



# NORGATE NEWS

AN IRREGULAR PUBLICATION OF THE  
NORGATE CIVIC ASSOCIATION

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SUMMER 2023

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***A Report to Norgate Neighbors from President Connie Bruno.***

The days of 2023 are flying by. I hope that you and your family are enjoying a happy and healthy summer. Soon vacations will be coming to an end and many of us will be gearing up for the return of school days. Before the fall season begins, I want to share with you some highlights of the activities of our civic association over the last months, and some of our plans for the year ahead.

The major efforts of the Norgate Civic Association (the NCA) over the last year have concerned the plans for the future development of the former Sunset Chapels site on Northern Boulevard and the adjacent lot at 22 Norgate Road. Our representatives attended meetings of the Board of Zoning and Appeals and of the Town Board and had extensive discussions with the owner of the site and his lawyers to ensure that its development will be harmonious with the Norgate community. We held a successful spring cleanup, and our representatives met with the police and attended meetings of the Council of Greater Civic Associations (the Greater Council). You'll learn more about these efforts in the paragraphs below.

We're looking forward to an active 2023-2024 NCA year. Thanks to all our wonderful volunteers and community members who pitched in during 2022-2023 to help keep Norgate a great place to live. Many hands make light work so we can use your help to support NCA activities over the coming months.

Connie Bruno, President

***Plans for a BMW Sales Dealership to Replace Sunset Chapels Approved.***

In the Fall 2022 issue of the Norgate News, we reported that the former Sunset Chapels site on Northern Boulevard and the lot at 22 Norgate Road were slated for redevelopment as a BMW dealership. We recounted our discussions with the manager of the new owner, 1285 Northern Boulevard, LLC, regarding Norgate's concerns for the preservation of mature trees and the need for adequate buffering of neighboring residences from lights, noise, and activity on the site and along the boulevard. In our February 2023 special Norgate News Sunset Chapels Redevelopment Issue we explained the further planning, meetings, and discussions that we had with the owner that led up to the submission of an application to the Board of Zoning and Appeals for variances and a conditional use permit needed to construct the project.

On February 6<sup>th</sup> the NCA held an informational online Zoom meeting for NCA residents about the project and on February 15<sup>th</sup> the owner's application was on the calendar of the Zoning Board. NCA President Connie Bruno, Treasurer Jim Pelzer, and Block Captain Jon Leipsic appeared to represent the NCA and its residents. On March 22<sup>nd</sup> the BZA granted the application for the required variances and imposed certain conditions on the use of the property, subject to the adoption of a new declaration of covenants and restrictions protecting the interests of Norgate residents. Over the next weeks we successfully engaged with the owner's attorney to negotiate the terms of the new covenants and restrictions. On June 6, 2023, the owner's applications for approval of the draft terms of the new declaration of covenants and restrictions and for site plan approval appeared on the Town Board calendar, at which time it granted both applications.

We are now in a period during which applications for demolition and building permits are prepared and submitted for the Building Department's approval. The new declaration of covenants and restrictions has yet to be signed and filed. Following those steps, construction is expected to begin in the early fall and take at least a year.

Throughout the lengthy process John Burns, the managing officer of the owner, has been very open and accommodating to the concerns expressed by Norgate. The result of this business and community give and take is a significantly amended project which permits redevelopment of the long-neglected Sunset Chapels site along Northern Blvd. with a modern, productive, new building. Revised lighting, landscaping, and fencing plans are designed to meet the owner's business needs while at the same time safeguarding the neighboring residential area—a win-win for both!

All the relevant documents, plans, BZA and Town Board decisions and resolutions, and Norgate position papers are posted on the NCA tab of the website of the Council of Greater Manhasset Civic Associations at [NCA \(manhassetcivic.org\)](http://NCA.manhassetcivic.org). Look them over and if you have any questions, email the NCA at [norgatecivicassociation@gmail.com](mailto:norgatecivicassociation@gmail.com). One of the NCA officers will respond promptly.

### ***Earth Day Clean-up.***

On Saturday, April 22, 2023, twenty or so NCA residents—owners, renters, and kids—came out to rake, sweep, trim and generally spruce up the access to our community along Norgate Road between Northern Boulevard and Highmeadow Road. The office of Councilwoman Veronica Lurvey supplied t-shirts and refuse bags for the event and BMW owner John Burns came by with coffee and donuts for the volunteers. Once again, our Earth Day efforts were a success with more than 20 bags of unsightly leaves and debris removed from the area. Thanks to all who participated!



### ***Annual Meeting.***

In mid-June, we held our annual meeting in the Community Room of the Manhasset Public Library. Many community items were discussed and addressed, and new ideas and suggestions from the attendees were presented. Recurrent issues were discussed in the following categories:

1. *Schools.* There has been a lack of effective control of morning and dismissal traffic, speeding, illegal U-turns, and drop-offs and pickups of students in posted no-stopping zones. Complaints were raised about the playing of loud music during practice prior to baseball, soccer, and lacrosse games on school fields.
2. *Memorial field.* There has been an increase in the violation of posted rules for the use of the tennis and basketball courts. Play often begins before the 8 A.M. opening hour and extends past dusk. Professional tennis instructors have discovered the courts and often all four are occupied by ongoing lessons. Shirtless play and loud shouting and cursing are not infrequent. Users of the basketball court leave refuse and have frequently overturned the trashcan provided for their use.
3. *Traffic and safety.* The cut-through along Dennis Street and Norgate Road continues to generate community concerns. Illegal commercial traffic, speeding, and rampant disregard of stop signs are regular occurrences. Over the summer, rerouting traffic for Al Fresco events on the southern half of Plandome Road has turned Norgate into a cul-de-sac, with trapped traffic scrambling to find other ways around the road closure. We subsequently contacted the Highway Department and they have agreed to post a person and barricade at the entrance of Northern and Norgate to restrict cut-through traffic during Al Fresco events.
4. *Neighborhood beautification.* Once again, the columns that mark the entrance to Norgate at Northern Boulevard and at Dennis Street need repair and repainting or complete refurbishment. The landscaping of the east side of Norgate Road from Highmeadow to Northern is to be part of the BMW project but the west side along the border with the now-vacant car dealership to the west

needs work. Concerns were expressed about the need for dog walkers to clean up after their pets and for residents to return garbage cans to the rear of their homes after they are emptied in the morning.

5. *Social events.* Residents discussed the desirability of a block party, an annual ice cream social, a community yard sale, fall and spring clean-ups, and a holiday party.

NCA officers plan to meet with representatives of the Town, Manhasset Public Schools, and the Nassau County Police in the coming weeks to address the concerns that residents expressed at our annual meeting.

### ***Election of officers and block captains.***

The following residents were elected at the annual meeting to serve the Norgate community:

President	Connie Bruno
Vice-President	Jim Vermeulen
Secretary	Divya Verma
Treasurer	Jim Pelzer
Block Captains	
Dennis Street/Memorial Place	Sam Choong
Highmeadow & Robin Road	Erin Wiegand
Norgate Road	Jon Leipsic
Normandy Lane	Christa (Felice) Reisman

### ***Treasurer's Report***



Treasurer Jim Pelzer reported that 27 households paid dues of \$100 each during the 2022-2023 NCA fiscal year. Expenses totaled \$578.27. The NCA executive board has traditionally felt the balance in the NCA account should not fall below \$5,000 to serve as a contingency fund for unforeseen expenses. As of the date of the annual meeting, the balance in the NCA's account at Apple Bank stood at \$5,815.27—so we are in good financial shape. However, the services we need to keep the common areas of the community in good repair and to support neighborhood events for Norgate residents are not inexpensive. The Norgate columns need extensive repairs and repainting. Holiday decorations and proposed social events will also entail reasonable expenses in 2023-2024. Please respond favorably when a dues request arrives at your door.

Thanks to the following households that paid dues during the 2022-2023 NCA fiscal year:

Norgate Rd. Nos. 25, 28, 34, 40, 44, & 59;	Normandy Ln. Nos. 16, 21, 28, 35, 41, 42, & 49;
Highmeadow Rd. Nos. 7, 16, 19, 22, 28, 35, & 39;	Dennis St. Nos. 16, 18, 54, 60, 66, 72 & 91.

### ***Lend a hand and volunteer.***

The essence of civic involvement is volunteerism—the gift of time and effort to preserve and improve the community. The NCA needs Norgate needs volunteers for the Traffic and Safety, Neighborhood Beautification, and Social Events committees. Let us know if you can help; email the NCA at [norgatecivicassociation@gmail.com](mailto:norgatecivicassociation@gmail.com). *We need immediate volunteers to help plan the block party!*

### ***Protect against car theft and burglary.***

Please remember to protect your home and property. While auto theft in the greater Manhasset community is reduced, it has not been eliminated. Manhasset home security systems often capture images of persons moving from house to house and checking for unlocked cars. The best way to dissuade criminals from coming into our community is to follow these simple rules: take your keys and lock your car. Also,

remember to lock your homes and secure your possessions. And immediately notify the 6th Precinct at 516-573-6600 if you see anything that looks suspicious.

### ***Bugs, bugs, bugs!***



*The Spotted Lanternfly* - If you see one, kill it! Although the Spotted Lanternfly will not harm children or pets, it has an impact on crops such as apples, grapes, and other fruits. Therefore, you are encouraged to immediately kill lanternflies by stepping on them or crushing them to stop them from spreading. If you see a spotted lanternfly, please go to the following link, and follow the instructions to report the sighting: [Spotted Lanternfly Public Report \(arcgis.com\)](https://arcgis.com). More information can be found on the NYS Department of Agriculture and Markets website at [Spotted Lanternfly | Agriculture and Markets \(ny.gov\)](https://www.nysagriculture.gov).

*The Emerald Ash Borer (EAB)* is an invasive beetle from Asia that infests and kills North American ash trees, including green, white, black, and blue ash. All of New York's native ash trees are susceptible to EAB. Females lay eggs in bark crevices on ash trees, and larvae feed in the cambium layer just below the bark, disrupting the transport of water and nutrients into the crown and killing the tree within a few years. Emerging adult beetles leave distinctive 1/8-inch D-shaped exit holes in the outer bark of the branches and the trunk. Learn more at [Emerald Ash Borer \(EAB\) - NYS Dept. of Environmental Conservation](https://www.nysagriculture.gov) and [Emerald Ash Borer: Monitoring and Reporting - New York Invasive Species Information \(nyis.info\)](https://www.nysagriculture.gov). Emerald Ash Borers are in Manhasset; they caused the deaths and removal of seven ash trees on Mary Jane Davies Green.



### ***Repaving Northern Boulevard***

The New York State Department of Transportation is in the midst of a project to repave Northern Boulevard from the New York City line to Old Northern Boulevard in Roslyn. Work began in July and is expected to last through August with road closures from 9 P.M. in the evening to 6 A.M. in the morning.

### ***Concerns, Comments, and Suggestions***



It bears repeating that the upkeep of the homes in Norgate, the traffic on our streets, the beautification of common areas along Norgate Road, and activities on Memorial Field and the secondary school campus affect the quality of life in our community and the value of our properties. The Executive Board needs your input on these issues so that the officers can convey your concerns to the School District, Town Hall, the Council of Greater Manhasset Civic Associations, the police, and state and town code enforcement officers.

Contact the NCA by e-mail at [norgatecivicassociation@gmail.com](mailto:norgatecivicassociation@gmail.com) 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!