



NORGATE NEWS

AN IRREGULAR PUBLICATION OF THE
NORGATE CIVIC ASSOCIATION

FALL 2022

A Message to Norgate Neighbors from President Connie Bruno

Our neighborhood is what we all have in common; creating a sense of community and protecting Norgate is a gift we can give each other through participation in the affairs of our civic association.

The purpose of the Norgate Civic Association (the NCA) is to promote the welfare of its members through civic and social activities. It works to achieve that purpose through the leadership of its officers and block captains and the efforts of its three standing committees: traffic and safety, beautification, and social events.

In mid-June the annual meeting of the association was held at the Manhasset Public Library. Eleven families were represented by fourteen attendees. At the meeting members elected the following officers and block captains to serve during the 2022-2023 association year:

President	Connie Bruno, 25 Norgate Road
Vice President	<i>Vacant</i>
Secretary –	Divya Verma, 49 Normandy Lane
Treasurer –	Jim Pelzer, 91 Dennis Street
Past President	Teresa Amato, 48 Normandy Lane
Block Captains:	
Highmeadow Road & Robin Road	Erin Weigand, 16 Highmeadow Road
Norgate Road	Jon Leipsic, 44 Norgate Rd
Normandy Lane	Christa Felice, 22 Normandy Lane
Dennis Street	<i>Vacant</i>

As reported below, Norgate faces some old and some new challenges to maintaining its beauty and residential character. The Executive Board, composed of the officers, block captains, and the immediate past president, is actively working to meet those challenges and to offer new opportunities for Norgate residents to meet and to socialize.

Join with us. The work is light and the reward is great. You can help by offering to fill one of the vacant positions listed above, by serving on a committee, participating in association events, and paying dues. We're looking forward to an active year.

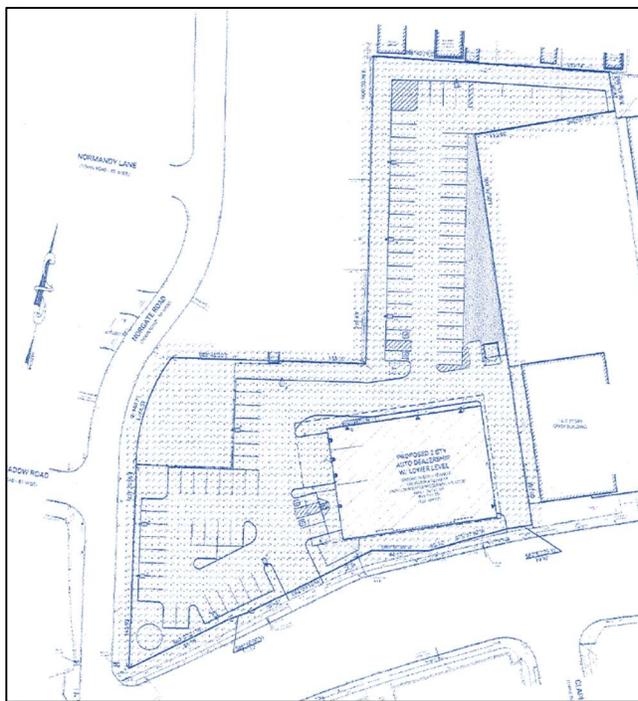
Sunset Chapels Redevelopment

Change is coming nearby! The Steinberg brothers, who owned the Sunset Chapels funeral home on Northern Boulevard, passed away in 2017 and 2018 and in 2019 their estates sold the three



commercial lots on which the funeral home was located and the residential lot at 22 Norgate Road to a developer whose plans for the property did not work out. In 2021 he sold the four lots to a limited liability company named 1295 Northern Boulevard, LLC. The principal of the new owner, John Burns, attended the NCA's annual meeting in June and described his plans for the property—a new BMW dealership. The site would serve only as a sales location; the service department is in Great Neck.

Under the zoning provisions of the North Hempstead town code, an automotive dealership is a permitted use in the Business A District, but it requires a conditional use permit from the Zoning Board of Appeals. Mr. Burns assured the members who attended the annual meeting that he does not want to infringe on our residential neighborhood and that he wanted to work cooperatively with us concerning the redevelopment of the Sunset Chapels site. To that end, he subsequently provided NCA officers with a multi-page, digital copy of his proposed site plan.



We carefully examined the pages of the proposed site plan, discussed it with the Town's director of planning and with Councilwoman Veronica Lurvey, and in early August we replied to Mr. Burns with our concerns. Basically, they involve the need to preserve an adequate buffer between the new commercial use on the three Sunset Chapels lots and the homes that line Norgate Road.

To provide adequate parking, the proposed site plan seeks to maximize the number of spaces that can be fitted on the commercial lots, and even then, it is still short and will require a variance. The site plan calls for significant regrading and for parking located directly on the property line of the residential lot at 22 Norgate Road. The effect would be the removal of many of

the trees that line the backyards of homes on the east side of Norgate Road and the removal of all the trees on the east and southern borders of 22 Norgate Road, thereby exposing Norgate to unobstructed views of the traffic and commercial properties on Northern Boulevard, including the new dealership, and the lights and noise they generate. The proposal would also render the lot at 22 Norgate Road—an original part of the Norgate community—unsuitable for future residential development.

In the latter part of August NCA officers met with Mr. Burns, his designer, and his attorney at the Manhasset Public Library and then came to Norgate Road to tour the site where we discussed the anticipated adverse effects of the site plan as originally formulated. Mr. Burns agreed to take another hard look and to engage a professional arborist to consider preservation of mature trees along the property lines. That is where the matter stands as of this writing.

It is important to say that Mr. Burns has been very forthcoming about his plans and that the proposed BMW dealership would seem to be a good use for the long-neglected Sunset Chapels property. He has cooperated with our association and listened carefully to our concerns. Still, our interests diverge. He naturally wishes to maximize the productive use of his four lots. On the other hand, we require the preservation of the tree line and adequate buffering to preserve the character of our neighborhood.

We are quite hopeful that a reasonable accommodation can be reached, and we will continue to keep you updated on the status of our discussions with Mr. Burns and his team as they progress.

Traffic & Safety

Our recurrent problems with cut-through drivers on Dennis Street and Norgate Road, motorists who ignore stop signs, prohibited commercial traffic through the neighborhood, U-turns, and school drop-offs need constant attention. We plan a meeting in the near future with the town, schools, and police to address those concerns and to seek a renewed commitment for the regular enforcement traffic laws and ordinances in the community. Control of morning and dismissal school traffic will be on the agenda as well as modification of the practice of locking of the gates to Memorial Field that forces pedestrians on a long detour to go to and return from the LIRR station.



Neighborhood Beautification

The Norgate columns at Northern Boulevard and at Dennis Street were last painted in 2019. Since then, paint has flaked, bricks have chipped, and the columns are now in need of repair and painting. We are in the process of obtaining estimates for the necessary work.

In celebration of Earth Day, on April 23rd we held our annual spring cleanup of the common areas along Norgate Road. Councilwoman Lurvey provided us with bags, gloves, and t-shirts.



Fourteen residents came out including the newest family who had just moved to Norgate. Our volunteer crew removed overgrown wisteria vines and 19 bags of leaves, trimmings, and dead wood over the course of the morning. Thank you all who joined us! We hope that you will join us for our annual fall cleanup. Watch for an announcement later in the year.

A number of the trees along the streets of Norgate have reached old age and have dead or dying limbs that hang over the roadway. We plan a tree survey to identify those that need pruning or removal by the town, and where necessary, subsequent replacement. Volunteers are needed to participate in that effort.

Social Events

Last year, on September 26th, the NCA held its first annual neighborhood Ice Cream Social event at which the treats were paid for by the association. We had a great turnout of residents and friends of all ages. The weather was glorious and the children were playing in the street while the adults mingled. Unfortunately, another wave of COVID came which hindered the planning of additional social activities. An Ice Cream Social is planned again for early this autumn and other social events will follow. Be on the lookout for announcements.



Keep up with News of Manhasset Civic Affairs

In the past year the NCA also became more active as a member organization of the Council of Greater Manhasset Civic Associations (the “Greater Council”). Norgate is once again an involved participant in discussions of events and proposals that may affect the wider Manhasset community and Norgate in particular. The latest news of interest in Manhasset can be found on the Greater Council’s web site at www.manhassetcivic.org and on the NCA’s tab on that site.



You can contact the NCA by e-mail at Norgate@manhassetcivic.org or visit with your Block Captain or one of the NCA officers to share your thoughts and concerns. The association will follow up for you. There’s a lot that we can accomplish together!

Treasurer’s Report

Because the COVID pandemic prevented most activities by members of the NCA before it was brought under control, we haven’t collected dues since the 2019-2020 association year. We have incurred expenses for various items since then, including for the Ice Cream Social. The balance in the NCA bank account now stands at \$3,679.54. The Executive Board believes that balance is now too low to serve as a sufficient reserve to meet unexpected contingencies. Replenishing the account along with need to make payments for items such as the cost of repairing and painting the Norgate columns, require that annual dues again be set at \$100 per household.



The NCA plays an important role in protecting residential character of the Norgate community and safeguarding its property values. We need you to join with us in those efforts. You’ll find a membership form and dues notice along with newsletter. Please send your dues contribution of \$100, payable to the Norgate Civic Association, to James Pelzer, Treasurer, at 91 Dennis Street.