

CAR-RT SORT
POSTAL PATRON
Manorhaven Village, NY 11050

PRSRST STANDARD
U.S. POSTAGE
PAID
Port Washington
New York 11050
PERMIT # 196



MANORHAVEN Village News

"The Pearl of Manhasset Bay"

Incorporated Village of Manorhaven - 33 Manorhaven Blvd. Port Washington NY 11050

Editor's Note:

This is Mayor Capozzi's third annual Sate of the Village Address. He gave this address at an open meeting to the Village Staff and residents at the Senior Citizen's Center on Manorhaven Boulevard on Sunday, February 29th. Since the address is intended to give Village residents Mayor Capozzi's view of the current state of our Village, it is printed here in its entirety.

State of the Village

by Mayor Nicholas B. Capozzi

Neighbors, friends and residents, thank you for coming today. I am pleased to report that we have maintained our Village's sound financial foundation by our continued policy of creating a conservative, well put-together, and balanced budget, and by watching our expenditures. As a result, we will finish the 2003/04 fiscal year with a surplus that we will appropriate into the 2004/05 budget. The surplus will help us avoid raising taxes to pay for the increased costs that our village faces, many of them mandated by the State, but not paid for by the State.

We maintained a modest surplus even though the cold months proved to be unfriendly to our Village. The heavy snows cost the Village extensive overtime because of the around-the-clock plowing that was required to keep our streets clear, and we had to pay for the fuel and maintenance to keep the trucks and plows running. We also had to pay a high price for sand and salt. We also paid for about \$30,000 worth of repairs to the water lines that feed the pump station, because they were damaged by the freezing weather.

I am pleased to announce that since we retired the debts left to the Village by a former administration, the Village incurs no debt service. This is an outstanding accomplishment, considering that the Federal, County, and Town governments, and many other Nassau County villages all pay interest on money that they owe.

The cost of doing the Village's business continues to rise. We try to be aware of what increases we can expect so that we can plan for them.

This coming year we will offer our Village employees a modest salary increase. We will again offer our staff an option to take extra vacation time in lieu of a salary increase.

In order to protect the Village we carry a fifteen million-dollar liability insurance policy. Our insurance premiums have increased substantially over the last two years, and I am concerned about forecasts that liability insurance costs will continue to increase.

We are billed by the State to pay into the State Pension Fund for our employees. The State has informed us



that our payments to the Pension Fund will increase by 250%. According to the State Comptroller, the increase is needed to make up for a short-fall in the State's pension investment portfolio. On a recent trip to Albany, Deputy Mayor Pines and I attended a New York Conference of Mayors convention. The main focus of the Mayors who attended the meeting was their concern that these pension contributions have risen to an unacceptable height and that the Comptroller does not seem to understand the extreme burden it has put on the Villages to come up with the monies.

At the convention we had a chance to ask questions and make comments to members of the State Senate and Assembly and to representatives of the Comptroller's office. I was unable to contain my frustration about the extreme burden that Albany has put upon us, and I was able to speak about it on two different occasions, alerting both a state senator and the members of the comptroller's office that these high increases are unacceptable, and that they should work harder on both sides of the aisle to come up with a more palatable solution to their dilemma. My words were strong and to the point; that our budgets in many cases will be broken and the increased tax burden many Villages will have to pass on to their residents is inconceivable.

Closer to home, the Nassau County reassessment is so involved that no one knows just what is going on. After hearing both the new County Comptroller and others speak on the subject, I have concluded that we are in for a long hard ride concerning our county property tax situation.

With all this in mind we will put together another conservative budget. For the sixth year in a row, we will propose no new taxes. We will keep our spending down and we'll try to maintain our current 2.6 million dollar budget for next fiscal year. I have asked our budget officer, Mayor Tomlinson, and our Village Clerk to keep the 2004/05 budget as tight as possible so as not to incur any Village tax increases. This will not be an easy task for them, considering the increased cost of trash removal, the increase in sewer costs, both for disposal and to maintain the sewer system, the increased cost of fuel and electricity, the insurance increases and the very high increases mandated for the State Pension Fund. Costs of supplies and materials for the daily running of the Village have also increased at different levels in the past year. Holding our budget to the current level while continuing our high level of services will be real hard work for our budget officer, but I am confident that he will be able to hold down our operating budget if it is at all possible.

We have some bright spots on the horizon which might help make this task a bit easier to accomplish. I am about to sign the 2004 contract with the Port Washington Fire District and I am thrilled to say that the district's budget has not increased over last year. In fact we saw a modest decrease in this year's budget. I guess we know how to be budget minded in Manorhaven! For those of you who do not know, three of the District's Chiefs reside in Manorhaven, and they not only do a splendid job fighting fires, they also know how to fight increases in their budget. Hats off to Chief Bollerman and his fellow chiefs for doing an excellent job with the budget.

We were able to raise monies to help offset some of our cost increases. You may remember that I refused to buy Lot 7 from the Town for \$120,000 until the Town and Dejana Industries settled their dispute over the property. Because they settled their dispute, with some help from me, we did not have to buy Lot 7. The Town returned the \$40,000 deposit we had made for the land sale, plus over \$ 6,000 in interest. We also reclaimed \$80,000 (plus \$17,000 in interest) that we held in another escrow account, for the purpose of paying off the balance of the price of Lot 7. We put the money we recovered into the General Fund. In addition, because the settlement included a gift of land from Dejana Industries, to connect the different parts of the Preserve, we can complete our Wildlife Preserve Walkway. While we heard many times that we forfeited our deposit with the Town, the truth is that instead of losing our \$40,000 deposit, we recovered a total of \$120,000 plus \$23,000 in interest, plus some needed land, simply by working and negotiating with the Town and Dejana Industries.

Continued on page 4

Board of Trustees Actions

Stan Spielman, Editor

We publish a detailed list of all Board of Trustees actions so that you will know what actions your elected officials have taken or are considering. Because it is impractical (e.g., it would be very expensive) to provide every resident with a copy of every proposed law or resolution, or the background documents, we print this column so that you will be able to determine whether you want more information on a particular topic. Your editor tries to explain the resolutions and the proposed Local Laws, but some are too complicated to fully describe, so you might feel that you need more information than we can provide here.

If you want more information:

- You can come to one of Mayor Capozzi's monthly "Meet The Mayor" sessions on a Saturday to ask questions. (see page 8 for the session dates).
- You can call the Village Hall at 516-883-7000 to make an appointment with the Mayor or a Trustee to ask questions.
- You can write to the editor of this Newsletter, care of the Village Hall, if you have questions or suggestions for topics that you believe should be covered here.
- You can obtain Village documents if you want to do your own research. Every proposed local law, every resolution, every document this Newsletter mentions or refers to, is available at the Village Hall for review.
- Under the Freedom Of Information Law, you have the right to obtain a copy of any document that exists in the Village files (except for certain documents that pertain to litigation and personal records). To get a copy you must fill out a request, called a FOIL. The Freedom of Information Law specifies how long the Village can take to provide you with a copy of the document you requested. The Freedom of Information Law sets the fee that you must pay for each document the Village copies for you.

NOTES:

- When an action refers to an Introductory Local Law, or a SEQR determination, Page 3 will contain a description of the law and information about SEQR.
- If an action described below is also covered elsewhere in this newsletter in more detail, there is usually a reference to the page containing the information.

December 17, 2003 Regular Meeting

- Resolved to approve a Municipal Cooperation Agreement by and among the Village of Manorhaven, The Village of Port Washington North, The Village of Baxter Estates, and the Town of North Hempstead.
This agreement commits the Villages to provide for traffic calming measures along the portions of Shore Road that run through the Villages, and also commits them to develop a shore front to the west of Shore Road in a park-like fashion. Under the agreement, the Villages will work together to achieve these aims through grants and contributions, with the Village of Port Washington North acting as the lead agency.
- Resolved to publish a notice of public hearings for January 28th for Introductory Local Laws I-2003, J-2003, K-2003, and L-2003.
- Resolved to declare the BOT lead agency in connection with introductory local laws I, J, K, L-2003 and to classify each as an "unlisted" action. (SEQR).
- Resolved to approve a proposal by Environmental Technology Group, Inc. to prepare and submit a full grant application to the NY State Emergency Management Office (SEMO) for flood protection of the Village's wastewater pumping station.
The pumping station is located in a one-story building but the facility is actually below ground. If flood waters should rise a few inches above the entrance to the station, the pumps could be completely submerged.
- Resolved to participate in the Financial Assistance to Business (FAB) Dry Cleaner Program and the filing of an application with the NY State Environmental Facilities Corporation (FEC).

The program is designed to help dry cleaners pay for the cost of complying with NY State regulations that require the purchase or upgrade of dry cleaning equipment. The NY State Environmental Facilities Corporation has received one or more applications from dry clean-

ers in our locality. These businesses cannot receive assistance unless the Village passes a resolution similar to one the EFC sent us. The resolution makes the Village responsible for approving State Government payments to the dry cleaners as they satisfy the requirements of their grants.

- Resolved to publish a notice of a public hearing for January 28, 2004 on the contract for fire protection between the Village and the PW Fire Department for the calendar year 2004.

January 12, 2004 Special Meeting

- Authorized a property owner on Juniper Road to remove a tree.
- Resolved to publish a notice of public hearing for January 28th for Introductory Local Law A-2004.
- Went into executive session to discuss personnel and litigation matters.

January 28, 2004 Public Hearings and Regular Meeting.

These meetings were cancelled because of a snow storm. The regular meeting was rescheduled for February 2, The public hearings were not rescheduled.

February 2, 2004 Regular Meeting

- Rescheduled the regular monthly February meeting to February 26, 2004, and the regular March meeting to March 17, 2004.
- Approved Introductory Local Law G-2003.
- Amended a resolution of July 23, 2003 in respect to "payment in advance of audit of recurring charges" to include the monthly retainer for legal services of the Village Attorney.

This allows the Village Attorney's monthly retainer to be paid when it comes due rather than waiting until after the monthly Board meeting, when the Board approves the monthly abstract. This is normal for recurring charges.

- Approved the Engagement Agreement for professional services between the Village and the firm of McBreen & Kopko.
The Village Attorney changed law firms and this is his new firm.
- Rescheduled the public hearings originally to be held on January 28th for Introductory Local Laws I, J, K, L-2003 and A, B, C, D-2004 and the Port Washington 2004 Fire Protection Contract, to February 26, 2004.
- Announced the winners of the Holiday Lighting Contest (see below).
- Resolved to declare the BOT "lead agency" in connection with Introductory Local Laws A, B, C, and D-2004 and declared them "unlisted" actions (SEQR).

February 26, 2004 Public Hearing

- 2004 PW Fire Protection Contract
- Introductory Local Laws I, J, K, L-2003.
- Introductory Local Laws A, B, C, D-2004.

February 26, 2004 Regular Meeting

- Approved the Fire Protection Contract for 2004 with the PW Fire Department.
The contract consists of \$242,533 for fire service, \$42,168 for emergency medical services, and \$32,567 for the Service Awards Program. The Service Award Program was approved by the Village by referendum of October 27, 1992. The total contract is \$317,268, to be paid in two installments: one-half on June 30, 2004 and one-half on December 31, 2004.
- Scheduled a Special Meeting and Work Session for March 12, 2004.
- Resolved to publish a notice of Continuation of Public Hearing on the Site Plan for the Villas on Manhasset Bay on March 17, 2004.
- Approved Introductory Local Laws I-2003, J-2003, K-2003, B-2004 and C-2004.

Could not approve Introductory Local Laws L-2003, A-2004, and D-2004, because these proposed Local Laws had not yet been returned by the Nassau County Planning Commission, which must review proposed local laws.

- Resolved to engage the services of Frederick P. Clark Associates for professional planning and zoning services.
This company will review proposed local law G-2002, which is intended to replace the industrial zones with an enterprise zone.
- Resolved to hire Port Plumbing and Heating for emergency services to the water service line to the pump station.
This service was required because of damage to the water line to the pump station due to the freezing weather. The emergency service cost was about \$21,000 and there were some other repair costs, (for example, about \$3,000 to the water district) to affect all the repairs.

Holiday Lighting Contest Winners

- First Prize Vin and Margaret Ianucci - 6 Cromwell Lane
- Second Prize Thomas and Linda Falzone - 49 Linwood Road
- Third Prize Jacob and Helen Passauer 73 Sintsink Drive East.

The Manorhaven Village News The Incorporated Village of Manorhaven	
Mayor	Nicholas B. Capozzi
Deputy Mayor	Jennifer Wilson-Pines
Trustees	David N. Di Lucia John M. Di Leo Jr. James Tomlinson
Village Clerk	Rose Marie Pernice
Deputy Clerk	Kathy Wade
Court Clerk	Linda Clark
Building Supt	Len Baron
Editor	Stan Spielman

SEQR determination

SEQR is the NY State Environmental Quality Review Law. This law requires the lead agency to determine whether an environmental review is required before completing an action. The SEQR Law contains a list of actions that require certain environmental reviews. Before taking certain actions, such as passing local laws, the Village must make a SEQR determination. In most cases the Village determines that it is the lead agency, and then as the lead agency, the BOT determines whether the action which it is planning to take is listed under the SEQR law. If an action is not listed, the action is usually considered as not having a significant impact on the environment. Most of the time the Village determines an action is "unlisted", however a recent "listed" action was the determination that the development of the Thypin property could have a significant environmental impact, and therefore certain studies and approvals are required before development of the property can begin.

Introductory Local Laws

G-2002 Enterprise District

This law replaces the Industrial zones on Manhasset Isle with an Enterprise zone consisting of a mixture of commercial and residential properties. This proposal has had several hearings and work sessions and is still under consideration. See Mayor Capozzi's State of the Village address on page 5, column 3, if this newsletter for the latest information on the progress of this proposed law. This proposed law has been sent to Frederick P. Clark Associates for review and comment. In addition, Introductory Local Law A-2004 has been proposed to place a moratorium on new construction in the industrial zones while the new zoning regulations are being considered.

C-2003 - Construction and Contractors

This proposal has been withdrawn and replaced by local laws I, J, K,-2003, and B, C, D-2004.

G-2003 Water-Borne Services

This law sets requirements for a permit from the Village, for water-borne services, modifies the location of off-site facilities, and sets minimum off-street parking requirements. Hearing Closed on 9/24/03. Approved 2/2/04.

I-2003 Electricians (Chapter 58 of the Code)

- **Amends Section 58-5** "Annual License Fee" so that all licenses issued under this chapter expire during December each year.
- **Amends Section 58-6** "Compliance with other laws required". Specifies information to be displayed on driver's side door of electrician's vehicles (company, address, telephone number and Village license decal). Sets hours of operation (8 am to 6 pm Monday through Friday, 9:30 am to 6 pm Saturdays), prohibits work on Sundays and legal holidays. Allows completion of day's work and clean up of work site for a period up to 1/2 hour past the curfew. Permits emergency repairs regardless of the day or hour. Specifies permissible use of dumpsters. Allows one advertising sign to be displayed during working hours, no larger than 4 square feet, placed at least 20 feet from property line. Prohibits signs on trees or utility poles.

- **Revises Section 58-7** "Penalties for Offenses"

Hearing closed on 2/26/04, Approved 2/26/04.

J-2003 Landscapers (Chapter 85 of the Code)

- **Revises Section 85-5** "Application for Permit"
- **Revises Section 85-6** "Fee, expiration" so that all licenses issued under this chapter expire during December each year.
- **Revises Section 85-8** "Rules and Regulations". Sets hours of operation,(8 am to 6 pm Monday through Friday, 9:30 am to 6 pm Saturdays), unless otherwise permitted by the Mayor in writing. Prohibits landscaping work on Sundays and legal holidays. Specifies information that must be displayed on vehicles. Sets requirements for landscaper to properly represent the services to be provided. Sets conduct required of landscaper. Specifies use of dumpsters,

- **Revises Section 85-9** "Penalties for Offenses"

Hearing closed on 2/26/04, Approved 2/26/04.

K-2003 Plumbers (Chapter 110 of the Code)

- **Amends Section 110-5** "Annual License Fee" so that all licenses issued under this chapter expire during December each year.
- **Amends Section 110-6** "Compliance with other laws required" Sets hours of

operation (8 am to 6 pm Monday through Friday, 9:30 am to 6 pm Saturdays), prohibits work on Sundays and legal holidays. Allows completion of day's work and clean up of work site for a period up to 1/2 hour past the curfew. Permits emergency repairs regardless of the day or hour. Specifies permissible use of dumpsters. Allows one advertising sign to be displayed during working hours, no larger than 4 square feet, placed at least 20 feet from property line. Prohibits signs on trees or utility poles.

- **Revises Section 110-7** "Penalties for Offenses"

Hearing closed on 2/26/04, Approved 2/26/04.

L-2003 Moratorium on Cell Towers (Chapter 155 of the Code)

Adds new Article XI that finds that it may be in the best interest of the public, including the residents of the Village, to declare a temporary moratorium on permits for location, installation or construction of transmission towers for cellular telephone communication. The moratorium is to permit the Village a reasonable opportunity to review and amend its zoning regulations and to prevent any person or property owner during such review from acquiring vested rights to undesirable development before any amended zoning regulations may take affect. The moratorium is for 6 months, but may be extended by the Board of Trustees without further public hearing not to exceed a total of twelve months from the date of the law. Allows renewal of existing permits or approvals and allows exemptions in the same manner as would be required to obtain a use variance from the BZA, except variance would be granted by the Board of Trustees after a public hearing.

Closed 2/26/04. Approval is awaiting return of comments on the proposed law from the Nassau County Planning Commission.

A-2004 Moratorium in the I-2 and I-3 zone district. (Chapter 155)

Commencing on the effective date of this law, and for a period of 90 days thereafter, no building permit or other permit shall be issued in respect to any application filed with the Building Department for any of the uses set forth in Section 155-23 and 155-24 of the Code. (These are the industrial zones, I-2 and I-3). The Board of Trustees can extend the local law by additional periods up through August 31, 2004. The law allows permits for replacement and/or maintenance purposes and in emergency situations or under situations similar to those required to obtain a use variance from the BZA after a public hearing.

Closed 2/26/04. Approval is awaiting return of comments on the proposed law from the Nassau County Planning Commission.

B-2004 Building Construction (Chapter 38 of the Code)

- **Amends Section 38-1** by deleting the definitions in Section 38-16 and adding the following definitions: Apartment House, Contractor, Dwelling Unit, Family, Public Building, Room, Single Family Dwelling, Superintendent of Buildings, and Two Family Dwelling.
- **Revises Section 38-2** "Conformance Required". Declares this section the "Building Code". Sets vehicle marking requirements for contractors, Sets hours of operation for building construction, repair and/or landscaping,(8 am to 6 pm Monday through Friday and 9:30 am to 6 pm Saturdays). Allows site clean up 1/2 hour past curfew and allows emergency repairs on any day or hour. Prohibits work on Sundays and legal holidays. Specifies use of dumpsters. Allows only one company sign during construction hours, 4 square feet maximum, at least 20 feet from the property line. Prohibits signs on trees and utility poles.
- **Amends Section 38-6** "Right of Entry" to require consent of the occupant or owner.
- **Amends Section 38-9** "Fees" to establish fence and shed permit fees.
- **Amends Section 38-15** "Penalties for Offense" to establish a minimum fine.

Closed on 2/26/04, Approved 2/26/04.

C-2004 Fences (Chapter 65 of the Code)

Amends Chapter 65, "Fences" so that construction sites are properly fenced. This will keep children and others fenced out of dangerous constructions sites.

Closed 2/26/04. Approval is awaiting return of comments on the proposed law from the Nassau County Planning Commission.

D-2004 Zoning (Chapter 155 of the Code)

Amends Section 155-13. Requires a minimum rear yard setback of 20 feet. Requires detached garages and accessory sheds to have a minimum 3 foot side yard setback and a minimum 3 foot rear yard setback.

Closed 2/26/04. Approval is awaiting return of comments on the proposed law from the Nassau County Planning Commission.

We have some other bright spots on the horizon. I brokered a deal between the Town and a property owner to acquire a small piece of property adjacent to property owned by a Village resident. When this land sale goes through, the property will go on the Village tax rolls. While it's a small property, it will still increase our tax base. I also joined in a dialogue with another Village property owner who is looking to purchase adjacent property that belongs to the School District. If this property changes hands it will also be added to our tax rolls. The two properties I just mentioned are currently owned by other governmental agencies, so we collect no taxes from them even though they are in Manorhaven. While these efforts won't bring a lot of money to the Village, I believe that every little bit helps. Many small savings, plus increased oversight of spending, are needed to keep your property taxes down.

I am close to renewing an agreement with the Town concerning sewer charges for Manorhaven Park. The park belongs to the Town, and it is hooked up to our sewer system. For almost ten years the Town has not compensated the Village for sewer usage. This is because of the way the contract with the Town was structured by the prior administration. The contract was non-renewable, and it was allowed to expire. The Town's position was that because the contract was not renewed by the former administration, all payments and how costs are calculated are on hold. This year, we held many long and hard negotiations with the Town, and it looks like we will soon be signing a contract. We will then be able to work with the Town to determine how much they owe for the 10 years of unpaid bills, which amounts to some \$80,000.

Settling the sewer payments issue with the Town is taking a lot of time; but you have to realize that the former Village administration let the contract with the Town run out and did not quickly move to correct the situation. As time went by it became more and more difficult to put things back on track, especially since the former Village administration was at war with the Town on more than one issue. It took our administration a long time to settle these many problems. I am happy to say that we now enjoy a very good working relationship with the Town. We worked with the past and present Town administrations, and we have satisfactorily resolved our outstanding problems.

Long ago the Village gave up the right to do its own property assessments; therefore we cannot set our tax rate. The tax rate that we use to collect Village taxes is dictated to us by the County. The tax rate is based on our budget and the County Assessor's assessed valuation of all the properties in the Village. The County reassessment process is still on going and adjustments are still being made to the values of property in the County. Last year one-third of Village property owners saw an increase in Village taxes, one-third saw a modest decrease, and one-third saw no movement. What will happen in this year's County reassessment is only a guess; we have not been able to get a straight answer from anyone. Therefore I started to study whether it would be a good idea for the Village to take back its assessment rights. Most municipalities in Nassau County do their own assessments. Fewer than ten don't. Perhaps it's time to research the matter. I plan to go ahead with an investigation in the next months.

I hope that you noticed the infrastructure improvements that we made this year. We improved our street lighting with newer and more efficient fixtures.

Next year we will add some more light fixtures to improve visibility on our darker streets. We replaced three Village roads. We continued to upgrade our street signs by replacing worn signs and by adding red reflecting strips to our stop signs. With County help we added new crossing signs on Manorhaven Blvd.

We cleared our Village roads of snow as quickly as possible and we kept them as clean as possible during the winter months, though it was tough, because some residents do not follow the alternate street parking signs. I used the emergency notification system to advise people to move their cars because of a possible snow emergency, but not everyone responded. I am sorry to say that we had to give over 300 parking summons this winter to the people who refused to follow the signs and move their cars, especially when it snowed.

We will continue our tree planting program. We plan to add at least another 20 trees to our streets in April. We usually plant flowering trees that are on the L.I.P.A. approved list. We are ready to plant six evergreen trees that we originally used for our Winter Festival.

We had a very large turnout for our Winter Festival. I hope we can renew our Fall Halloween Festival this year. Well over 3,000 people came each time it was held. These festivals are funded by generous donations from business owners, social clubs, and residents. Manorhaven has fast become a leader in community development in Port Washington and we expect to continue our great community events.

We stepped up our code enforcement this year, including the hiring of a part time Safety Officer who works on weekends to make sure that our streets are clear of trash until it is legally allowed out, and to take care of other violations even though the Village Hall is closed.

We moved new legislation to continue to improve our quality of life. We now require contractors to follow new working hours on the weekends. They will not be able to start work before 9:30 AM on Saturdays to enable a quiet time for many of us who choose to sleep in a bit longer on Saturdays; and no contracted work may be done in the Village on Sundays.

Starting last Fall, we changed the trash pickup days for the businesses on Manorhaven Blvd. to Tuesday and Friday. We did this so that they will no longer have to put out trash on Friday night for Monday pickup. So when on your way to church or temple or just on a weekend stroll, you need not see trash piled up.

Continuing with quality of life issues, we want to stop speeding in the Village. Have you noticed in some areas a policeman holding a "slow" sign? The signs are sponsored by corporate payments and have been proven to slow people down. We have four signs on the streets and we will soon put out four more. We will periodically move the eight signs to different locations so that people will not get used to them being in one place too long. At our meeting in Albany this past week, the Mayor of Williston Park told me that she saw the signs while driving to see a friend in Manorhaven. The Mayor asked me how she can get signs for her Village. I told her that I had them specially made from a design used in the 1940's. I have since sent her the information she requested, so if you ever make a trip to Williston Park, expect to see signs very similar to ours on the streets.

I am interested in making drivers more aware of safety issues, because the safety of our residents is one of my

main concerns, and at times crossing Manorhaven Blvd. becomes a hardship for many of our residents. Therefore we have requested bids for traffic-slowing devices of the kind that tell drivers how fast they are going. These devices flash the speed of an on-coming vehicle, and in some cases take a photo of the car.

We are enforcing our Zoning laws to prevent overcrowding and illegal apartments, which have been a concern of mine for some years. We will continue to make sure all our residents are safe and no overcrowding occurs. Much of this, when it happens, is in homes with absentee landlords. We move quickly on any question about illegal occupancy and over-occupancy. Our Village Court system has had a busy docket dealing with infractions of the law.

We continue to search for new ways to improve service to our residents. I felt that the Village needed access to email and the internet, but that we should not have to pay for the service. Cablevision is a monopoly and obtains a great amount of business each year from Village residents. The thought that the Village Office should pay for internet access just did not sit right with me. After long and hard talks with Cablevision and with the help of our Village Attorney we have internet and cable access at no charge. We now have an e-mail system. If you have access to the internet you will soon be able to see our web page; it will contain a lot of information, and you will be able to print out many of our forms and our permit applications, so you won't have to come to the Village to get them.

Our Court clerk must communicate by computer with Albany and we have been using a slow and old fashioned dial-up service. Now we can use the internet to download documents from Albany, and our Court system can use many features that were not available on the dial-up service.

I extended Village Hall hours for the second time since I became Mayor. Your Hall is now open from 8:30 AM until 5:00 P.M and we also keep it open for your convenience until 7:00 PM one Monday each month.

I arranged for the Village to issue US Passport applications so that you can apply or reapply for a passport at the Village Hall any time we are open. This should be more convenient than going uptown to the Post Office. The Post Office has limited hours for Passport applications. The Village will receive \$30.00 from the Department of State for each application we process. This is another way of bringing revenue to the Village.

We continue to have six unpaid commissioners. They have gotten more involved within their realm of responsibilities, adding another layer of service when needed at no additional cost to tax payers.

The Village presented a document to the State requesting grant money to help pay for state-mandated regulations concerning storm water run off. If we are successful we will install catch basins on Cambridge Ave. to control flooding when we have heavy downpours, and we will install catch basins on Manhasset Isle to prevent street water from running into the creek. We hope we can realize funding through this grant so that we can start construction.

Our long awaited Sewer Infiltration Study is in our hands with an executive summary for all to read. We now have the information that we
Continued on page 5
Manorhaven Village News March 2004

State of the Village: Continued from page 4
need to plan to repair and upgrade our aging system. We have a list of proposed repairs and upgrades, and they are listed in order of their importance. While it did take a long time to complete the study, the cost was under the amount contracted and budgeted for. The contract was signed with the understanding that the study could cost as much as \$240,000. I am happy to say the actual cost was about \$156,000. Well under budget. I also requested that some \$6,000 worth of bills for the study be adjusted based on the fact that the study took much longer than anticipated. Our Village Engineers reviewed those bills and adjusted them to less than \$1,000, saving us an additional \$5,000.

Now the more difficult and costly phase goes into effect; the upgrading and repairing of our sewer system. To this end, we put together a multi-million dollar grant proposal and sent it to Albany for approval. I asked for, and received help from Senator Balboni and Assemblyman Di Napoli, and they each wrote a letter in favor of the proposal. We attached their letters to the grant application; now it's up to the State.

Moving on to some of the exciting things that will commence this Spring: When the weather allows, we will start work on the completion of our Wildlife Preserve. Now that Dejana Industries has donated the land that we need to complete the trail, and the title has changed hands, we can start to plan and build our walkway.

First, a large earthen berm will be built to separate our section of the Preserve from the adjacent private property. The berm is part of the agreement with Dejana and will be funded by Dejana Industries. They started work in the fall but stopped due to the weather.

When the berm is completed, our planners will move ahead. The walkway construction costs will be covered by matching grants that Deputy Mayor Pines had renewed, and by Village matching funds based on work-in-kind. This means that we won't have to come up with actual dollars to get most of the grant money. The salaries earned for the time spent by our village staff and crew on planning and constructing the preserve can be used to obtain matching grant money, so the construction should cost the Village relatively little. When we construct the walkway through the preserve, the Village parking lot and gazebo will get a facelift.

I am going to put together a committee to study and propose a plan to rehabilitate the old Morgan's Dock property in the Orchard Beach area. Too many years have gone by with the property unused and unsafe. With the cost of construction escalating every day, it's time to pay some attention to an area that could benefit the community. I had a plan with a private citizen who would have funded the rehabilitation costs, but due to a change in his plans he had to withdraw his very generous offer. We will try and get the State interested in the project and apply for State funding and grants.

The Village Hall and garage facilities are in desperate need of repair and expansion. Years ago our Village government outgrew the small space built for it in the 1950s. Past administrations failed to do anything to address this very real problem. The Village staff and the Highway Department employees occupy cramped, uncomfortable, inefficient and, in some cases unsafe quarters. The time has come to correct these long standing substandard conditions. Our expensive trucks and other road equipment remain outdoors unprotected from the weather twelve months a

year. This causes much weather-related wear and tear. It's almost impossible for the road crew to work on the equipment in bad weather. We must keep all fleet in good running order, but because we have no shelter from the weather, we have to send equipment out for expensive repairs. Our crew could do most of the work in-house if they had a sheltered workspace. I have been thinking about this problem for a long time, but the solution comes with a price. To raise the money needed for the necessary office and garage space, we are going to offer some Village property for sale.

In the next thirty days, the Village will offer for sale, for the limited purpose of constructing two, two family houses or commercial offices, most of the property owned by the Village at the northeast corner of Manorhaven Blvd. and Ashwood Road. The Village will retain about 3,000 square feet of the property for the purpose of constructing a pocket park for public use, with new lighting, entirely new landscaping and perhaps a small gazebo with seating.

The Police booth now situated on that area will be moved back to Town property, where it was originally located. It will be nearer to the Park, and closer to the center of the length of Manorhaven Blvd.

The proceeds of the sale of this unneeded and underutilized Village property will fund the building of a full size garage and the refurbishment of the Village Hall. We have a professionally prepared expert appraisal report for the property. A formal survey of the property will be in our possession in a few days. Anyone who wishes to bid on the property is invited to do so. The Village contemplates an all-cash transaction.

The Hall is in dire need of new electric service, heating and air conditioning, and repairs to the inside and outside of the building. Most of the repairs will be inside the building but the cupola and parts of the roof need repairs or replacement. We expect to raise enough money from the sale of the property to do the work needed. No major repairs have been made since the building opened about 50 years ago. During the past 6 years we maintained and upgraded the Hall as best we could, but we need an overall approach; we can't just keep patching up the building. Our generator must be replaced to make the building disaster-ready, to comply with many of the new state building codes.

We plan to have the Village Hall updated and to build a full size garage using preliminary plans that were drawn by Len Baron, our Building Superintendent. We also plan to resurface the parking lot for the first time in over thirty years. The garage will be attached to the Village Hall, and it will be designed to hold all of our equipment. The work will be done in phases. First, build the new attached garage; then, refurbish the existing Hall with a minimum loss of services to the residents.

Most of the work to construct the new pocket park will be done in-house to keep costs down. The rest of the park will be funded by a grant from the Port Washington Business Improvement District (BID).

I have been on the Port Washington BID Board of Directors for the past five years and I was reappointment by Town Supervisor Kaiman. My membership and active involvement with the BID is helping to get Manorhaven it's fair share of benefits. The BID helped us to obtain the Village Clock in the front of the Hall, six trash bins for our roads, and now a promised matching grant for the pocket park.

The Village's continuing improvements have had a direct effect on our home values. Last year the Village saw its first near million dollar home sales. It was reported that a home facing Manhasset Bay sold for \$999,000. An article in *Newsday* February 20, 2003 issue reported that "All LI Home Prices Still Surging Despite "Bubble" Fifth straight year of double-digit gains" In some areas 15% gains were seen in the past twelve months and in Manorhaven we have seen an even greater gain. Homes in Manorhaven have sold more quickly and have seen a higher percentage increased value compared with other areas of Port Washington.

We expect property values to continue to rise. We know that our new residents, as well as our long-time residents expect a high level of service from their Village government. We are taking every step possible to see that it happens without an increase in Village taxes.

In the past few years your government has made entrance into the twenty-first century and we continue to improve every day. Every administration has its critics, and we ask ours to help us with a solution if they see a problem, rather than to just criticize. We will continue to encourage new businesses to move into Manorhaven and we are reaching out to companies to consider a move to Manorhaven.

I am setting up a meeting with the owners of the storefronts on Shore Road with the intent of having them invest in an upgrade of their frontages. They need to upgrade the look of their shopping area so they can compete with the shops being built at the new Stop and Shop development. I am going to suggest that the owners give their area an official name and that they erect a sign as part of the overall improvement.

Our E-1 zone is close to being ready. I sent the draft local law to planning experts to review so that the E-1 zoning will satisfy State law and will benefit all involved. We will hold at least one more public hearing and then I will move it to a vote. The new zone will improve the quality of life on Manhasset Isle by encouraging the refurbishment of much of the old industrial areas, in turn escalating the values of all the properties there.

At my suggestion the Board of Trustees drafted a law to place a moratorium on building within the I-2 and I-3 zones so that no expansion of industrial uses can occur while we are waiting to complete the rezoning of the area. Uses that are already there may continue to function as they do now; the moratorium will make sure our E-1, Enterprise Zone when enacted, gets a fair chance to clean-up and refurbish the area. The E-1 zone will allow mixed use consisting of homes and commercial buildings, eradicating any further expansion of industrial uses. For those of you who read our Village Newsletter you will know through the articles we have written on the subject that we are proceeding very carefully.

We continue to slowly move ahead on the development of the Villas on Manhasset Bay, to make sure that the last large parcel of undeveloped land is developed properly. A number of issues have come up concerning water, health and environmental concerns. We will continue to schedule public hearings until these issues are resolved. We have a number of experts who will help us to make a decision that will be the most beneficial for all the residents in Manorhaven.

Continued on page 6

I believe that your Mayor should be active in organizations and create good relationships at all levels of local and state government in order to help the Village get it's fair share of a shrinking pie. Therefore, besides being on the board of the BID, I am also a member of the Executive Board of the Nassau County Village Officials Association, Co-chair of the Nassau County Village Officials Police Committee, and Co-chair of their Emergency Management Committee. In these capacities I often meet with high-ranking members of our county government. I have met with many Nassau County Police officials to try to upgrade the police service. I have explained that we will not tolerate speeding and traffic infractions and that we are looking for more police presence and a high quality of service from the County Police.

We will continue to publish the Village News letter about every other month to keep you informed of the happenings within the Village. We hope the Newsletter answers any questions you have. We received many compliments on our Newsletter from people within and outside of the Village; many elected officials have asked to be on our mailing list so they may see our Newsletter on a steady basis.

Besides the Village Newsletter, every weekend in the North Hempstead section of *Newsday* you will find a listing of our monthly Board Meetings, and our Monthly Saturday with the Mayor schedules. This public service is free of charge. Look for our listings and note that although there are 64 Villages, two cities and three townships in Nassau, we dominate the listings. This is because we continually update the information given to *Newsday*, and in turn the information is always there.

We will be working with our schools and religious institutions to plan new community events. We have established Firefighters Appreciation Week, The Holiday Lighting contest, The Winter Holiday Festival, and Mayor for a Day. A new event, Manorhaven Heritage Week, is in the planning stage. Each event takes many hours of preparation and requires many volunteers, but we have found through the attendance at these events, that the community really enjoys them, so we will continue with them as long as the community responds. None of these events are funded with tax monies; the time, goods and cash are all donated. Some exciting times are ahead of us and we hope we can count on you to see that they continue.

Before I finish and we have some refreshments, there are some people who I want to thank: I want to thank our Commissioners who continue to work for the betterment of our community and would like to remind you they do it all without the benefit of any compensation.

I want to thank the editor of the Village Newsletter, Commissioner and Special Assistant to the Mayor, Stan Spielman for the excellent job and hard work he continues to put in to make our newsletter one of the finest Village newsletters published in the State, and I want to especially thank him, for my being able to rely on him to oversee so many special projects. I'm sure we will be able to rely on him in the future.

Many thanks go to all the members and the chairpersons of our Board of Zoning Appeals and our Architectural Review Board for their professional approach to their responsibilities, and the hard work and extra effort each of them gives to the Village. We are very

lucky to have a group that knows their responsibility and continues to do a great job.

I want to thank our Village Attorney Gerard Terry for all the over-and-above tasks he takes on without any monetary compensation and for helping us with many more tasks than he is contracted for. We are very lucky to have him on staff .

I want to thank the members of the Village Department of Public Works and their Supervisor Dan Gallo. While we are warm and sleeping, they are up throughout the night clearing the streets of snow so that we can go off to work in the morning; and they work hard during the heat of the summer to clean and mow our municipal areas, cut and prune our trees, mend our roads, repair and replace our street signs, and most importantly to keep our pump station running 365 days a year.

I would like to thank the staff of our Village Court, starting with our Court Clerk Linda Clark, who runs a tight ship and makes sure that our court fines are payed promptly, and who offers the highest level of humility to those who have received a summons. Thanks goes to our prosecutor Bill Jay and our sitting Judges Robert Carpentier and Judith Paulding for their very professional work and their ability to work well together.

We also thank the Building Department. Ronnie Shatskamer, Clerk to the Zoning Board, has brought a high level of efficiency with her. George Lapin, our Safety Officer, always acts in a professional way when dealing with the public.

Special thanks to Len Baron, our Superintendent of Buildings and sometimes Chief Cook and Bottle Washer, for his constant work with the Boards, builders, and the Fire Department, and for other tasks too numerous to list. He always is putting in extra time and deserves much praise. I think Len eats, drinks and sleeps the job and he is heads above any Superintendent this village has ever had. Having to deal with a great number of new construction starts and remodeling, his job has become more difficult but he still does a great job.

Last but not least, members of our front office staff. Kathey Hughes Wade, our Deputy Clerk, Deputy Treasurer and New Mom, is responsible for paying our bills, and for making sure our tax billings go out on time. She is the best collector of taxes we have ever had. This year we have the smallest amount of outstanding taxes in the history of the Village. To date, the Village is owed less than \$35,000 in taxes for the fiscal year and we have the lowest amount of taxes in arrears for all years in the history of the Village. When Kathy started, the Village was owed well over \$200,000 in back taxes. Due to the tireless and professional efforts of our front office staff we now have the smallest outstanding taxes in arrears in the history of the Village.

Rosemarie Pernice, our Village Clerk and Treasurer, is in fact the Chief Operation Officer for the Village. Her responsibility is to report to the Mayor and she is legally in command of the Village and is second only to the Mayor. She is responsible for the everyday running of the office, keeper of the records, election officer, monitor of the budget and of all banking affairs; a job full of responsibility.

Our Village Staff is now without a doubt a professional and well functioning group with hardly any turnover in the past five years. We have a well oiled and dedicated staff to serve our needs.

I want to thank Deputy Mayor Jennifer Wilson Pines for the extra effort she makes, concentrating on environmental issues as well as authoring many pieces of new and amended legislation. Because of her attention, we have renewed and saved many outstanding grants. She is working on new grant proposals and will over see the construction of the Wildlife Trail.

Thanks also goes to Mayor and now Trustee Jim Tomlinson for his budgetary knowledge. He is the finest Budget Officer the Village has ever had, and he keeps us on the straight course. Jim is also the Board's union contract advisor, and along with our Lawyer Geard Terry, he will soon start working on the new union contract.

As the poem IF reminds us "While all around us are losing their heads..." Jim has been the sage of the group and has always kept his head. He has helped us maintain a steady course with his wisdom and strength.

Thanks to Trustee Nick DiLucia for his extra effort to solve resident problems, for his advice in the technical fields of communication, and for the future updating of the village phone and computer systems. Nick is the Board's liaison to the Architectural Review Board.

Nick has introduced, along with our newest trustee John DiLeo, a new piece of legislation concerning incentives for new construction, and the establishment of a special fund to be used for the betterment of the entire community, to be funded by applicants for new construction. He has also opened up discussion of the establishment of a new E-2 Zone for mixed use.

During these past eight months Trustee DiLeo has been finding his feet in his new position, and he will be taking on some new responsibilities that I will be assigning to him in the next few months.

We have proved that maintaining good relationships with our fellow governments and municipalities, with cooperation, and participation with other governmental groups, as with the New York State Conference of Mayors, Nassau County Village Officials Association, The Port Washington Business Improvement District, and The Manhasset Bay Protection Committee, just to name a few, has alerted many that Manorhaven is a leader on our peninsula, in the Township, and in our County. Our committed policy of overall cooperation with businesses and others has lead to a finer understanding and a more tranquil atmosphere. The wall that was built around this Village some ten years ago is down. We invite in new businesses, new residents and those who continue to use Manorhaven as a summer playground. We will continue to provide superior services to all.

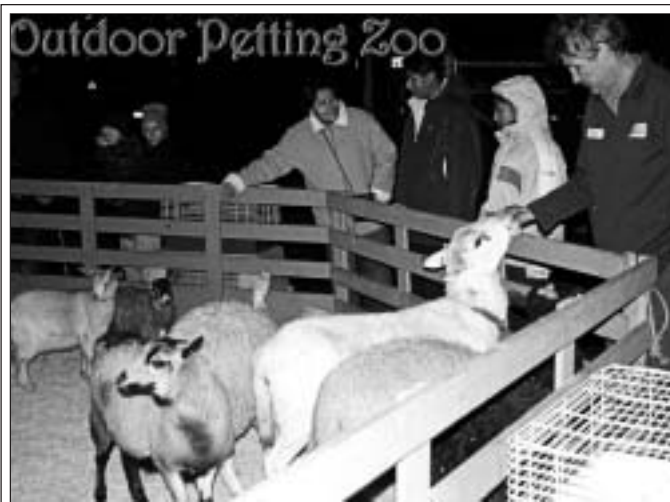
I invite each resident to get more involved with your government. I hope that we will see many of you at our regular monthly meetings.

It has been my pleasure to serve you as Mayor these past four years and I look forward to the next year, which I'm sure will be another progressive one.

Ladies and Gentlemen I'm very happy to report that your Village is on a firm and sound financial foundation. I want to thank all of you who have attended our third State of the Village Address and the many citizens who have cooperated in making Manorhaven The Pearl of Manhasset Bay.

Thank you and have a wonderful rest of the Day.
Manorhaven Village News March 2004

Winter Holiday Festival 2003



Here are a few of the 134 pictures in the slide show of the Winter Festival. The slide show is running on a computer in the Village Hall Lobby. Drop in to see it any time.



Over 800 children enjoyed the Winter Festival!

Wow!



IS YOUR TAX ROLL INFORMATION UP TO DATE?

Tax bills for the 2004-2005 Village taxes will be mailed at the beginning of June 2004

- If you are a taxpayer you must notify the Village in writing about address changes, mortgage satisfactions, change of ownership, and changes in the bank or mortgage company paying your taxes, including the new address of that institution.
- If you do not live at the address you pay taxes on, you must provide an address to send your tax bills to .
- If you are a new homeowner, or if any information has changed, notify the Village with all the required information as soon as possible to avoid penalties on unpaid taxes.

YARD WASTE and GARBAGE COLLECTION

Yard Waste will be collected every Wednesday

From April through May, you may leave out up to 10 bags per house.

Do not put out yard waste or garbage before sundown

It is against the Village Code to place garbage at the curb before 5 P.M.

Keep our Village looking beautiful

If you need a copy of our garbage regulations, contact the Village Hall

Village Elections To Be Held In June

The two year terms of Mayor Capozzi, Trustee Wilson-Pines and Trustee Tomlinsons will expire on June 30th. The election will be held on June 15, 2004. Persons wishing to run for office must comply with New York State Laws concerning Village elctions

Village Offers Passport Services and Notary Public Services

You may apply for a **United States Passport** or renew your passport at the Village Office.

~~~~~

The Village offers **free Notary services** to residents.

Bring identification with you if you need a document notarized.

## Parking on Street Sweeping Days

We have eliminated alternate side parking after the snow season ends, so, starting April 1, alternate side parking ends. In the winter, we sweep the streets on no-parking days. To allow our crew to clean the streets in the spring, summer, and fall, your car needs to be off the street for one hour on Thursday or Friday mornings. **This applies throughout the Village, even if you are going to church or just running into a friends house for a minute.**

Each block has a sign indicating the no-parking hour. Check the signs before you park. Everyone wants clean streets. Help the Village crew do their job by observing the parking signs.

## Village Hot Line

For emergencies after hours or on the week-end, use the 24 hour Hot Line. You must leave your name, address, and phone number for verification. This number is not a replacement for 911 or fire and police matters. Do not use this number for complaints. Call the appropriate Village department.  
**883-7000, extension 19**

## VILLAGE SCHEDULES

### BOARD OF TRUSTEES

Fourth Wednesday of month  
8:00 P.M.  
Mar 17, Apr 28, May 26

### PLANNING BOARD

As Required

### ARCHITECTURAL REVIEW BOARD

Third Monday of month, 8:00 P.M.  
Mar 15, Apr 19, May 17

### BOARD OF ZONING APPEALS

Second Tuesday of month, 8:00 P.M.  
Mar 9, Apr 13, May 11

### TRAFFIC & ZONING COURT

Court convenes at 7:00 P.M.  
Mar 23, Apr 27, May 25  
For Zoning Court matters call the Court Clerk  
883-7000, ext 12

### Village Hall Hours

Open Monday through Friday, from 8:30 am to 5pm.

### Evening Hours

First monday of each month\*  
8:30am to 8pm

\*If the first Monday is a holiday the office will be open on the second Monday.

Call the Village Clerk if you have any concerns or plan to come in during the evening so that she will be able to prepare an answer for you, or assemble any papers that you may need to see.

Call any time the office is open. After closing you can leave a voice mail message.

**883-7000 ext. 11**

### Meet the Mayor

Discuss any subject with Mayor Capozzi

### Saturday from 10am-12pm

Mar 20, Apr 17, May 15

### Monday from 5pm-8pm

on nights Village Hall is open

Please call ahead if you think the Mayor will have to do some research or assemble some paperwork to answer your questions.

You may also make an appointment to speak to the Deputy Mayor or any other Trustee who can meet with you at a mutually convenient time.

When walking your family pet, remember to keep it on a leash and curb it. It's the law and we will enforce it.

~~~~~

Using your neighbor's lawn or other property is not curbing.

~~~~~

Please pick up after your pet. Bacteria from your pet's waste pollutes the Bay and our drinking water.

## Justice Court

If you have any questions about a summons, you may call the Court Clerk, Linda Clark.  
**883-7000, extension 12.**

If you wish to plead guilty to a violation, you may fill out the back of your ticket and bring it to Manorhaven Village Hall Monday to Friday from 9 am to 3 P.M..

## Pay Your Parking Tickets Promptly to Avoid Increased Fines!

~~~~~

If you fail to answer a parking ticket within 30 days of the date of the violation, the fine will be doubled.

If you fail to answer a parking ticket within 60 days of the date of the violation, the fine will be three times the original fine.

Alternate Side Parking

3am until 10 am until March 31

~~~~~

**on even days**

**Park on the even side of the steet**

~~~~~

on odd days

Park on the odd side of the street

Check the signs at the end of your street for the parking restrictions.

Starting on April 1

Thursday & Friday one hour a day no- parking regulations will be in effect for road repair and street sweeping purposes.

Check the signs on your street for parking restrictions.