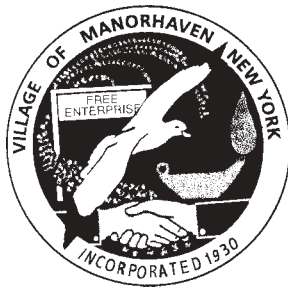


CAR-RT SORT
POSTAL PATRON
Manorhaven Village, NY 11050

PRSR 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

VILLAGE WEB PAGE IS NOW AVAILABLE

The Village now has its own web site so that you can more easily find the latest information, contact Village personnel, and download and print out Village forms without the need to come to the office.

Mayor Capozzi wants everyone to know *everything* that the Village administration is doing, so we post our notices on eight bulletin boards within the Village, publish this newspaper about every other month, and we now have a full-service web site.

A Village web site was one of Mayor Capozzi's long-standing goals. It makes it possible for our residents to get much of the Village information that they need by logging on to the web site from their home computer or from a library computer. He has created an attractive web site so that potential residents or businesses will be able to see what Manorhaven has to offer.

The box on the right shows our Home Page banner and describes what information each button on the Home Page will make available to you. If you don't have a computer, you can view our site using computers available at the Port Washington Public Library. This might be helpful if you need a form or some information when the Village Office is closed, since the Library is open at night and on weekends.

Most of the documents on our web site are stored in PDF format. The PDF format can be read by any computer that has Adobe Reader installed. For example, this newsletter is created using an expensive desk-top publishing program that very few people have. To make it available on the web, I save a copy of the file in PDF format. After the PDF file is put on our web site, anyone with Adobe Reader can view the Newspaper on their computer.

Many computers have a version of Adobe Reader already installed. If yours does not, go to the Village Web Site and click on the **Village Forms** button. It will take you to the page that has our forms. Scroll down the page until you find the link that takes you to the Adobe web site. On the Adobe web site, look for the instructions to download a free copy of Adobe Reader. After you download Adobe Reader, it will automatically install itself on your computer. After it is installed, you can view PDF documents on any web site. Since most web sites store documents in PDF format, having Adobe Reader on your computer is useful.

Village Web Site is at this address: <http://manorhaven.org/>

Read portions of the Village Code (67 pages of the zoning code).	Links to Port Washington and other Local and County Web Sites.	Pictures and information about Village Events, such as the Winter Festival.	Meeting dates for Village Boards (BOT, ARB, BZA).
Village Services including Passports, Notary Public, Marriage Ceremonies, Tree Planting.	Print Village Forms: Plumbing, Building and Rental Registration Permits, Claims Voucher, Complaint Form.	Contact information, including Names of Village officials and personnel, email addresses, telephone numbers and directions to the Village Hall.	Read the latest issue of the Village News.

ASHWOOD PROPERTY SOLD

Proceeds Will Be Used To Repair And Upgrade Village Hall And Construct A Garage

A large portion of the Village-owned property, at the corner of Manorhaven Boulevard and Ashwood Road, across the street from the Village Hall, was sold on May 7th. Mayor Capozzi wanted to sell the property and use the proceeds to make needed repairs and upgrades to the Village Hall, and to construct a garage over part of the Village Hall parking lot for the Village's vehicles. The garage will protect the Village's vehicles and will also allow the road crew to make repairs, which they cannot usually do outdoors because of either very high or very low temperatures, snow, rain, etc.

The Village had to make a few decisions and take several steps in order to sell the property. Here is a time-line of the events so that you will understand how the sale was conceived and executed:

- The Board had Sydney Bowne & Son, LLP, survey the property in March 2003 (the survey shows the property is 11,018 square feet).
- The Board passed a resolution on September 24, 2003 declaring the property as "surplus"; that is, the property is not required by the Village for any governmental or other public purpose.

Continued on page 7

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 can 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 or too long to fully describe, so you might feel that you need more information than we provide here.

If you want more information:

- 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.
- Call the Village Hall at 516-883-7000 to make an appointment with the Mayor or a Trustee to ask questions.
- Write to the editor of this Newsletter, care of the Village Hall, if you have questions on any articles that appeared or if you have suggestions for topics that you believe should be covered here.
- If you want to do your own research, every proposed local law, every resolution, every document that this Newsletter mentions or refers to, is available at the Village Hall.
- 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:

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

March 12, 2004 Special Meeting/Work Session

- Discussed Tentative Village Budget for 2004/2005.
- Discussed expiration of lease for the code enforcement pickup truck.
- Approved Introductory Local Laws L-2003, A-2004, and D-2004.
- Resolved to offer the Ashwood Property for sale.-See page 1.

March 17, 2004 Public Hearing

- Continued the hearing on the application of Island Estates Management for site plan review of the development of the Villas on Manhasset Bay (Thypin property).-See Page 3 for a summary of the project.
- Resolved to continue the public hearing at a future date.

March 17, 2004 Regular Meeting

- Designated Tuesday, June 15, 2004 as the date of the next General Village Election. Voting will be held from 6am through 9pm at the Village Hall.
- Resolved to accept the Schedule of Insurance Coverage for the Village as provided by Hometown Insurance, and to pay the premium for the year beginning March 31, 2004.
- Scheduled a public hearing for April 28, 2004 to consider the adoption of the 2004-2005 tentative budget.
- Resolved, pursuant to an Order & Judgment, to refund Village taxes for 1999/2000 of \$2,646.60 in connection with property described as Section 4, Block H, Lots 66, 92, 93 and 99.
- Resolved to authorize the Mayor to appoint Michelle Schimel as Registrar for the Village for a term of two years commencing January 1 2004.
- Resolved that Linda Clark, Court Clerk of the Village, is authorized to apply to the NY State Unified Court System for a grant under the Justice Court Program for the year 2004. The application will be for a grant of funds of approximately \$4,000-\$5,000 to upgrade the Court Software so that the Court Clerk can file monthly reports with the state electronically, using the Village's new internet connection. The Clerk cannot file electronically using the Village's current software systems.
- Resolved to hold a special public meeting on April 28, 2004, in regard to the Manorhaven Stormwater Management Plan.

April 28, 2004 Public Hearing

- Held a public hearing to consider the adoption of the proposed tentative budget for the year 2004/2005.

April 28, 2004 Special Public Meeting

- Deputy Mayor Wilson-Pines gave a presentation on the Village Stormwater Management Program.

April 28, 2004 Regular Meeting

- Adopted the budget of the Village for fiscal year 2004/2005. The budget includes \$1,616,000 in Real Property Taxes. This is exactly the same amount as was in the previous budget (no tax increase).
- In accordance with Election Law 15-116(2), appointed election inspectors for the June 15 Village Election.
- Mayor Capozzi announced a heavy trash pick-up on May 26-See page 8
- Authorized removal of a tree at 7 Cottonwood Road, at 36 Marwood Road, at 56, 58, and 62 Edgwood Road.
- Mayor Capozzi announced that the Village is acting as Lead Agent in connection with LI Municipal Cooperative Purchasing Group and has advertised for bids for speed monitoring trailers and recycling containers. Two bids were received for recycling containers and four bids for speed monitoring trailers. The bids were publically opened and read aloud on April 20, 2004. Awards were made to Kustom Signals and McCoy Law Line for speed monitoring trailers, and to T.M. Fitzgerald Associates and Busch Systems Internation for recycling containers.

A Message From The Mayor on Taxes

During my "Saturday With the Mayor" meetings as well as Monday night meetings with a number of residents, I have been questioned and have taken comments about the Port Washington School District's taxes. **Residents have asked me why I have not done something about the School taxes.** Most of you know that the Village has NOTHING to do with the School District and that we have NOTHING to do with the current reassessment of all Nassau County properties. We do not have anything to do with the raising of taxes by the United States, the State, County, Town, School, Library, etc. **We only control Village taxes, and we have not raised them during my administration.** I wanted to make this very clear to everyone. As I have already mentioned in my State Of the Village Address, we are looking into the possibility of assuming our own assessment rights. Rights that were given up years ago by a former administration. If you need any other information about taxes please contact the Village Hall Staff or myself. As you know, during election time, much misinformation gets passed around. Please don't blame your Village for taxes levied by other municipalities and districts. I hope that this settles this question about your taxes.

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 such as developing a property or creating a new Village Law. The SEQR law contains a list of actions that require certain environmental reviews. Before taking any of these actions, such as passing a local law, 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 (I1 and I2) 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. Because of the importance and scope of this proposed rezoning, the Village has retained Frederick P. Clark and Associates, an independent Planning/Development/Environment/Transportation consulting firm located in Rye NY and Fairfield Ct, to review the Proposed Introductory Local Law, the Village Zoning Map, the Village Code, the Local Waterfront Revitalization Program (LWRP) and any base mapping and aerial photography that is available. They will inspect the properties and will take photographs of them for analysis and presentation purposes and will prepare a draft of their proposed suggested revisions to the Introductory Local Law. They will also prepare an expanded Full Environmental Assessment Form for the Village to comply with SEQRA if one is needed.

Introductory Local Law A-2004 (see below) was approved in order to place a moratorium on new construction in the industrial zones while the new zoning regulations are being considered.

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

Adds new Article XI stating 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 12 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. Approved 03/12/2004

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. Approved 03/12/2004

Commissioner DiLucia Awarded Certificate of Honor Award is for an action of an exemplary nature



Daniel DiLucia, Manorhaven's Commissioner of Public Health and Safety, was awarded a Certificate of Honor by the New York Sergeant's Benevolent Association.

Commissioner DiLucia is a retired New York City police officer. The award is "for having engaged in distinguished service beyond the routine call of duty and in the high tradition of 'New York's Finest'".

The picture above shows Mayor Capozzi handing the certificate to Mr. DiLucia after having just reappointed him as Commissioner of Public Health and Safety. Mayor Capozzi has assigned Commissioner DiLucia as liaison between the Village and the Nassau County Police Department, so that the Village has an experienced, honored retired police officer to discuss the Village's concerns and plans with the Police Department.

Villas on Manhasset Bay Project

Because of the scope and importance of this project, the Newsletter will include a brief summary of developments in this and future issues. The developer has applied to build condominiums on the 11 acre Thypin Steel property on Manhasset Isle. The property is zoned Residential 3 (R3) which allows the construction of one dwelling per 5,000 square feet. The Village Code requires a special permit from the Board of Trustees for development in the R-3 zone. The Board needed to determine whether zoning requirements were being observed, whether environmental and construction factors were appropriately considered, etc. The applicant must also file a SEQR Draft Environmental Impact Statement (DEIS) with the Board.

February 15 2001: A combined public hearing on the DEIS and the Special Permit Application was held. The original proposal was to build 96 two-bedroom units, a club house and a swimming pool. The Village was concerned about the number of units allowed under the zoning, access to the beach, traffic flow, emergency access for fire department vehicles, zoning boundaries, and environmental issues. The developer entered into a voluntary agreement with the NYS Department of Environmental Conservation to undertake a comprehensive investigation of the site to determine the extent of soil and groundwater contamination.

April 30, 2001: The public hearing on the Site Plan application was completed, with the Board reserving decision pending receipt of the applicant's final Environmental Impact Statement and a determination of the environmental assessment and remediation. The site plan was for 95 units and the entrance was relocated in accordance with the Board's wishes.

August 28, 2002: The Board adopted the Notice of Completion of Final Environmental Impact Statement.

Tidings & Squibs

Mayor Nicholas Capozzi

The last time I was writing Tidings there was snow on the ground and everything was frozen over. What a difference two months makes. I can say the same thing for Village business, so I want to bring you up to date on what has taken place and what your Board of Trustees and I have been working on.

I was recently on Manorhaven Blvd. and Shore Road with Trustee Nick DiLucia and his family, handing out brooms and letters to the store owners in conjunction with the Port Washington Business Improvement District's (BID) "Clean Sweep" effort. The brooms and letters were from the BID. The letter asked store owners to keep their property swept clean at all times. Trustee DiLucia and I made it clear that this was a gift that we hoped they would use often. Well I believe it has worked. I have seen the brooms out on the street and the store fronts are cleaner than they have been. Hats off to the BID, the Town Administration, and the store owners for their cooperation.

Have you noticed the 20 wine barrel planters with Alberta Spruces that were recently placed along Manorhaven Blvd. and Shore Road? The Village Road Crew installed them after Dan Gallo, our Superintendent of Highways, and I choose the trees early in the spring. The cost of the planters and spruces were donated by a corporation that recently started building a house in the Village. The Board's policy is to encourage developers to help upgrade the Village as much as possible; not only by building quality homes, but by investing in the community at large. I hope these types of gifts, along with the "Clean Sweep" effort will make the Village a nicer place to live in and visit this summer.

I met with Town Supervisor Kaiman on a number of issues. I asked the Town to refurbish the fencing around Manorhaven Park and to move the Town's landscaping staging area to a place other than on Manorhaven Blvd. This area often has piles of mulch and other landscaping items in full view of the public. Supervisor Kaiman agreed that the area should be relocated. He has been very cooperative in helping to solve some of the outstanding issues between the Village and Town. Cooperation between the Town and Village administrations is at an all-time high and we want to continue on a positive path. For many years the former administration had (to put it gently) an uncomfortable relationship with the Town.

The "Village Tree Planting Program" is in full swing. On a recent trip to the east end wholesale tree farms, Dan Gallo and I chose 25 more trees to plant this spring. Since we have had many compliments on the choice of Flowering Plum and Cherry trees we planted in the past, we felt that we would continue to place more of them in front of homes and in areas throughout the Village. These types of trees are on LIPA's

approved list. Deputy Mayor Wilson-Pines is on top of all the regulations and the various agencies that recommend the types of trees best for our roads.

There will be two new businesses on Manorhaven Blvd and a large expansion of an existing business. Black Tie Liquors will expand their existing store by combining with two recently vacated stores at the entrance to Manhasset Isle. The expanded facility will include a more attractive facade and parking area. One new business will be a small importer and exporter and the other will be a drug store. The Building Department has been in conversation with a drug store chain "Country Chemist", that is looking to occupy a vacant 4,000 square foot building at 4 & 4B Manorhaven Blvd. The owner has been working with the Village to formalize permit requirements. The owner is not seeking any variances. What was once a derelict vacant parking lot situated in the rear of 4B Manorhaven Blvd. will now have striped parking spaces, including 2 handicapped-accessible parking spots, lights, and numerous planted areas. The level of the lighting will be designed to facilitate the safe use of the lot during evening hours, and those of our residents who do not drive will now have an easily accessible source of pharmaceutical supplies.

The Village is starting to fill up stores that have remained empty for years. I have set up a meeting with the owners of the majority of store fronts on Shore Road, with the intention to ask them to upgrade their fronts, so we may stay competitive with the shopping centers in our neighboring villages. A thriving business community helps to keep our property taxes down, so whenever possible please patronize our local businesses.

Most of the Ashwood property was sold to raise funds needed to overhaul the Village Hall and to build a much needed garage. See the article in this issue that gives the details of the sale. We will soon construct a pocket park at the corner of Ashwood & Manorhaven Blvd. There will be new sidewalks with brick pavers. The BID promised the Village a matching grant for the park. The park is just the start of my plan to upgrade the entire length of Manorhaven Blvd. in the coming years in order to attract more stores and more people shopping at the stores. As part of this effort, I have applied for a "Main Street" grant from the State in order to start construction without using Village tax funds.

We are also working on a plan to perhaps open Morgan's Dock with the help of our elected State officials. Our plans for the wildlife trail will move ahead when the berm is completed. Under our agreement with Dejana, he is constructing a berm with appropriate plantings to separate his property from the preserve. He has erected a temporary fence during construction. When the berm is finished the fence will be removed. We have begun to clean up the Preserve. Our road crew removed tons of waste this spring.

I met with Senator Balboni and Assemblyman DiNapoli this month and we are going to get their cooperation to help us to move some of our grant applications with the State. Both State officials and their staffs have been very cooperative in helping the Village to move ahead with some of our projects. Many of these projects need to be done and we have not been able to budget them in the past because they would raise your Village tax. My goal is to do these improvements with the help of outside funds.

For example, I recently met with State Assemblyman Tom DiNapoli to discuss the grants that the Village has applied for, including protecting and upgrading of our wastewater pumping station, improvements to Village drainage and stormwater treatment, and restoration of Sheets Creek. I am happy to report that Assemblyman DiNapoli has written a letter to the State supporting our grant requests for floodproofing the pumping station.

We have applied for numerous grants, and we have a vision for the Village; therefore there is an article summarizing these grants and our vision in this newsletter. Please read it so that you will be aware of your Village government's vision for the Village and its efforts to reach that vision.

Because I am very concerned with the speeding and heavy traffic in the Village, we have installed seven Policeman SLOW signs on the street. We have sold three more to local companies that wish to sponsor the signs. The signs seem to be working. We will be moving them to different places in the next week or so to help raise the awareness of drivers in other parts of the Village. If you live near a street where you feel one of these signs might help, please call the Village Hall and give us the information. If you wish to sponsor a sign, please call the Village Hall.

In another effort to reduce speeding, we will soon purchase a speed control device that will show drivers how fast they are going.

It is great to be able to report that the surrounding governments and elected officials of the State, the Town & Villages, have offered us advice and help with some of our on-going problems. It has been a priority of mine to repair the damaged relationships that were caused by former village administrations. We have been very successful in developing a great working relationship with them all. As part of this effort, we have allowed the Village of Port Washington North to use our Village Hall for their Board Meetings and Public Hearings while they are awaiting the completion of their new Village Hall.

Until next time, enjoy the rest of the spring-time weather. I want to thank many of you for your kind words and the encouragement you have given us in the past. While we know we can never please 100% of the people, we will continue to work to create a better quality of life for all. I am always at your service; check the back page for the times I am available.

Village's Grant Funding Plans and Vision Manorhaven

Grant funding, and "Vision Manorhaven", were the subjects at an April 24th meeting between Mayor Capozzi and NY State Assemblyman Thomas DiNapoli. Roger Wilhelm of ETG, Inc. and Rosemary Konatick of DiNapoli's office also attended. Mr. Wilhelm has been advising the Village on the Sewer and Storm Water studies and has been writing grant proposals for the Village. This report is based on Mr. Wilhelm's minutes of the meeting and the presentation to Assemblyman DiNapoli.

The Village has existing grants and has applied for additional grants on some very important projects. Grant applications filed with NYS agencies within the last year include:

***Wastewater Pumping Station Flood Protection.** This \$490,000 grant application is to prevent flood damage to the Village's wastewater pumping station, which is located in a flood zone. Flooding of the pumping station could cause sewage overflows and sewage backups into homes and businesses. This grant would provide improvements to prevent this from happening. The grant also includes modifications to the sewer system manholes to prevent floodwaters from getting into the sewer system through manhole covers. This project is one of the projects identified in the Village's Floodplain Management and Hazard Mitigation Plan submitted to NYS Emergency Management Office last November (NYSEMO). That Plan was funded by a grant the Village obtained from NYSEMO at the beginning of last year.

***Wastewater Pumping Station Upgrade.** This \$1.9 million grant is to repair and upgrade the Village's pumping station. The pumping station and the force main, which conveys the sewage to the Port Washington Sewage Treatment Plant, are over 50 years old. The useful life of the asbestos cement force main is 50 years and needs to be replaced. The pumping station pumps and equipment are between 20 to 50 years old. The equipment and piping need to be replaced or upgraded to improve efficiency and reliability and to provide wastewater pumping capacity for the Village over the next 50 years.

***Manhasset Isle and Sheets Creek Improvements.** This Includes a number of projects::

- Sheets Creek Restoration.** The initial planning and restoration design and the implementation of a first phase pilot project to restore the damaged wetlands in Sheets Creek.
- Drainage Improvements.** Restoration of drainage capacity to existing drainage pipes on the Isle. These improvements will also include pavement improvements on Manhasset Avenue.
- Stormwater Treatment.** New regulations now require the treatment of stormwater discharges for most new construction. This is known as nonpoint

source control. It will be implemented for stormwater improvements throughout the Village starting with this project on Manhasset Isle.

Manorhaven Vision

"Manorhaven...The Pearl of Manhasset Bay" is a vision of the Village. Making this vision a reality requires a process of: Planning, Design, Implementation and Management (PDIM). The process begins with a Vision Project Description that is the basis for obtaining grants and other funding to implement the Vision Program. The Village of Manorhaven's Vision Project Description (see page 6) was presented and discussed at the meeting with DiNapoli. The discussion included funding for planning grants and for matching existing grants:

- *Updating the Village's Local Waterfront Rehabilitation Plan (LWRP) to include projects related to implementing the Vision. After these projects are included in the LWRP, NYS grants for the projects will be made available to the Village.
- *Preparation of Plans and designs for a new municipal garage to protect the Village's equipment. (See page 1 for Ashwood Property Sale).
- *Preparation of a Stormwater System conceptual design to reduce frequent flooding in the Village for areas identified in the Village's Floodplain Management and Hazard Mitigation Plan.
- *Implementation of an application to reduce the cost of flood insurance for businesses and residents. This program, known as the Community Rating System (CRS), can reduce insurance premiums from 5% to 45%.
- *Provide funding for preparation of additional grant applications and to locate, find, and obtain other sources of funding.
- *Planning, Design, Implementation, and Management of Manorhaven's Vision.
- *Redefining the Village's two existing grants to enable them to be used to accomplish the Village's objectives.

DiNapoli's office will assist the Village in obtaining the existing grants and pursuing funding for the PDIM program.

- The Village has two existing grants, which need matching funds in order to implement. These are an ISTE A grant and a Park's grant.
- Funding amounts discussed at the meeting were \$225,000 for PDIM, \$100,000 match for the ISTE A grant and \$50,000 match for the Parks grant.
- A variety of sources of funding will be explored for these grants. This may include a member grant through DiNapoli's office although this will depend heavily on the state's budget condition.

See Page 6 for the Vision Manorhaven Project Description

Mayor Capozzi Participates in Community Read Aloud Day on May 10th

For the fourth year in a row, Mayor Capozzi has gone to the Manorhaven School to read to the children during the annual "Community Read Aloud Day". Mayor Capozzi purchases books to give to the children, and reads stories from the books. He gets the books at a discount from Dover Publications, in Mineola. He does not use Village funds to pay for them.



Mayor Capozzi Reading to the 1st Graders



Mayor Capozzi giving 27 books to the Manorhaven First Graders
Also shown, Mrs. Blum 1st grade teacher and Mrs. Pisani, Teacher's Aide

“Vision Manorhaven” Project Description

This Vision Project Description is the basis for obtaining grants and other funding to implement the Vision Program described in the article on page 5.

The Village of Manorhaven is a part of the NYS designated Port Washington-Manorhaven Historic Maritime Community. Included in this is the Historic Morgan’s Ferry Dock. The Dock provided an important link to NYC and to Westchester County and was responsible for the economic development of Manorhaven.

It is the vision of this community to once again have Morgan’s Dock be the focal point for the economic development of Manorhaven and the surrounding maritime communities.

Morgan’s Dock is in the center of one of Long Island’s largest maritime areas with 18 shoreline facilities consisting of yacht clubs, marine repair, and marinas. However, access to shoreline businesses (such as restaurants, retail shops, and services) is limited to a small number of transient slips. In addition, there is no common thread, which ties all of these facilities together. The purpose of the Project is to foster the economic development of Manorhaven and the surrounding maritime community.

Morgan’s Dock will be developed as a community and maritime focal point. Development of the Dock will consist of:

- *Restoration of the Dock,
- *Construction of a large number of transient slips, which will attract boaters to the Dock and the Village.
- *Construction of a tourist and historic information center ... an existing bus stop is at the Dock already. The center will provide information to visitors on businesses, special events in the area, etc.
- *Construction of an entertainment center with planned events ... the Dock is elevated above and directly visible from the adjacent public beach area ... making it an ideal location for entertainment events.

The Esplanade is a planned shoreline walkway, which extends from the intersection of Shore Road and Main Street in Port Washington to Morgan’s Dock in Manorhaven. It is the thread, which will connect the 18 maritime facilities together ... tying the Port Washington Manorhaven Maritime Community together.

The planned Esplanade will wind its way along the shoreline providing an educational experience in wetlands and natural resources preservation and a pleasant shoreline walk. In Manorhaven, the Esplanade will thread through a wetlands and natural resources area, which is being restored as a part of this project. Along the Esplanade will be passive recreational areas to stop and contemplate nature. The Esplanade will also be connected to recreational areas and to retail areas providing food and shopping experiences. Partway along the planned Esplanade is a Gazebo, which has already been constructed, and is awaiting those wanting a rest and a pleasant view during their walk.

Once visitors leave the Esplanade the commercial business area along Manorhaven Blvd. is planned to open up a wealth of shopping experience. As a part of the Project many of the storefronts will be given the opportunity to have a facelift, providing a fresh appearance and the invitation to ‘come inside’. The walkways along the Boulevard will have occasional ‘rests’ ... each with a different theme ... inviting the weary walker to stop and enjoy. Both Manorhaven Blvd. and the Esplanade will be tied together at a number of locations allowing the visitor to choose solitude or the opportunity to mingle and shop ... and, of course, at the end of the day ... just to sit and relax on Morgan’s Dock or at one of the nearby restaurants.

The Village has also included the practical infrastructure aspects of the project. This includes upgrading the sewage pumping station to handle the additional sewage flow. Also included is the construction of a municipal garage to house the Village’s trucks, equipment, and supplies. At the present

time these are in place on Manorhaven Blvd. This equipment and materials detract from the appearance of the Boulevard. In addition, the equipment is constantly exposed to the weather, severely adversely affecting its durability and reliability. This is especially critical when the equipment is needed to preserve and protect area businesses, visitors, and residents.

Many of the components of this Project have been underway for several years. The pieces are in place. It is the purpose of this grant to obtain the additional funding which is so critical to move this Project forward. The expected result of this is to bring in additional jobs and businesses to this area, which has one of the lowest household incomes in Nassau County. The exciting part of the project is that it will also restore some of the historical heritage of the area and provide for the restoration of natural resources as well as providing for an attractive tourist destination. This is a unique opportunity.

Funding

A Planning grant is the first step in turning this project into a reality. That grant would be used to prepare a Plan. The Plan would describe the project components, identify their cost and sources of funding. The grant would also be used to prepare funding applications, attend meetings, workshops, etc. and apply for funding.

A portion of the planning will include a study of the Village’s infrastructure (such as roads, sewers, drainage) to ensure they will be in the condition needed to implement the Plan. The Plan will also include a Community Rating System Analysis (CRS), which when completed, will reduce flooding and flood insurance costs.

Villas on Manhasset Bay Project

Continued from Page 3

January 16 2003: The Board approved the finding statement required by the NYS Environmental Conservation Law with respect to the requested Special Permit application, and also approved the Special Permit application.

February 12, 2003: The project proceeded to the next phase, which is the Site Plan Review, also the responsibility of the Village Board. The Board received the plans from the developer, including an overall map, alignment plan, grading plan, utility plan, landscape plan.

March 2, 2003: A public hearing on the Site Plan Review was held.

The DEC sent a letter to Thypin’s consultant providing guidance for the remediation and future use of the site. One paragraph of the letter specifically addressed certain construction and habitation issues:

“Protective measures employed on site will include, raising site elevation approximately two feet through addition of topsoil, protective vapor barriers beneath each dwelling, deed restriction on future subsurface construction activities, no first floor living space within dwellings and no subsurface basements beneath dwellings.”

Because of these requirements, the developer designed the dwellings to have only garages and storage spaces on the first floor, and requested a height variance in order to provide enough dwelling space for a one family occupancy of each dwelling unit. The Village height code is 26 feet and the developer requested a 33 foot height.

May 28, 2003: The Board engaged Land Use Ecological Services Inc as special environmental technical consultant with all costs to be borne by the applicant.

March 17, 2004: Continued the Public Hearing on the application of Island Estates Management for site plan review of the development of the Villas on Manhasset Bay (Thypin property). Resolved to continue the public hearing at a future date.

The Port Washington Water District has approved the developers request for water availability based on the following:

- 1 There will be a maximum of 96 homes
- 2 Maximum water usage for domestic purposes: 16,644,000 gallons per year
- 3 Maximum water usage for irrigation: 1,898,941 gallons per year. (The NY State Department of Environmental Conservation will not allow onsite wells for irrigation purposes)
- 4 Maximum swimming pool make-up water usage: 40,000 gallons per year.

Ashwood Property Sold

- The Village had an independent appraisal made of the property on February 1, 2004 (appraised at \$470,000).
- The Board passed a resolution on March 12, 2004, authorizing that 8,000 square feet of the property be offered for sale. Mayor Capozzi and the Board wanted to retain enough property to create a vest pocket park along the Manorhaven Boulevard curb.
- The Village prepared a package that offered the property for sale. The package consisted of a cover letter and six documents:
 - The letter explained that the property being offered for sale is described as “proposed Lot 2” on the survey, and that the property being offered for sale is “as is”, “where is”, with no remediation or site preparation to be performed by the Village. That any issues, concerns or inquiries in respect to the physical and/or environmental conditions of the property are the sole responsibility of the offeror. The letter encouraged interested parties to inspect the property, explained that it is zoned C-3 and that zoning and building information may be obtained by consulting the Village code. The letter also explained that an offer must be made by completing the offer sheet enclosed in the package and that the terms under any proposed contract of sale given by the Village shall be closing of title not more than 30 days following execution of a contract, and that the sale will be all cash, without financing contingency or conditions. The letter also advised that after the final submission due date of the offer sheet, the Village will consider all offers and make such determination in connection with possible sale of the property as, in its sole determination and discretion shall be in the best interest of the Village. The Board of Trustees expressly reserved the right to reject any and all offers. The letter advised that it would not accept telephone, written, or electronic inquiries except for making an appointment to inspect the property, and that any offer submitted as agent or broker will be rejected.

• In addition to the Letter, the package contained the following documents:

A The Offer Sheet which asked for the identity and contact information of the offeror and of the Attorney representing the offeror, the amount of the offer in words and in numbers, and an authorized signature. The offering sheet shows that offers must be returned by 1pm Friday, April 16, 2004.

B A copy of the survey, dated March 3, 2004, which showed the property being offered. The Village decided to offer 8,977 square feet for sale when it determined that the remaining property, plus the Village-owned sidewalk, would provide enough space for a pocket park.

C A copy of the legal notice offering the property for sale.

D A certified copy of the resolution of 9/24/2003 declaring the subject property as surplus.

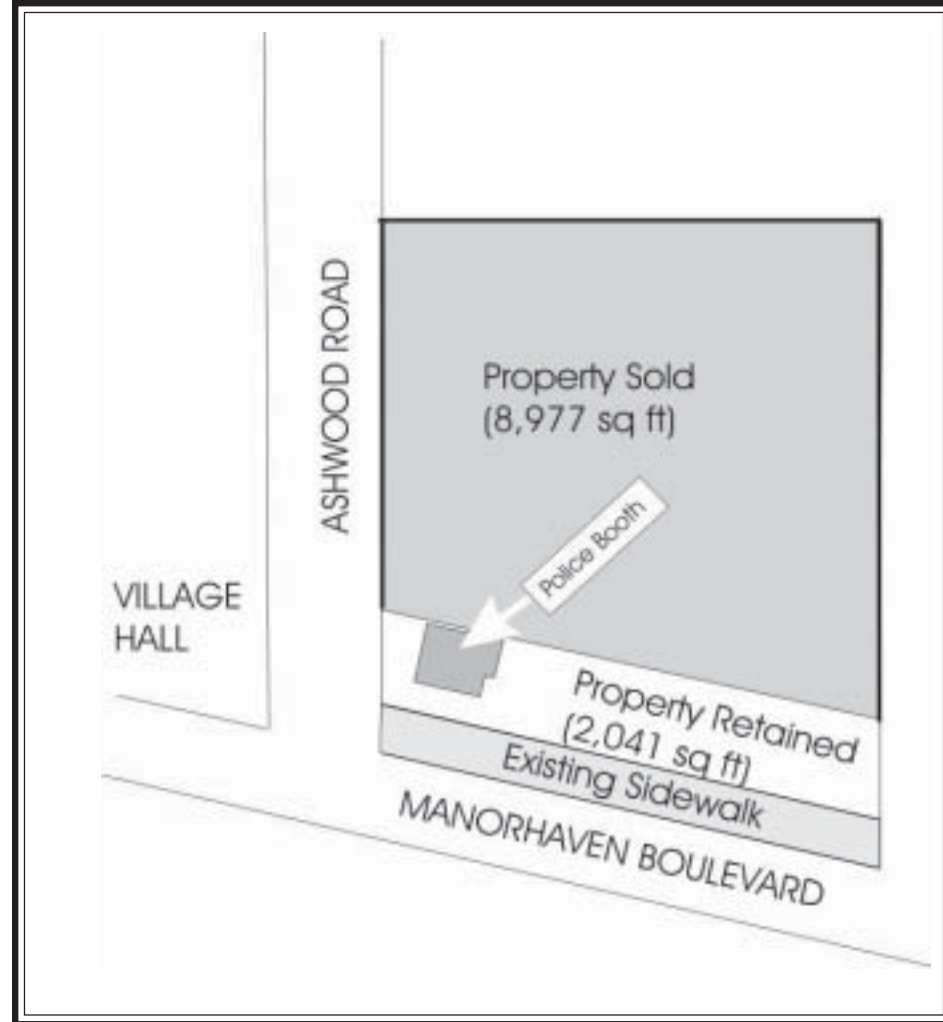
E A certified copy of the resolution of 3/12/2004 offering the property for sale.

F A copy of the Grant of Easement (the Village granted an easement to the New York Telephone Company in February 1997).

The Village took all the steps needed to make the property available for sale, including posting the proper legal notices and providing all of the necessary information to potential buyers.

A very important point that should not be overlooked, is that this was not a closed bid where the highest bidder automatically got the property. It was an offer for sale, where the highest qualified bidder would receive the property only if the Board of Trustees determined that the offer was acceptable to the Village. Although the property was appraised by an independent organization at \$470,000. Mayor Capozzi knew, from what lots were selling for in the Village, that the Village should be able to sell the property for much more than \$470,000. Therefore the Village protected its interest by making it clear that the decision on whether to sell rested with the Board after it had reviewed all offers.

As a result, when the first offers were opened on April 16, and Mayor Capozzi and the Board determined that the highest offer did not meet the Village’s expectations, the offers were rejected. A new legal notice was is-



sued, extending the deadline for submission of offering to April 23. The Village received new offers, and when they were opened it turned out that a different person had now made the highest offer. Mayor Capozzi and the Board determined that although the offer was higher than the original one, it still was not high enough to justify a sale. Therefore a third (and as it turned out final) legal notice was issued extending the deadline to Wednesday May 5th. This time the highest offer, again made by a different party than the first two times, was accepted.

The next day, after each Trustee reviewed the contents of the offering package and the highest offer, the sale was accepted. Here are the details. Please refer to the diagram above.

- The Village originally paid \$325,000 for 11,018 square feet.
- The property was recently appraised at \$470,000.
- The Village sold 8,977 square feet for \$711,000.
- The Village kept 2,041 square feet.

As you can see on the diagram, the retained property has a Police Booth. The Village and the Town have agreed to move the Police Booth closer to its original location on Manorhaven Boulevard, near the Town Park, both to provide better security and to free up the space for a vest-pocket park.

Mayor Capozzi intends to combine the sidewalk with the retained property to create a vest-pocket park that will have attractive lighting and some seating. The sidewalk and park walkways will be paved with brick paving blocks. Mayor Capozzi hopes that the style of paving used for the park and sidewalk will eventually be carried out through all of Manorhaven Boulevard. The vest-pocket park will be created using in-house labor (road crew) as much as possible, and with the help of a matching grant already promised by the Business Improvement District.

As the figures show, the Village has made \$386,000 in profit over the price of the property while only selling about 80% of the property. Because of the way Mayor Capozzi structured the offering, the Village was able to receive \$241,000 more than the appraised value.

The \$711,000 realized from the sale will be used to provide much-needed repairs and upgrades to the Village Hall, and to construct a garage to house the Village vehicles. Having the vehicles indoors will allow the Village crew to perform maintenance and repairs that they could not do previously, which will save the Village these on-going expenses in the future.

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 Tomlinson 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 elections

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.

## HEAVY TRASH PICKUP ON MAY 26

**You may put out as much trash as you want subject to the following:**

- Tie up loose items. Cut carpets into maximum lengths of 4 feet
- Only one household appliance (stove, refrigerator, etc.)
- Items (chairs, tables, etc.) must be placed in a neat pile.
- Empty cardboard must be flattened and tied.
- Newspapers and paper must be tied. Full boxes closed and tied.
- No limit to garden waste in plastic bags
- Items must be placed out after 5PM the night before pickup.
- All cans must have cover on, with no bags hanging out of the cans.
- Place all items near the curb. Do not place anything in the roadway.

**DO NOT PUT OUT  
HAZARDOUS  
WASTES OR  
CONSTRUCTION  
MATERIALS!**

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.

Village Hot Line

For emergencies after hours or on the weekend, 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.
May 26, June 23, July 28, Aug 28

PLANNING BOARD

As Required
ARCHITECTURAL REVIEW BOARD
Third Monday of month, 8:00 P.M.
May 17, June 21, July 19, Aug 16

BOARD OF ZONING APPEALS

Second Tuesday of month, 8:00 P.M.
May 11, June 8, July 13, Aug 10

TRAFFIC & ZONING COURT

Court convenes at 7:00 P.M.
May 25, June 22, July 27, Aug 24
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

May 15, June 19, July 17, Aug 21

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.

Village of Manorhaven Web Page

The Village now has a web page. You can get copies of forms, view parts of the Village Code, look at Village schedules, contact Village staff via email, and more.

**Go to the following web address:
<http://manorhaven.org/>**

Alternate Side Parking

Thursday & Friday

**one hour a day
no-parking regulations
are in effect for road repair and
street sweeping purposes.**

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