complaint	1
	11030	Bldg - Employee Complaint	0
	11030	Bldg - From Transfer	0
	11030	Bldg - General Question Needs Answers	0
	11030	Bldg - Housing Complaint	0
	11030	Bldg - Illegal Housing	0
	11030	Bldg - Inspection Request	0
	11030	Bldg - Miscellaneous	0
	11030	Bldg - Miscellaneous (Not in Use)	0
	11030	Bldg - Retaining Wall	1
	11030	Bldg - Suspect Work Without a Permit	7
	11030	Bldg - Unable to Reach Inspector	0
Building Department			9
Cat Shelter			0
Code Enforcement	11030	Code - After Hours/Weekend Construction	0
	11030	Code - Animal (except Dog / Cat / Wild life)	0
	11030	Code - BZA Noncompliance	0
	11030	Code - Bamboo	1
	11030	Code - Basketball Stanchion	0
	11030	Code - Boat	0
	11030	Code - Boating Miscellaneous	0
	11030	Code - Building Permit	0
	11030	Code - Call Back Request	0
	11030	Code - Commercial Vehicle stored in Residential Property	0
	11030	Code - Commercial Vehicle stored on Residential Property	1
	11030	Code - Commerical Garbage Container	0
	11030	Code - Court	0
	11030	Code - Court Renew (deleted)	0
	11030	Code - Dock Inspection	1
	11030	Code - Drop Off Bin	2
	11030	Code - Dumpster	0
	11030	Code - Dust	0
	11030	Code - Fence	0
	11030	Code - From Transfer	3
	11030	Code - Garbage	2
	11030	Code - Graffiti	0

Overdue SR's 11030 Cumulative as of 1/4/16

Group Description	Zone	Type Description	Overdue Count
	11030	Code - Handicap Parking	0
	11030	Code - Heat / Air Conditioning	0
	11030	Code - Leaves Accumulation	0
	11030	Code - Licensing	0
	11030	Code - Lights	2
	11030	Code - Liquid Discharge Into Street	0
	11030	Code - Litter	0
	11030	Code - Miscellaneous	6
	11030	Code - No Plates / Inoperable Vehicle	1
	11030	Code - Noise	1
	11030	Code - Odor	0
	11030	Code - Overgrown Vegetation	0
	11030	Code - Property Maintenance	2
	11030	Code - Reckless Boating	0
	11030	Code - Sidewalk Obstruction	0
	11030	Code - Signs	0
	11030	Code - Smoke	0
	11030	Code - Snow/Ice Removal	0
	11030	Code - Storage and Display	0
	11030	Code - Tree Removal	1
	11030	Code - Unlawful Property Use	1
	11030	Code - Water Flow / Accumulation	0
Code Enforcement			24
Community Services			0
Department of Public Works			0
Highway Department	11030	Hwy - Abandoned Vehicle	0
	11030	Hwy - Animal Sign - New Request	0
	11030	Hwy - Basketball Stanchion	0
	11030	Hwy - Bee's Nest Removal	0
	11030	Hwy - Catch Basin	0
	11030	Hwy - Complaint - Highway Employee / Vehicle	0
	11030	Hwy - Curb Repair	5
	11030	Hwy - Dead Animal Pickup	0
	11030	Hwy - Dead End Guard Rail	0
	11030	Hwy - From Transfer	1
	11030	Hwy - Grass Cut / Mow	1
	11030	Hwy - Manhole Repair	0
	11030	Hwy - Miscellaneous	7
	11030	Hwy - Plow Damage	0
	11030	Hwy - Pothole	2
	11030	Hwy - Pothole Filled Without Request	0
	11030	Hwy - Shopping Cart	0
	11030	Hwy - Snow and Ice Control	0
	11030	Hwy - Sprinkler Damage	0
	11030	Hwy - Street Drainage / Flooding	0
	11030	Hwy - Street Painting	1
	11030	Hwy - Street Repaving Project	0

Overdue SR's 11030 Cumulative as of 1/4/16

Group Description	Zone	Type Description	Overdue Count
	11030	Hwy - Street Sign - New Request	11
	11030	Hwy - Street Sign - Remove	2
	11030	Hwy - Street Sign - Repair / Replace	6
	11030	Hwy - Street Sweeping / Cleaning	0
	11030	Hwy - Telephone/Utility Pole	0
	11030	Hwy - Tree Branch / Debris Pickup	0
	11030	Hwy - Tree Fallen - Emergency	0
	11030	Hwy - Tree Planting	6
	11030	Hwy - Tree Removal Objection	0
	11030	Hwy - Tree Stump Removal	11
	11030	Hwy - Tree Trimming / Removal Inspection	15
Highway Department			68
Housing Authority			0
Human Resources and Finance			0
Information Technology			0
Inter Municipal Affairs			0
Parking Enforcement			0
Parks and Recreation Department			0
Planning Department			0
Port Washington Parking District			0
Project Independence	11030	PI - Aging In Place Conference RSVP	0
	11030	PI - Call Back Request	0
	11030	PI - Cancellation	0
	11030	PI - Caregiver Support	1
	11030	PI - Exercise Program Registration	0
	11030	PI - Financial Assistance	0
	11030	PI - Flu Shot Registration	0
	11030	PI - Food and Hunger	0
	11030	PI - Health Chat/Event Registration	0
	11030	PI - Health and Mental Health	0
	11030	PI - Household Maintenance	0
	11030	PI - Membership Registration	0
	11030	PI - Miscellaneous	0
	11030	PI - NORC SR	0
	11030	PI - No Heat emergency (Excl HA)	0
	11030	PI - No Heat emergency (Excl Housing Authority)	0
	11030	PI - Program Registration	0
	11030	PI - Registration	0
	11030	PI - Snow Removal	0
	11030	PI - Support Group Registration	0
	11030	PI - Taxi Service	0
	11030	PI - Taxi Service Cancellation	0
	11030	PI - Taxi Service Complaint	0
	11030	PI - Taxi for Food Shopping	0
	11030	PI - Taxi for Food Shopping Cancellation	0
	11030	PI - Taxi for Medical Appointment	0
	11030	PI - Taxi for Medical Cancellation	0

Overdue SR's 11030 Cumulative as of 1/4/16

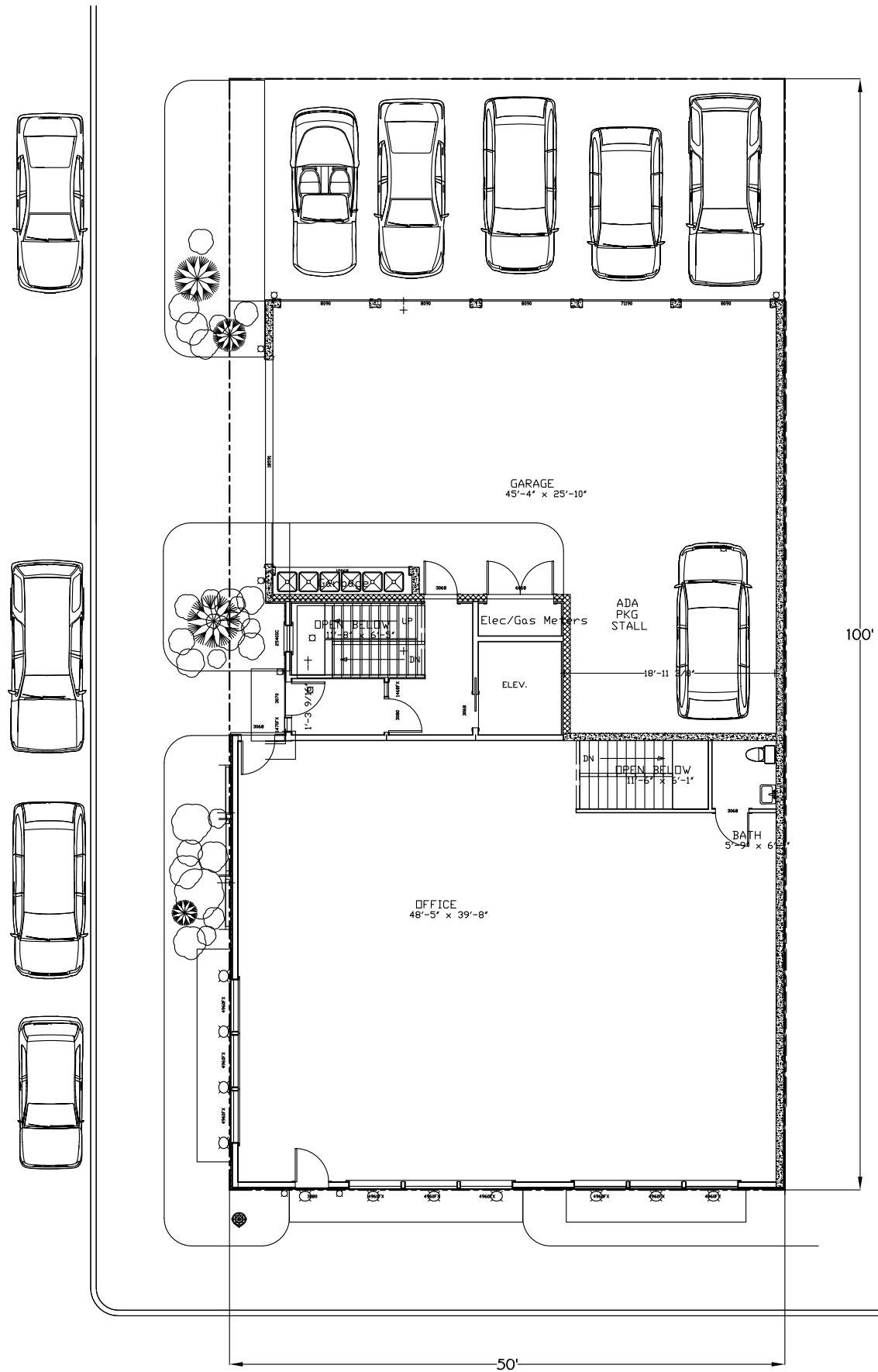
Group Description	Zone	Type Description	Overdue Count
	11030	PI - Transportation/Mobility Mgmt Info	0
	11030	PI - Veterans Services	0
	11030	PI - Volunteer	0
	11030	PI - Volunteering for Senior Programs	0
Project Independence			1
Receiver of Taxes			0
Security Division			0
Solid Waste Management			0
Street Lighting District	11030	Street Light - Cable Break	0
	11030	Street Light - Cycles On / Off	0
	11030	Street Light - Fixture Problem	0
	11030	Street Light - From Transfer	0
	11030	Street Light - Light Out (Single)	2
	11030	Street Light - Lights Out (Multiple)	0
	11030	Street Light - Mark Out	0
	11030	Street Light - Misc Problems	1
	11030	Street Light - New Light Request	0
	11030	Street Light - On During Day	0
	11030	Street Light - Pole Problem	0
	11030	Street Light - Pole Transfer	0
Street Lighting District			3
Supervisor's Office	11030	SupV - ADA Compliance	3
	11030	SupV - Airplane	0
	11030	SupV - Complaint - Other Employee	0
	11030	SupV - Helicopter	0
	11030	SupV - Roslyn LIRR Parking Lot	0
	11030	SupV - Thank You from Constituent	0
	11030	SupV - Townstat Call Back	0
	11030	SupV - Verizon FIOS Work Complaint	0
Supervisor's Office			3
Sustainability Department			0
Town Clerk			0
Summary			108

As of 11:15AM, January 4th 2016

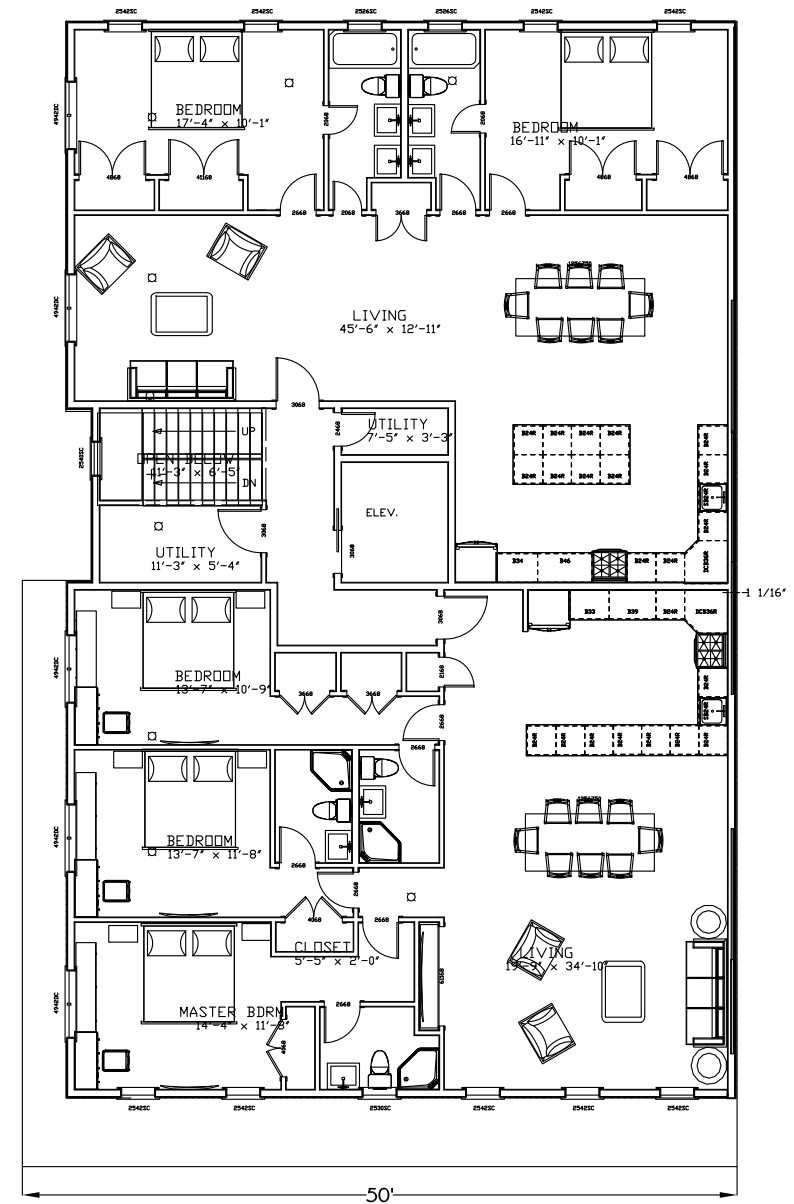


*Proposed Mixed Use Building
Version 1 Design
34 Bayview Avenue
Manhasset, NY 11030*

*Prepared By Norman Nemec AIA
North Shore Architecture and Interiors*



Ground Floor Plan



Second and Third Floor Plans

12-1-15 1/4"=1'-0"



VER/ION 1 Design
PROPOSED MIXED U/E BUILDING

Bayview Building
34 Bayview Avenue
Manhasset, NY 11030

A1

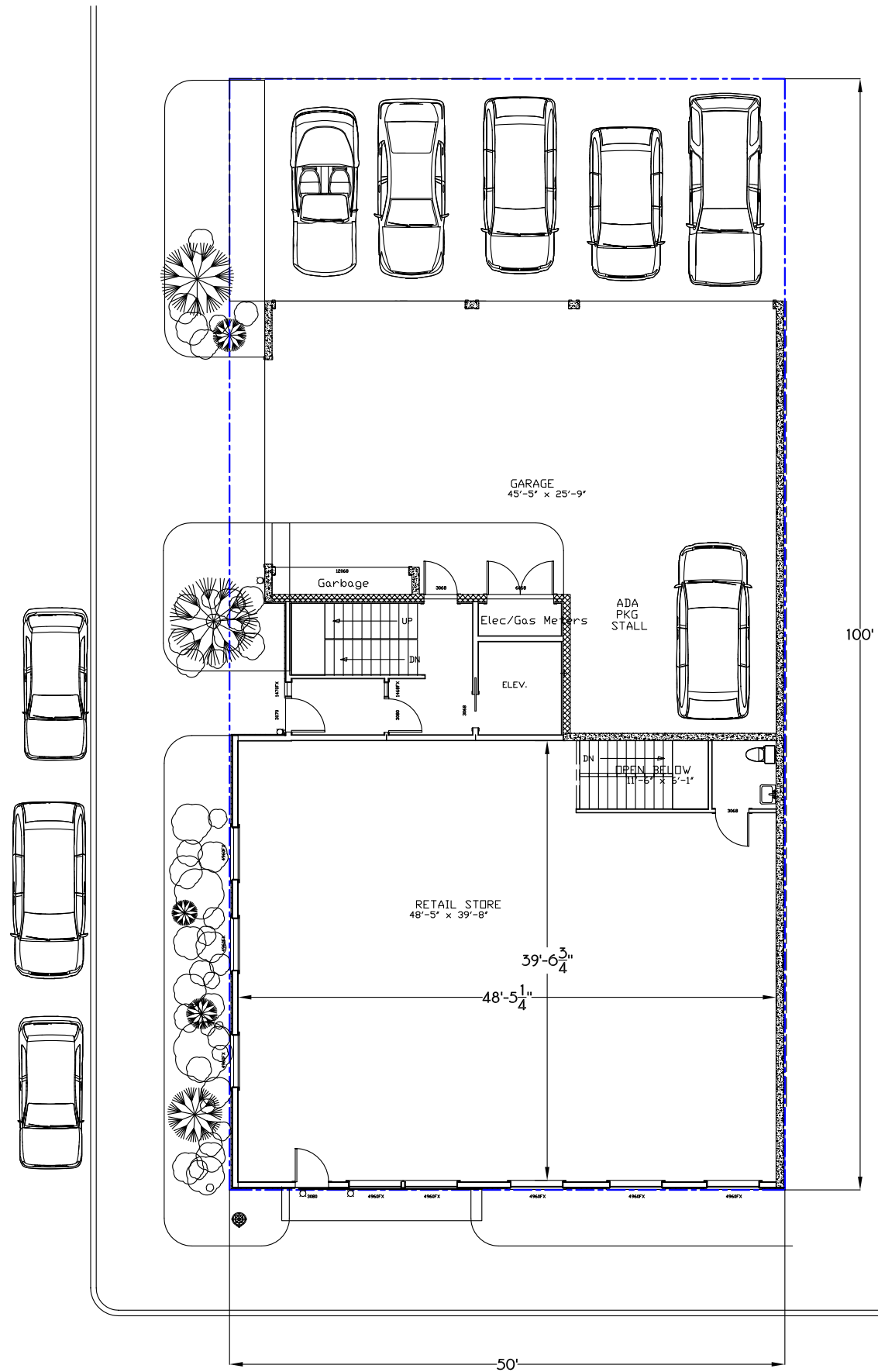
NORTH SHORE ARCHITECTURE AND INTERIORS
41 ONDERDONK AVENUE, MANHASSET NY 11030 516-220-2784 nsai@optonline.net

Sec 3 Blk 44 Lot 11

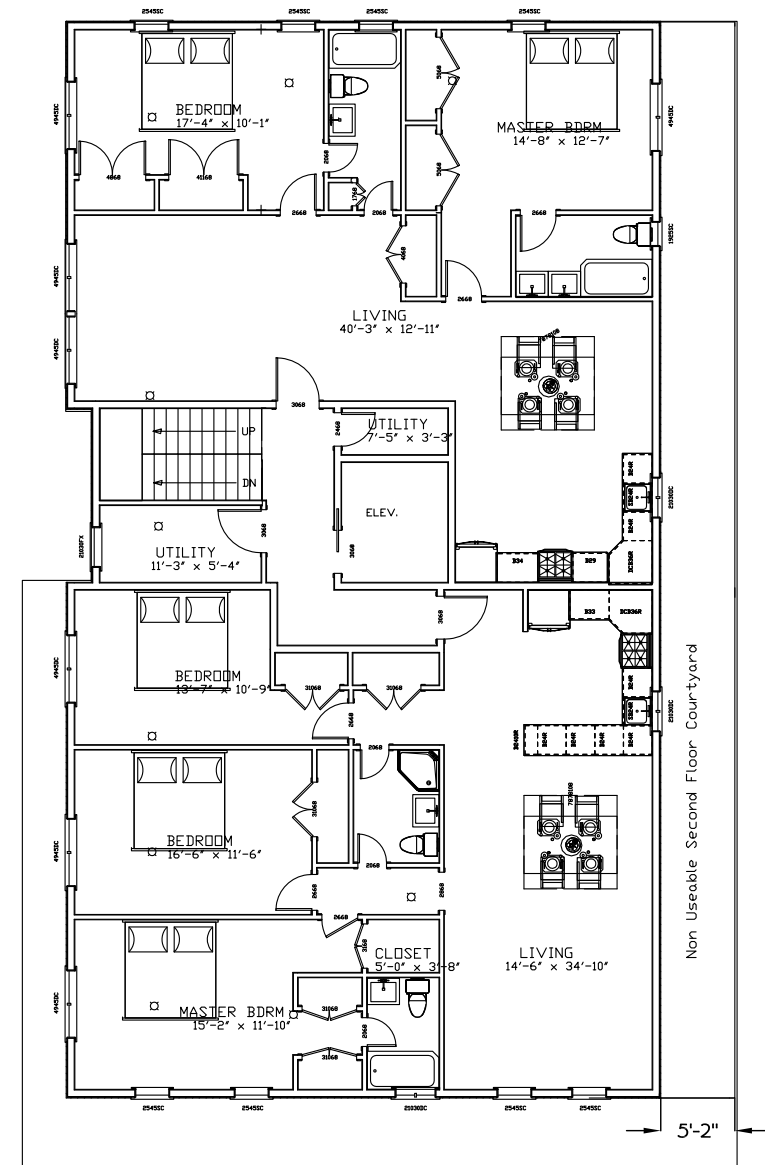


*Proposed Mixed Use Building
Version 2 Design
34 Bayview Avenue
Manhasset, NY 11030*

*Prepared By Norman Nemec AIA
North Shore Architecture and Interiors*



Ground Floor Plan



Second and Third Floor Plans

12-1-15 1/4"=1'-0"



VERSION 2 Design
PROPOSED MIXED U/E BUILDING

Bayview Building
34 Bayview Avenue
Manhasset, NY 11030

A1

NORTH SHORE ARCHITECTURE AND INTERIORS
41 ONDERDONK AVENUE, MANHASSET NY 11030 516-220-2784 nsai@optonline.net

Sec 3 Blk 44 Lot 11