

MEETING SUMMARY
June 13, 2018

A regular meeting of the Council of Greater Manhasset Civic Associations, Inc. (GC) was held at 7:30PM on June 13, 2018 at the 2nd Floor Town Board Room with Rich Bentley serving as Chair and JoAnne Maglione as Recording Secretary. The following persons were in attendance:

Officers Present:

President, Rich Bentley, Bayview CA

Members Present:

Daniel Seidman, Shorehaven
Charles Maass, North Strathmore Civic
Chuck McCarthy, Plandome Heights Civic
Barbara Donno, Plandome Manor
JoAnne Maglione, Strathmore Village Civic
Donald O'Brien, Manhasset Park Civic

Guests Present:

Gretchen Keller, Manhasset Times

- 1) **Call to Order:** The meeting was called to order at 7:35pm by Rich Bentley.
- 2) **Secretary's Report:** Minutes for the April 11, 2018 meeting were presented. ([link](#)). Motion made by Daniel Seidman to accept the minutes. Seconded by Chuck McCarthy.

MOTION: To accept the 4/11/18 Minutes as presented. **Motion Carried Unanimously.**

- 3) **Treasurer's Report:** Bill D'Antonio was not present so no report was made.
- 4) **President's Report/Old Business:** Rich Bentley
 - a) **311 Stats:** Updated TNH Open Items List on GC webpage ([link](#)).
 - b) **Beautification:** Andrew removed glued cardboard that covered Indian head logo and cleaned Manhasset sign at Mary Jane Davies Park. He is now looking into having Manhasset 1680 sign support pole by Whole Foods replaced. Sign is in good shape, but support pole is rotted. GC unanimously approved repairs at estimated maximum \$500 to be engaged by Andrew ASAP with anticipated 50% cost share with Chamber of Commerce.
 - c) **Manhasset Park District Update:** Lot 3 reconfiguration: new curb cuts are substantially complete; Repaving and space line painting that will gain 16 additional parking spaces will follow shortly.
 - d) **Northwell and Greentree** - working together on outside facade of new Northwell building to be more aesthetically pleasing. A mirrored facade on upper floor was suggested help reduce the visual height of building. Northwell may move mechanical floor to the top of building. No new plans as of this date. Rich physically site visited and has a deeper awareness of the inter-building patient flow logistics and long-term objectives of the new building, and the reasons why it is far too costly if not impossible to move the building footprint. He suggested a focus on architectural façade revisions to initial presented plan that will diminish the obtrusive visual impact on Greentree. Greentree is advocating for a full environmental study (SEQRA) and more environmentally sensitive improvements to the building. Final revised plans are not ready to share, so the Town BZA appeal hearing remains pending Northwell's submission of revised plans. Good things happen when neighbors talk; Greentree and Northwell are both important Manhasset neighbors and assets, and Rich is hopeful that the modified plans will achieve unanimous support when the Town BZA hearing occurs.

- e) **Local Real Estate updates:** Northern Blvd: Earlier reported Sunset Chapel Property (Steinberg family estate since his death) was never culminated; Reported to be highly over-priced asking price, but is near 'best and final offer' stage. Honda Dealership is a known interested party since their current lease (across the street) is coming due. Large concern that a new owner could attempt to apply for zone change at 22 Norgate Rd (currently residential zoned and steadfast community support to keep it residential. Owner of the "BP/ Bellini/ Test Prep and Nail salon" properties (site of prior TD Bank proposal) reports he continues to pursue a site plan that fits well with the Manhasset community for this entrance to Manhasset- Plandome Rd. He has thus far rejected offers from auto-dealerships and fast food. A bank has expressed interest that has the potential of being similar to the prior TD Bank site plan; If pursued, could likely take 2+ years to culminate. Until any future plan is solid, continued short term leases on properties are anticipated.
- f) **Fitzgerald Bros. Property** on Plandome Road - waiting to see if original gas station remains in operation.
- g) **Norens Gas Station** – reported to be up for sale. A new purchaser maintains the grandfathered legal commercial parking permit.
- h) **Bent Residential Property** on Plandome Rd. Village of Plandome had rejected larger subdivision development plans; but new plan expected to be proposed for between 3 to 5 homes.
- i) **Sewers** continue to be discussed as a future possibility to pursue for Plandome Rd. businesses, engineered to restrict capacity that ensures restriction to current zoned building heights while creating a more conducive downtown business environment. Wow- maybe even bury power lines at same time(?). Planning process hasn't even started, so years if not a decade away from being possible
- j) **Plandome Road Vision Project** - no update in months
- k) **Valley Park** - no dredging of pond yet. Rest of the park is complete.
- l) **Mobil gas station** near Valley Park: No work initiated yet. Rich will try to contact owner for an update.
- m) **High Street and Mount Olive properties** - no news on either

5) Civic Report Roundtable:

PLANDOME MANOR: Barbara Donno reports no Town work being done on culvert repairs. Previously determined town's ownership and responsibility to fix the culvert, although the Plandome Rd North paved roadway above the culvert is village owned and maintained. Town Engineers had inspected the culvert at higher tides and concluded 'need to fix asap', but no imminent danger of collapse; Village engineers reviewed at low tide including walking inside to inspect the culvert had concluded imminent danger of collapse. Town had advised that culvert bids were sent out in Feb for summer 2018 completion, but apparently process became delayed; Remain hopeful that work sometime in 2018. Fear is that continued delays will cause concurrent roadway projects snarling traffic on the peninsula. State roadwork planned on Port Blvd. in the fall would logically divert more traffic to Plandome Rd North. If Town's delay causes the culvert work to occur at same time, the peninsula will have traffic in both major in/out roadways. Project cost now near 2 million, but substantial portion by NYS funding (Sen Jack Martins), although project managed by Town.

SHOREHAVEN - Liz and Sabine are recruiting new civic officers to enable their retirement.

BAYVIEW - Zelko property has been fined twice by town but problem continues and New owner still renting commercial parking. Pressuring town to continue escalating violations and increased fines so that

is no longer profitable for the owner to continue to intentionally violate and pay the fines as cost of continuing the illegal business. BCA's Annual Kentucky Derby Party early May was a success Was held @ Onderdonk House - a great venue for neighborhood events.

STRATHMORE VILLAGE - Trees continue to be cut down without permits with fines paid as cost of doing business, with other civic area reporting same. Current town code requires inspection, review and permit process only for trees in front yards. Civic wants TNH to adopt a more similar tree code to Vill of Flower Hill's (covering all trees). Anne Marie Cerrone with write up a formal proposal and present to the GC so that we can get backing; Members present all voicing support. Ann Marie Cerrone will then advance efforts to the Town Board in the hopes of getting this passed. We are also continuing to have problems with proliferation of growing Real Estate "For Sale" lawn signs in the area.

PLANDOME HEIGHTS - Plandome Pond Park - Kevin Kelly getting approval and permits to add environmentally sensitive herbicides to help deter weed growth in pond. Subdivision at the end of Summit Road was approved by the Village by a vote of 3 to 1. 30 trees are being taken down. No physical site plans publicly available as yet.

NORTH STRATHMORE – Continue having difficulty with Strathmore Road traffic in the area. Also concerned about the influx of traffic after the Pediatric office opens in the former Brickwell building on Northern Blvd. They are having problems getting new CA members and dues. A wine and cheese party free to all members is planned in the hopes of increasing CA membership.

September Meeting – Rich is hopeful to be held at Greentree - waiting confirmation- even if we need to move the normal 2nd Wed meeting date.

6) Adjournment:

Motion: to Adjourn at 9:10 pm by Barbara Donno. Seconded by Rich Bentley.
Motion Carried Unanimously.

Respectively submitted:
JoAnne Maglione