

MINUTES OF MEETING October 11, 2017

A regular meeting of the Council of Greater Manhasset Civic Associations, Inc. (GC) was held at 7:30PM on October 11, 2017 at the Town of North Hempstead Town Hall, Rich Bentley serving as Chair and Sue Auriemma as Recording Secretary. The following persons were in attendance:

Officers Present:

President, Rich Bentley, Bayview CA
 1st VP, Andrew Schwenk, S Strathmore CA
 Secretary, Sue Auriemma, CASA
 Treasurer, Bill D'Antonio

Members/Guests Present:

Peggy Caulsen, Terrace Manor CA
 Joanne Spencer, Terrace Manor CA
 Ann Marie Cerrone, Strathmore Village CA
 Regina Galli, Strathmore Village CA
 JoAnne Maglione, Strathmore Village CA
 Marion Endrizzi, Plandome Heights CA
 Jeff O'Brien, North Strathmore CA
 Donald O'Brien, Manhasset Park CA
 John Minogue, Bayview CA
 Trudy Petrucci, Shorehaven CA
 Amelia Camurati, Blank Slate Media
 Anna Kaplan, Town Councilwoman
 Sabereh Samet, Legislative Aide

1) **Call to Order:** The meeting was called to order at 7:40pm by Rich Bentley.

2) **Councilwoman Kaplan/Sabereh Samet TNH Update: Councilwoman Kaplan TNH Update:**

- a. Plandome Rd Visioning: Previous plans have been pulled, sent to DPW and other departments, Councilwoman Kaplan proposing meeting with commissioners to review plans and determine what is feasible and what is not.
- b. Bayview infrastructure: Sidewalk/Trail along waterfront does not seem to be feasible. Road owned by town; adjacent property belongs to Nassau County. Councilwoman Kaplan, Supervisor Bosworth and Legislator Nicoletto walked the area. Bulkheading Project proceeding. Bayview repeated request for extension of guardrail at "Dead Man's Curve" needs Town action ASAP.
- c. Lots with permit authorization for commercial parking are: 17 Myrtle, 239 Plandome Rd, 260 Plandome Road. Town Attorney is reviewing to make sure those three are in full compliance. Inspectors have been observing other properties and issued tickets and violations: 279 Plandome Road and 55 Bayview Avenue. Lots with a permit for accessory or residential parking are 31 Myrtle and 59 Locust. They are being inspected for compliance in the zoning code. Zelko was fined \$5000 but they have not paid nor have they appealed. Town Attorney to investigate.
- d. TNH-MPD IMA for Lot#3 reconfiguration. Negotiations continue between town attorney and park district attorney expected to finalize. Remaining issue is that town requires MPD to fund full restoration if Town terminates agreement at any time.
- e. Valley Park guardrail has been completed but drivers continue to park on the side of the road. NCPD enforcement requested and already underway. TNH funded consultant analysis and has submitted plan to utilize NCDPW southern end for Park parking lot. TNH awaiting County's response.
- f. MJD Gazebo repairs are completed.
- g. Searingtown Road at Harrow Lane. Awaiting County decision for traffic light with turn lane in process. Town's action for No Left turn 7:30am to 9:30am Weekdays appears to now have majority Strathmore Village resident support to advance the matter on Town agenda.
- h. TD Bank has withdrawn plans.
- i. Sunset Chapel reportedly sold to a car dealership. Rich Bentley urges TNH to not allow any change of zoning for use of adjacent residential property on Norgate Rd to prevent any driveway that would become a cut through to the Norgate residential neighborhood.
- j. Regarding proposed legislation requiring future building plans prior to demolition. Town attorney is not supportive of such legislation.
- k. 99 Community Drive, building was demolished; no new plans submitted as of yet. Proposed commercial medical building; neighbors are in objection. As of right they can build 2 homes.

- l. Park Avenue crosswalk: TNH engaged engineering study; Underway and awaiting results.
- m. Updated TNH Open Items List on GC webpage ([link](#)).

3) President's Report/Old Business: Rich Bentley

- a. **311 Stats** ([link](#))
- b. **Beautification Updates:** Andrew and Jeff to work together on NO STANDING sign being replaced on Plandome Rd overpass at LIRR: Andrew will request pruning of shrubs near new Welcome to Manhasset sign; Will work on repair of support pole for "Manhasset 1680" sign/pole on 25A near Benihana.
- c. **Chamber of Commerce Update:** Anticipating matching grant program from TNH in 2018 and looking to GC as to what we think should be included in a future grant proposal. Planters have been filled with mums which will stay until early December. Will be replaced by birch and evergreen branches. "Get to Know Your Building Department" event was hosted at library by the Chamber that was geared toward commercial properties but only residents attended.

4) Secretary's Report: Draft September 13, 2017 minutes were distributed; posted ([link](#)). After discussion, Motion made by Marion Endrizzi and seconded by Bill D'Antonio:

MOTION: To accept the 9/13/17 Minutes as presented. **Motion Carried Unanimously.**

5) Treasurer's Report: Checking account balance as of 9/29/17: \$2,478.22. Savings account balance \$2,477.72. Total Balance \$4,955.92 Dues: Records show Bayview, North Strathmore and South Strathmore have not yet paid 2017/18 dues. After discussion, Motion made by Peg Caulsen and seconded by Joann Maglione:

MOTION: To accept the Treasurers Report as presented. **Motion Carried Unanimously.**

6) Civic Roundtable:

- a. Manhasset Park: Renewed efforts underway to solicit new email addresses for its membership
- b. N Strathmore: Onderdonk House December meeting confirmed.
- c. Bayview: Nov 2nd meeting with DA Singas speaking; Open to GC members. Please notify John Minogue if attending.
- d. Plandome Heights: Marion Endrizzi retiring with Chuck McCarthy nominated to replace her. Participated in hurricane relief and brought in the most food; now participating with other villages in water drive for Puerto Rico. Annual meeting October 19th at PWYC. David Paterson and Rich Bentley speaking along with POP Team and candidates for County Executive: Laura Curran and Jack Martins.
- e. Strathmore Village: Halloween parade upcoming Sun 10/29th. Ongoing concerns over real estate signs. While not illegal, civics are asking realtors to respect the community's wishes to not place signs on lawns.
- f. Terrace Manor: Reactivating civic association. Major concern over u-turns on Brinkerhoff. Paving needed.
- g. Shorehaven: Road repaving complete; entrance pillar damaged during paving is being repaired.
- h. South Strathmore: Halloween Parade upcoming. Concern over tree replacements.
- i. CASA: Sharing of emails, please blind copy; Cathy Samuels stepping down, new replacement being sought.
- j. Munsey Park: consideration of changes to tree code, question over maintenance of trees on village property; bamboo legislation proposed including removal of existing bamboo.

7) Adjournment: There being no further business, the following motion was made and seconded:

Motion: to Adjourn at 9:45pm by Andrew Schwenk. Seconded by Jeff O'Brien.

Motion Carried Unanimously.

Respectively submitted:
Sue Auriemma, Recording Secretary.

Upcoming Events:

Oct 18 5:30pm Chamber of Commerce Networking Event - Chocolate Works

Oct 19 7:30pm Plandome Heights Annual Civic Meeting - Port Washington Yacht Club.

<u>Topic</u>	<u>Last Known Status</u>
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Plandome Road Vision Project: 5/1/12 TNH Community Mtg Summary and Community Feedback Summary 2012 posted on GC 'Our Projects' tab ([link](#)). The broader Plandome Rd Vision project (25A to Webster) will be the 'master plan' to enable TNH to separately fund incremental phase projects as funding allows. TNH continues internal meetings to review and recommends revisions to the last Vision Plan details. All TNH Commissioners are giving their comments and what they believe to be realistic on the plan to do. **Once determined what is feasible TNH will engage new stakeholders to review, then a community-wide mtg.**

Bayview Ave Infrastructure: TNH Board engaged architect for waterside walkway conceptual design alternatives to then include funding in TNH's 5 year capital plan. Road owned by town but some County owned land involved needed County inter-municipal agreement to advance; adjacent property belongs to Nassau Cty. TNH rec'd 2016 grant from FEMA Public Assistance Program Grant (Hazard Mitigation) near \$205K to fill and stabilize & protect Bayview Ave roadway from future storm damage near 165 linear ft of land lost during Super Storm Sandy (about 0.1 acre).. More detail: [GC Website "Our Projects" webpage](#) ([link](#)). Construction is still slated for the 2018 year. **Sidewalk/trail along waterfront does not seem to be feasible due to no space under LIRR trestle. Councilwoman Kaplan, Supervisor Bosworth and Legislator Nicoletto walked the area.**

TNH investigating suspected illegal commercial parking lot activities: Three lots have permit authorizing commercial parking: 17 Myrtle, 239 Plandome Rd, 260 Plandome Road. Lots with a permit for accessory or residential parking are 31 Myrtle and 59 Locust being inspected for compliance in the zoning code. Under ongoing comprehensive review by Town Attorney to make sure those are in full compliance. Code Enforcement increased observation of properties. Violations issued at 278/279 Plandome Road and 55 Bayview Avenue. Zelko @ 55 Bayview Ave was fined by court \$5K, now in NC collections. **GC reminded that part of the review needs to propose ordinance revisions that would allow more effective and progressive enforcement.**

TNH-MPD Intermunicipal Agreement: GC requests TNH expedited action on approving MPD Lot 3 reconfig and new curb cuts along MJDavies roadway-gaining 19 add'l spaces. Anna supported all the recommendations. No IMA was necessary with status as 'in process for expected Town approval'. Logistics initially planned for work in spring/summer 2017. Town then changed its mind and wants IMA; Drafted by Town Attny. Among other caveats, Town wanted to be paid for approving new curb cut/access. GC helped get negotiations back on track but MPD already lost opportunity to complete in summer 2016 and 2017. Town Attny and MPD Attny **negotiations continue to resolve one remaining issue: Town requirement for MPD to pay full site restoration if Town terminates the agreement.**

Valley Park: Plans online "Our Projects" tab. Remaining dredging pond/creek issues delayed by Army Corps of Engineers more urgent projects. See related County & Town joint issues below. **Maple St guardrail installed but drivers continue to park on sidewalk. All sport orgs alerted to increased NCPD enforcement.**

Searingtown Rd at Harrow La: Proposed Restriction "No Left turn 7:30am to 9:30am Weekdays" has near majority and it **can advance onto Town agenda.**

TNH Legislation to require a new building plan to be in process BEFORE granting a demolition permit. Example: 22 Norgate Rd Sunset Chapel property. Town attorney advised cannot require plans prior to demolition due to NY State law. GC questioned why?, since villages have successfully adopted similar requirements; Members report Flower Hill and one of the Great Neck villages currently require new building plan prior to a demolition permit. Town Atty initially rejected the idea advising that cases of safety require demolition that warrant immediate demo permit. GC recommended Town should be drafting proposed law that adequately addresses such 'emergencies' exceptions, rather than simply responding that "it's impossible" such as law. **Anna Kaplan reports Town Attorney is not supportive of such legislation.**

99 Community Drive: Building was demolished; As of right they can build 2 homes. Proposed commercial medical building dropped upon majority of neighbors' objection. **No new plans submitted yet.**

Leeds Pond Plandome Rd Culvert: status of TNH repair of culvert in danger of imminent collapse. Dina DiGiorgio's office reports that DPW planning is progressing. TNH Board approved the engineering contract to Sidney B. Bowne & Son who is drafting the design for the project, and preparing bid documents for the construction phase of the project expected to be expedited since much of the permit approval work is already done. Adjacent Plandome Rd North at Leeds Pond floods regularly. Town installing storm drain – awaiting project time line. **No update Rec'd.**

1111 Northern Blvd. Mobil @ Valley Park; facade design on [GC Website](#) ([link](#)). Town approved permits extension; **awaiting owner timeframe.**

Mt Olive Church Property ([Site Map Link](#)): A 100% senior affordable housing with a brownfield cleanup site. Awaiting the senior affordable housing program term sheet from NYSHCR (which we expect within the next month). Once issued, project underwriting can be finalized with the State, the Seller, and the Attorney General's office; Attorney General approval required for sale of church owned land. If resolved construction could start mid 2018. **No update Rec'd.**

Crosswalk at Park Ave/Nassau: Driver & Pedestrian confusion; Currently only westbound traffic has stop sign; Center stanchion requested to provide improved driver and pedestrian clarity. Similar confusion caused by crosswalks at Manhasset Ave at Linden St LIRR Overpass. **TNH engaged traffic engineering study; awaiting results.**

292 Plandome Rd (corner Plandome Rd & Park Ave) Coffee Shop under construction; **Planned Nov 2017 opening.**

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

Valley Park -County DPW site on Maple St: Ms. Kaplan and County Leg Nicoletto initiated potential land transfer or shared use (more info on GC website/projects([link](#))). County DPW commissioner Shah has recently re-confirmed the County's commitment; albeit some work scheduling issues need to be addressed in the final plan. Town in process of awarding Traffic Engineering Study to support the Town's plan:

1. **South end of NC DPW property** for add'l Valley Park parking. TNH traffic advisor O'Donnell suggests signal press button between Maple DPW site and Park. TNH requested use of a portion on the south end of County DPW property that is wooded in an attempt to create more parking. TNH engaged study and safe pedestrian safe crossing plan. **Plan now under County review with TNH awaiting County response.**
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. GC urged Town engineering study to include this intersection so both can be advanced at same time. County waiting for Town's concept plan. Town awarded contract in Jan for signal warrant analysis (underway). **No update given.**

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

Mobilite Utility Pole on SR Rd @at L&T. Plans on [GC website](#) ([link](#)): Application suspended, awaiting project background & County DPW process clarification. **No update given.**