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# MANORHAVEN VILLAGE NEWS

*"The Pearl of Manhasset Bay"*

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

(516) 883-7000

[www.manorhaven.org](http://www.manorhaven.org)

The Manorhaven Special Events Committee  
Presents

## The Children's Fall Festival

Exclusively Sponsored By Cablevision of Long Island



Come join us for The Children's Fall Festival, which will be held on  
Monday, November 12<sup>th</sup> from 1:00 through 5:00 PM for Children under 10.

The Festival will be held at the Village Hall and the Ashwood Property.

Bring the family and enjoy a fun filled day with clowns, face painters, a petting zoo, carnival games, music, pony rides and inflatable rides. Come paint your Thanksgiving Day pumpkin and stuff your own scarecrow. (You must bring clothing to stuff the scarecrow) The Nassau County Police Department and the Port Washington Fire Department will have activity booths & displays including a Fire Truck. We will be holding a coloring contest – Please pick up your Scarecrow Coloring page at the Village Hall. (33 Manorhaven Blvd) Bring your page back with you to the Festival for judging and prizes. All pages will be displayed in the Village Hall after the festival is over. We will be collecting unexpired canned and packaged food for Our Lady Of Fatima Church food pantry.

**THIS ENTIRE EVENT IS SPONSORED BY CABLEVISION —  
NO FUNDS ARE BEING EXPENDED FROM THE VILLAGE BUDGET**

## Tidings and Squibs

By Mayor Nicholas B. Capozzi



Every time I sit down to write this column there are so many things I want you to know because I believe knowledge is the best weapon against ignorance and misunderstanding.

As I can only touch on a number of important subjects in this forum, if you have any further questions please call the Village Hall for an appointment with me or any of the staff. We can give you a more in-depth explanation on a particular subject or answer a question that was not fully explained here.

### The Roads and Sewer Lines:

First I want to thank you for your patience during the construction phase of the sewer lines on Manorhaven Blvd. It is now complete except for a few minor details. We have asked the County to come in and stripe the road and repaint the pedestrian crossings. Our engineers will go through a punch list before we sign off on the project and completion of the job. While this was only the first phase of the sewer replacement project, it was the most important.

Once again as we have done in the past we chose a road to be repaved. The Manhasset Ave. project is now complete. This week we were there with the project managers to see that the job was done correctly and to remedy any faults. Please understand that now that there is a nice new flat road (after forty years), I hope this will not turn into a speedway. I received a call from a resident that cars have been going faster than they should now. I beg you, please slow down. This is a little village with small roads and BIG cars.

### Stop Signs:

The stop signs on Manorhaven Blvd. and Cottonwood Rd. have been written into law and we have seen a sharp decline in accidents on the Blvd. these past few months. I heard rumors from one of our Trustees that people were com-

plaining about the signs. In order to insure that the Stop sign will remain there permanently, I asked the Village Attorney to draw up a local law to ensure that the placement was legal. Manorhaven Blvd. is under the County's jurisdiction. We received a petition with three hundred signatures requesting that the stop sign remain. You may know that we requested a traffic study by the County to consider a traffic light to replace the stop sign. Many drivers disregard stop signs throughout the Village resulting in an increase in traffic summonses. Please obey the traffic signs, we have too many auto accidents within the Village.

### Property Maintenance Law H-2 2007

At our regular Board of Trustees meeting in September, the Village Board passed a law that was put together by Building Superintendent Michelle Depew and former Mayor Jim Tomlinson. This new legislation codified a group of laws that were previously scattered throughout the code book. We now have a comprehensive updated law that can be used as a tool for public health and safety as well as a reference for our code and building departments.

When the Board has work sessions prior to the enactment of a law, we often find some things that are no longer relevant to the Village today or items we feel should be deleted or added. As the village grew new laws were enacted but some of the older laws were just left in the code instead of being repealed. This sometimes causes difficulty because there are times the laws contradict each other. In our work sessions, while some of the board members have disagreements on certain issues, the debate sometimes leads to a better, more condensed and easier to understand code. Much of this new law pertains to the physical condition of property, both residential and commercial. It is a guide to good standards for the overall look, health and safety for the residents of the Village.

One of the more significant changes that I included is the storage of BOATS. We understand that this is a waterfront Village and we encourage the use of our marinas both public and pri-

*(Continued on page 3)*

vate. Because storage of small vessels at marinas can be costly, we have adjusted the law to accommodate those who have smaller boats. The old law prohibited the storage of a boat at your home unless placed behind the front line of the house. If you could not store your boat that way you were out of luck. The new law offers more alternatives for storing boats throughout the year. Deputy Mayor Weber and I initiated an open discussion on the subject. We included the other Trustees ideas within the new code as well.

Another area that saw some changes were penalties and fines. Since the Village (in my humble opinion) has too many absentee landlords and the fines were low, many property owners paid the fines as a cost of doing business without resolving the underlying problem. The new law contains higher and more comprehensive fines. *It has been my policy to issue an order to remedy before issuing a summons.* Some may see it as a sign of weakness but I feel it is a chance to make right what has gone wrong. The majority of this law is an adaptation or codification of laws that have been on the books for years. If you wish you may pick up a copy but I will have the new code available on the village website as soon as it is published.

### **Our Web Site:**

We have done some work on the Village web site and I invite you to use it more often. We will continue to update and improve it. I have asked that more information be placed on the site. I plan to include new laws, both proposed and enacted, prominently displayed on the site for your inspection. *Too much misinformation spreads throughout the Village.* Many times it confuses you so much, you lose interest. We care about you being well informed. There is a new section, "From the Mayors Desk". This will keep you updated on issues that come up between our newsletters as well as important day to day events we think you should be aware of.

In the near future I want you to be aware of some very important issues that may have a big impact on our Village. If allowed to pass unnoticed, some of the issues the County is pushing

could really alter our Village as we know it today. I will be writing about the County program called "workforce housing". Another initiative being touted by members of the County's Executive branch and the Governor's office is "consolidation". These programs could challenge our home rule law. Other issues you need to know about are the cell tower, new cable choices, the new E-2 district (the real story), revisiting the E-1 zone and discount gas heat services. Please check the web site on a regular basis for up to date information.

### **Happy Fall:**

As I write this it's October and it's 80 plus degrees, but it is fall. Some great things will be happening in our community in the next month or so. We have some new members on our BZA & ARB boards and I will highlight them in our next newsletter. Happenings include the Children's Fall Festival (you can read more about this in this issue), the first meeting of the Morgan's Dock Committee, and I will soon announce a date for an open forum on taxes and assessments with guest speakers from the County and Town governments, to explain the process and better help you understand the issues. I have other programs and ideas that I will share with you as I formulate them. I will continue to work for you and with everyone's cooperation we will continue to improve the quality of life for everyone. As always I consider it a privilege to serve you. I'm at your service. Thank you for your time.



## **UNWANTED MAIL:**

There has been a rash of bias mail distributed along the North Shore of Nassau County. Be suspicious of anyone placing mail in mail boxes other than postal employees.

Any mail received that does not have a canceled postage stamp or possibly no return address should be considered suspicious, do not open immediately call the police. The police ask anyone with information regarding these bias incidents to call Nassau County Police Department Crime Stoppers at **1-800 - 244 TIPS (8477)**. All calls remain anonymous and are kept confidential.

## **Dates You Should Know Regarding your Taxes:**

**September 1st:** First day for filing applications for veterans, senior citizens, STAR, persons with disabilities with a limited income, physically disabled, home improvement, business, and all other exemptions. The filing period ends on December 31st.

**January 2nd:** The Board of Assessors adopts the tentative assessment roll for the following year and the formal assessment grievance period begins.

**January 2nd through March 1st:** Period for examining the tentative assessment roll and filing applications for review (protest forms) with the Board of Assessors or the Assessment Review Commission (ARC).

**March 1st:** The final day for filing applications for review (protest forms).

**April 1st:** Assessment roll becomes final. The Board of Assessors certifies assessed valuations to all school districts, municipalities and special districts.

**June 1st:** Village Tax Bills are mailed to property owners and mortgage companies.

## **ARE YOU ELIGIBLE FOR A SENIOR CITIZENS EXEMPTION?**

To apply request an application from:

**Senior Citizens' Division**  
**Nassau County Department of Assessment**  
240 Old Country Road  
Mineola, New York 11501  
Telephone (516) 571-1500  
**[www.nassaucountyny.gov](http://www.nassaucountyny.gov)**

Under section 467 of New York State Law, all owners must be 65 years of age or over during the year in which the exemption takes effect. If property is owned by husband and wife, or by siblings, only one owner must be 65 years of age.

The applicant must own the property and have owned the property for a period of one year, or have owned a previous residence in the State of New York for one year prior to filing the application and was receiving a *Senior Citizens' Exemption*.

The property must be the "legal residence" of and must be occupied by all of the owners of the property, unless a non-resident owner who is the spouse or former spouse of the resident owner is absent from the residence due to divorce, legal separation or abandonment. It must also be used exclusively for residential purposes.

To qualify for the 50% tax reduction, the income limit has been set at \$27,000 for county, town and school purposes. However, this amount may vary depending on the municipality and whether or not the maximum limit has been approved by the county, town or school district.

Income, under this law, means money received from all sources, both taxable and non-taxable. Income includes social security, but does not include welfare payments, supplemental security income, gifts, or inheritances.

Also, un-reimbursed medical and prescription drug expenses and Veterans Disability Compensation may be deducted from the total income, if applicable to your town and school district. Income will be determined for the calendar year preceding the date of the application. For a more complete explanation of what is required to verify income, please see application.

Under state law, the income of all owners and their resident spouses must be counted even if only one is listed as the owner of the property.

## News from the Mayor's Desk:

Last week I was woken up by the sound of banging and hammering. What I thought might have been the street sweeper or construction from Manorhaven Blvd. in fact was not. I got out of bed and looked out my window. To my surprise I saw about ten or twelve men walking in and out of a house that is directly across the street from mine. The sawing and hammering was coming from the basement and main floor of the house. I immediately made a call to the Village Hall and asked our building department to investigate.

They found a group of people knocking down staircases and walls. The house was sold about two weeks ago and the new owner was doing work without any architectural drawings, permits or any kind of notification to anyone in the Village. Who knows if there was structural damage? Of course we found out who the owner is...they live in Manhasset, not Manorhaven. They told us they were repairing the house for their mother and father to live in. The two-family home was being altered by separating the basement, the main floor and the top floor into three apartments had we not stopped the construction. Summonses were issued that day. A stop work order was issued. No orders to remedy, in this case these people knew better. Two mornings later my neighbor called to tell me there were workers in the house again. As it was Saturday and no code enforcer was on duty that day, I went across the street this time. Two vans were parked in the driveway of the home, one with a Flushing address on the side another with no markings. I asked the men what was going on as I saw them going in and out, no one claimed they spoke English until I showed them my mayors badge. Then one man spoke English and told me they were there because the owner told them to do some work. A stop work order was put on the house. I guess two tickets were not enough. I'm telling you this story because in the course of putting together the new property maintenance law, a letter was circulated among the Trustees stating, "We have too many ridiculous and un-needed laws. The Mayor has made Manorhaven like a prison camp, and acts like the Gestapo." References

were also made to communist prison camps. After I was given a copy of this letter I passed it along to a local newspaper person. They had no reaction much to my surprise.

The rental codes have *improved* this village and its quality of life. I ask that you log on to our web site [www.manorhaven.org](http://www.manorhaven.org), click on news from the mayor's desk above my photo, and read the newspaper article about rental registration codes in another village. We have found illegal apartments, cleaned them up and made the quality of life in Manorhaven better. So to the author of that memo calling me a Nazi, (can you believe it in this day and age?) SHAME ON YOU!!! As long as we can clean up these apartments that almost always belong to absentee landlords, and who only care about their cash cows, *you can call me any name you want.* We're doing the right thing and I hope the rest of you all agree. Please go to our web site.

### A Note from the Building Department

**On occasion the Building Department comes across contractors and/or homeowners that are beautifying their homes, but at a very early or late hour in the day.**

**Please respect your neighbors by adhering to the Hours of Construction Schedule, which is listed below. This would include but is not limited to demolition, construction, plumbing, electrical & insulation installation.**

**Please advise anyone that is contracted to work on your home of the following schedule as well.**

### **Construction Hours:**

<b>MONDAY- FRIDAY</b>	<b>8:00 AM-6:00 PM</b>
<b>SATURDAY -</b>	<b>9:30 AM-6:00 PM</b>

**SUNDAY & LEGAL HOLIDAYS -  
WORK IS NOT PERMITTED**

## Gas Energy Savings

The Village is entering into an agreement with the Nassau County Village Officials Association allowing Econergy Energy Co., Inc. to sell natural gas to Village residents. Econergy is one of the largest independent energy suppliers in New York and supply a very competitive gas supply rate to their customers, usually lower than Keyspan. You will be receiving a separate mailing from the Village with further details and an application form for this program so please watch your mailbox. If you would like more information you can call Econergy at 877-893-6374 or visit them at [www.econergy.com/NCVOA](http://www.econergy.com/NCVOA).

### VILLAGE HALL HOURS ARE

MONDAY - FRIDAY

8:30am - 4:00pm

The hall will be closed on Thursday, November 22nd & Friday, November 23rd for the Thanksgiving Holiday .

The Village accepts  
AMEX, VISA, MASTERCARD & DEBITCARD  
for ALL payment transactions.

**Listed below are the (8) scheduled holidays that Dejana Industries does NOT pick up the Village's garbage.**

**NEW YEARS DAY  
PRESIDENTS DAY  
MEMORIAL DAY  
INDEPENDENCE DAY  
LABOR DAY  
COLUMBUS DAY  
THANKSGIVING DAY—11/22/07  
CHRISTMAS DAY**

## VILLAGE MEETING DATES

### BOARD OF TRUSTEES

8:00 PM  
OCT 25, NOV 28, DEC 19  
(7:00P.M. if Public Hearing is scheduled)

### PLANNING BOARD

AS REQUIRED

### ARCHITECTURAL REVIEW BOARD

8:00 PM  
NOV 19, DEC 17

### BOARD OF ZONING APPEALS

8:00 PM  
NOV 13, DEC 11

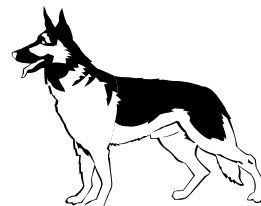
### JUSTICE COURT

6:00 PM  
OCT 23, NOV 27, DEC 18

### SATURDAY WITH THE MAYOR

10:00AM-12:00PM  
NOV 24 & DEC15

**PLEASE BE RESPONSIBLE  
PICK UP YOUR DOG WASTE WHILE TAKING  
YOUR DAILY WALK WITH YOUR PETS!!!**



**The Manorhaven Village News  
The Incorporated Village of Manorhaven  
Edited by the Village Staff**

Mayor	Nicholas B. Capozzi
Deputy Mayor	Carolyn A. Weber
Trustees	John M. DiLeo Jr. Rita DiLucia Barry Balcourt
Village Clerk	Ronnie Shatzkamer
Treasurer	Kathy Wade
Court Clerk	Linda Clark
Building Supt.	Michelle Depew
Code Comp. Officer	Ron Kaslow
Zoning Brd. Clerk	Kim Cangemi