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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

## Tidings & Squibs:

### Mayor Nicholas B. Capozzi



I want to thank those of you who wrote and called to let us know how helpful the last issue of the Village Newsletter was. (It consisted of important phone numbers and other information we thought would be useful.) If

for any reason you did not receive the last newsletter printed on card stock, please come to the Village Hall and pick up a copy.

It has been an interesting and busy time since I last wrote to you. I will address many of the items we have been working on to explain to you what the Board of Trustees has in mind for the coming year. I will try to be brief. If you have any further questions I will be more than happy to meet with you either on a "Saturday with the Mayor" or any other time by appointment. So let's start with what I think you should know.

### The Budget:

The 2007/08 budget was presented to the Board of Trustees. We held a public meeting on the tentative budget in April; there were a few questions and comments. I am happy to report that the Board voted on and passed a fair balanced budget at our regular monthly meeting, within the time frame proscribed by State law. The 2007/08 budget, while very conservative, is a good working document. Village property owners will not be burdened with a tax raise. The operating budget is \$3 million: \$170,000 to run the entire Village. Compared to the recently ap-

proved library budget of over \$6 million. I think we're doing well, especially when you consider the high the cost of fuel, utilities, increases in insurance, trash removal, sewerage disposal and maintenance charges, state pension fund increases, paper, supplies, and computer charges. Please remember that the Village relies on the County to assess your property.

### The Sewers:

Last year the Village went out to bond for \$1 million to start the refurbishment of the sewer lines. The interest rate we received was extremely low (3.89%) thanks to our Treasurer, Kathy Wade, and the financial adviser we retained. The first phase of the work will start on Manorhaven Blvd. shortly. The project went out for bid with the winning bid being the lowest received. Our Village engineers researched the firm and recommended that we accept their bid. We held a pre-construction meeting in April with all parties involved in the project and I signed the contract early April. If you are new to the Village, you should know that our sewer system was installed in 1957 and since then there has been no major refurbishment, only emergency repairs. As always the Village has monitored and maintained the lines to the best of our ability. We hope the construction will be done quickly and that you will not be too inconvenienced while construction proceeds. You will be notified which streets will be worked on before actual digging begins.

### Rental Registration:

I am happy to report that the rental registration

*(Continued on page 2)*

program enacted two years ago is a great success. We believe that almost 98% of property owners have responsibly registered their rental properties. As we find violators, we are taking steps to have them comply with the law. We are going to great pains to see that all the homes in the Village are safe. While we still have some apartments that are not registered, each time we find one, we do the best to see that the landlord complies. In most cases we find the reason property owners do not register is because they have an illegal apartment and are paid rent in CASH.

Three weeks ago there was a serious fire in a house on Sands Point Road. We are lucky we have a great Fire Department. Because of their swift response, this home did not burn to the ground. Five family members, three adults and two children could have perished. They were paying \$2800 a month for an apartment that had no heat all winter. They slept together in one room with a space heater, and to keep the house warm while they were awake, they burned huge PINE logs in their fireplace. Pine burns at a high and uncontrollable level and should never be used in a fireplace, which is where this fire began. Michelle Depew, our Building Superintendent, was called to the scene where she interviewed the victims. The apartments were NOT registered. Michelle found a number of dangerous violations within the building. While the outside of the building looked well maintained, the interior was a mess; not due to the way the family kept house, but because the landlord did not maintain the interior in compliance with State safety codes.

Good news for those who obey the law. I made a recommendation to the Board that we LOWER the filing fees for re-registration. Now that we have a good database, we no longer need three Code Compliance officers to do inspections. I asked the Board to cut the fees in half and they agreed. Upon re-registration your fees will be 50% less than the original fee. If you live in your home and rent an apartment, the fee will be \$37.50 for two years per rental. Absentee landlords will pay \$75.00 for a two-year period per unit. While I would like to do away with the fees, the cost of maintaining the database and

the issuance of permits takes up a lot of time. I applaud your understanding and compliance. Nearly 80% of homes in Manorhaven are two family while only 39% have resident property owners. Manorhaven is still a great place to live thanks to those who reside here and maintain their property. This law has raised the quality of life in the Village while maintaining our property values at their increasingly high levels. Rental Registration means safer and healthier living conditions for the residents of our Village. I thank you for your cooperation.

### **The Cell Tower:**

We are moving ahead and are about to sign a contract for the erection of a cell tower at the Village's pump station property on Manhasset Isle. We are awaiting an engineers report to make sure the site will be suitable. We are moving cautiously on this although the Village has received calls from residents at the end of their cellular contracts wanting to know which providers will be represented on the pole so they can improve their reception. We are getting a good deal that will bring in much needed revenue to offset an increase in taxes. We will receive a \$50,000 payment when the pole is complete as well as a monthly rental fee from each provider on the pole. The site will be newly landscaped and fenced to ensure the property will be screened and look better than it does now. Evergreen trees will be planted there to mask any odor from the sewerage pumping station. We will hold an informational meeting with experts from both private and governmental agencies to answer any questions that you may have. We are moving ahead to the best of our ability to ensure the Village receives the income on the pole rentals. The Town of North Hempstead and two private businesses are considering placing a cell tower within the Village. Once our pole is in place no other company will consider a pole. You may be aware that cell phone providers are merging and there will be less competition; if all goes well our pole will hold the four major carriers.

### **Some Pending Items:**

The Village owned property on Ashwood Road has NOT been sold. We have had many in-

*(Continued on page 3)*

quires in the past months but we are being cautious that the proposed uses not disturb any neighbor. Now that spring is here we are sure to get more inquires about the property.

We are continuing to work with our engineers on the proposed Wildlife Preserve. We will be starting some work near the Manhasset Avenue area of the site.

We have gone out to bid and have received a low bid for the re-pavement of Manhasset Ave. The main road onto Manhasset Isle has not been resurfaced for over forty years; continuing to fill potholes is not the answer. We changed the truck route so fewer residential homes are subjected to noise from trucks.

I asked the Architectural Review Board to consider a proposal for Manorhaven's Downtown commercial area. We had a public meeting on the new Business Overlay District, presented by our Superintendent of Buildings Michele Depew and Roy Smitheimer of the Port Washington Business Improvement District. Proposed guidelines for the enhancement of the Village's Downtown district were presented. Included were architectural styles, building materials, lighting, signs, doors and windows and landscaping. These new guidelines will continue to enhance the overall look of the Village. We are lucky that businesses continue to invest in our Village. New storefronts and sidewalks are a great addition to our Village. Within the past six months the Village has seen the opening of new stores and businesses in our downtown areas on Shore Road and Manorhaven Blvd. My vision is to see brick walkways throughout the village and a greener more beautiful "Downtown". Members of the staff and I go to "Downtown Main Street" seminars so we can continue to get ideas and apply for grants to help achieve our goal of continuous organized growth.

### **Police Matters:**

Last month we held an informational meeting with members of the Nassau County Police Department. I was happy to see nearly 70 people attend, many of whom are new residents. The two-hour meeting began with a statement from Inspector Caputo and members of his senior

staff as well as members of the uniformed and plain clothed officers who patrol our Village. They refuted the notion that the Village is unsafe.

The Village is under control and has little crime in comparison to many other areas. Only one person spoke of an alleged problem he had, the Police were already aware of it and were taking the legal steps to see the problem resolved. I want to thank the homeowners and residents who attended the meeting and shared their thoughts. I invite you to become more involved with your Village. It was really refreshing to hear positive comments instead of the same old people complaining and never offering a solution.

### **The Bar on Firwood:**

You may have noticed that the bar on Manorhaven Blvd. at Firwood Road is no longer there. After the past two years of incidents continually occurring there late at night, neighbors that reside there will now have some peace. As Mayor I have tried to encourage businesses to move to Manorhaven. I have been criticized as being Pro-Business at every election (don't forget they pay a great deal of our taxes). I made it a priority to attempt to close the bar. Village Clerk Ronnie Shatzkamer and I took the responsibility of fixing the problems caused by the patrons of the bar. We tried to get their state liquor license revoked. We received police reports on the property for the past year. It was not surprising to find many summonses issued to the bar owners and their clientele. Ronnie sent a letter to the State Liquor Board explaining the nuisance the bar was causing. We never received a letter or call in response to the matter despite repeated attempts to resolve this matter. Ultimately the Liquor Authority asked us to allow the bar to renew their license. We immediately replied with a very firm NO. It took almost a year but I'm happy not to get midnight phone calls about the bar and I'm happy people can walk past the building without seeing drunk and drugged people standing there smoking and doing a myriad of unsightly things.

*(Continued on page 4)*

### **Future Items:**

We reviewed a study done in the early 90's on the redevelopment of Morgan's Dock. Village engineers reviewed the old plan and submitted a report that would reflect the cost of rehabilitation of this great historical area today. The Village applies for grant money on a continual basis so we can begin the rehabilitation and replacement of the bulkhead on this site. In its current state it is unsafe for public access. The estimated cost of bulkhead replacement is \$590,000, sinkhole repair is estimated at another \$150,000 which includes excavation, debris removal and back fill along with other costs for permitting & engineering costs. The entire estimated cost of rehabilitation of the site is \$941,000. The Board and I consider this to be our next big project to move on. I will try to put together a committee of residents charged with gathering ideas for fund raising directed at local and national businesses and residents. It would be a shame to allow the dock to continue to rot and fall into the bay. So much of our shoreline is hidden behind buildings so opening up public access to the waterfront is one of our main goals. The first step is to make the dock safe. If you would like to serve on the Committee please call the Hall and leave your name and number. This will be an entirely private community group. Each year it gets increasingly more difficult to find funds. I hope we can get this committee moving very soon.

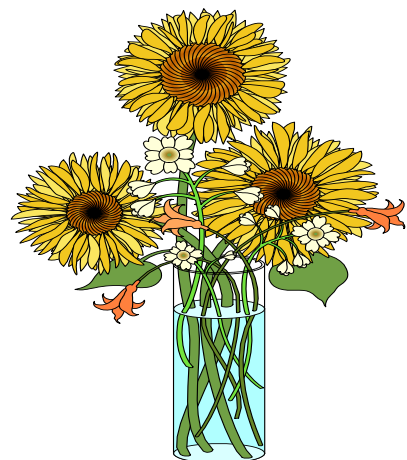
One of my next pet projects is to continue to make the Village "Green" not by only planting more trees but to start finding ways be more energy efficient. We started with an electric code car last year, we have enacted "Energy Star" compliance for new building and we plan to start with our own municipal buildings. I proposed this law to the Board after I attended a mayor's conference in Albany late last year where I learned about it. Please look for a letter written to me from one of our newest residents and a member of our ARB, Mr. Anthony Caputo, AIA. He will explain his view of this new law. I thank Mr. Caputo for his advice and his contribution to our Village. I hope to see more residents follow in his foot steps. Elsewhere in this newsletter look for an article entitled "ENERGY LEADERSHIP" to see some of the things we need to

consider.

### **Last Thoughts Till Next Time:**

Our Village has moved ahead again this past year; in many cases we are ahead of the curve compared to other Villages of comparative size. On issues ranging from Health and Safety to Storm Water Management and Emergency Management, we are in the forefront. The Board and I could not have made this progress without the help of the overwhelming majority of our residents and our volunteer commissioners. We now have excellent police and fire protection. We put up a Stop sign on Manorhaven Blvd. to slow down traffic. This was done with the help of Father Gerry Twomey, Pastor of Our Lady of Fatima Church, his parishioners and others who wrote letters to County Officials urging them to allow us to place a stop sign to slow down traffic. We hope to get a traffic light there as people still speed and do not stop at the sign. Commissioner Wilson-Pines did a study by just standing on the corner. Her results were that less than 25% of the drivers obey the sign; they either roll through it or do not stop. It's getting better now that people are used to it but we cannot afford for someone to be run down if they are going to the Senior Center, Church or Temple on Manorhaven Blvd.

Just let me say in closing that during the past two weeks or so there has been some turmoil in the Village but we continue to function well because of the great team we have assembled. Your Mayor and Board have never lost control of this Village and our residents have always been served regardless of what some want you to believe. I'm always here for you. I consider it a privilege to serve you, until next time enjoy the rest of the spring.



## **ENERGY LEADERSHIP IN NASSAU COUNTY**

By Mayor Nicholas B. Capozzi

Energy costs are adversely impacting both the residents and the Village of Manorhaven. As the Village grows, we're also accelerating the use of finite energy resources. We need to use energy intelligently to ensure its future availability as well as to save money.

How do we do this? I'm pushing towards ZERO energy buildings. In Manorhaven, I proposed this law – the first in Nassau County – which requires better (leaning towards green) construction practices, use of Energy Star appliances and renewable energy sources which will eventually lead us to a LEEDS certification (more on that later). But even more important at this time is for each of us to be energy conscious and change our lifestyle energy behavior.

**Costs:** Gasoline, electricity and heating bills are devouring more and more of your personal budgets. The same is true for the Village. Five years ago we spent 1.4% of our budget in this area; this year it's 2.7%. All though it seems like a small percent, it actually totals \$75,000 per year in energy costs. So financially it makes sense to be energy smart. The U.S. Department of Energy declared that the U.S. had reached its peak oil resources back in 1974 and now Saudi Arabia is stating they are reaching their peak in 2007. Planet-wide, we are about to start down a slippery slope of decreasing oil resources. In fact the United States is more than twice as dependent on foreign oil imports today – with many of the exporting countries not friendly to us. That means it's very easy and likely we will experience additional oil supply disruptions and unplanned price increases.

The US military, specifically the Air Force, is leading the Federal government's energy efforts. They are working to increase energy supplies as well as reducing consumption/demand. It's the demand reduction or conservation efforts that are of interest to me. The military is doing the same things I've proposed in my law and have already directed the Village staff to adopt these changes in the day to day operations of the Village.

**They're simple things that each of us must do now:**

- Adding motion detectors to light switches
- More efficient light bulbs
- Energy Star appliances
- Preventative maintenance/servicing of heating and air conditioning systems,
- Closing doors to retain heated or cooled air

Many of you have seen our electric vehicle driving around the village – it helps. Also diesel-powered vehicles are more efficient and less costly to operate than gas.

**Additional smart practices include:**

- Replacing older doors including garage doors with insulated doors
- Installing double or triple pane high efficiency windows
- Adding insulation
- Adding solar panels
- Taking advantage of available NY State tax credits through NYSERDA.

We need to stay out front on this issue and help achieve energy security for our country. As President Bush articulated in his most recent State of the Union message, "We must... take appropriate actions to conserve natural gas, electricity, gasoline, and diesel fuel to the maximum extent consistent with the effective discharge of public responsibilities..."

**We're Nassau County's leader in energy use and building practices—my law implements it now to keep us the leader.**



**Below is the letter that was sent to the Mayor from Anthony Caputo - Member of the Architectural Review Board:**

Mayor Capozzi  
Incorporated Village of Manorhaven  
33 Manorhaven Blvd.  
Port Washington, NY 11050 516.883.7000

Dear Mayor Capozzi,

I would like to take the opportunity to thank you for the information packed newsletter this month. Please take this letter as an endorsement of your efforts to introduce legislation requiring the specification and installation of Energy Star Compliant equipment and appliances in all new homes being constructed here in our village.

Being a LEED Accredited Professional (Leadership in Energy and Environmental Design,) as well as a member of the Architectural Review Board of this village, environmental stewardship is at the top of my priority list. The energy cost savings of the tenants and owners of these homes equipped with this technology will only share in the larger picture of helping to provide future generations the benefits of our massively limited global resources. In doing this, we are making a statement that we have the forethought to be willing to nurture generations beyond our own existence.

Anything that this Village can do to reduce consumption and provide benefit to its residents simultaneously is commendatory. It may be possible to employ a larger strategy at the legislative level to augment this already extraordinary step forward in our Villages developmental evolution.

Please feel free to contact me to discuss these issues further. I thank you for your time and efforts.

Anthony Caputo, LEED @ AP  
ARB -Incorporated Village of Manorhaven  
Principal -Studio 185, Inc. Cc: File, M. Depew

**TAX BILLS WILL BE SENT OUT ON  
JUNE 1, 2007.**

**IF YOU ARE PAYING YOUR TAXES IN PERSON AT THE VILLAGE HALL, PLEASE MAKE SURE TO BRING IN BOTH COPIES OF YOUR TAX BILL SO THAT IT CAN BE STAMPED IN RECEIVED.**

**PLEASE BE ADVISED**  
**THAT NO CASH**  
**PAYMENTS WILL BE**  
**ACCEPTED.**

**FOR YOUR CONVEINENCE WE**  
**NOW ACCEPT CREDIT CARDS,**  
**MONEY ORDERS, & CHECKS.**

**IS YOUR TAX ROLL INFORMATION**  
**UP TO DATE?**

The 2007/2008 tax roll is now being processed. 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 for, you must provide an address to send correspondence to.**

Tax bills are sent out once a year on or about June 1st. Taxes must be paid by July 2nd. Taxes received thereafter are subject to a 5% penalty for the month of July and 1% penalty each month thereafter. **Please be aware that these penalties are mandated by New York State, not by the Village. Speak with Kathy if you have any questions regarding your Village Tax.**

## **BOARD OF TRUSTEES HIGHLIGHTS:**

### **11-20-06: WorkSession/Special Meeting**

Discussion of changes in Rental Licensing Law; Discussion of E-2 Zoning.

### **12-20-06: Public Hearing/Regular Meeting**

Public Hearing and enactment of Local Law D-2006 "Amend Rental Registration Law";

Enactment of Local Law E-2006 "Amend permitted uses in R-4 zone"; Local Law F-2006 "Adopt NY State Uniform Fire Prevention & Building Code"; Local Law G-2006 "Amend permitted uses in the G-1 zone"; approval of cell tower lease agreement with A.G. Towers, Inc.

### **1-24-07: Regular Meeting**

Award bid for replacement of sanitary sewers to low bidder, T. Noviello Contracting Corp. in the amount of \$799,574.; Create emergency evacuation route for Village; Appoint K. Cangemi full time.

### **2-12-07: Work Session/Special Meeting**

Discussion of E-2 zoning (LL A-2007); Proposed Local Law B-2007 "Amend Code regarding signs"; Proposed Local Law C-2007 "Energy Star requirements"; discussion of fines for code violations.

### **2-12-07: Work Session/Special Meeting**

Discussion of E-2 zoning (LL A-2007); Proposed Local Law B-2007 "Amend Code regarding signs"; Proposed Local Law C-2007 "Energy Star requirements"; discussion of fines for code violations.

### **2-27-07: Regular Meeting**

Award contract for repaving Manhasset Ave. to low bidder, J. McGowan & Sons, Inc. for \$99,111.; Enter contract with Anker Electric Service, Inc. for street lighting maintenance.

### **3-15-07: Public Hearing/Regular Meeting**

Public hearings on Local Law A-2007 (E-2 zoning); Local Law D, E & F - 2007 all relating to storm water management regulations.

### **3-21-07: Work Session/Special Meeting**

Presentation of 2007/2008 tentative budget; Discussion of Proposed Local Law B & C-2007 (signs & Energy Star); Discussion of proposed Local Law G-2007 (establish fines for garbage violations) & proposed Local Law H-2007 "Amend Property Maintenance code".

### **3-28-07: Public Hearing/Regular Meeting**

Public Hearings on Local Law B & C-2007 (signs & energy Star) & CDBG Block grant; Enactment of Local Laws D, E & F-2007 relating to Storm Water Management.

### **4-11-07: Public Hearing/Special Meeting**

Public Hearing to consider adoption of 2007/2008 budget; discussion of fees for rental registration renewal.

### **4-25-07: Public Hearing/Regular Meeting**

Public hearings on Local Law G-2007 "Amend code in connection with refuse & recyclables", Local Law H-2007 "Amend Code re: Property Maintenance" Local Law I-2007 "Amend Code re: Architectural Guidelines"; Public meetings on NY Main Street grant program & 2007 Storm Water Management Report; Adoption of Village Budget.

IMPROPER DISPOSAL OF TRASH IS  
A PROBLEM IN THE VILLAGE.  
PLEASE BE AWARE THAT SUM-  
MONSES WILL BE ISSUED FOR  
VIOLATIONS OF THE  
GARBAGE REGULATIONS.  
THIS IS A QUALITY OF LIFE ISSUE!!

## **GARBAGE REGULATIONS:**

**The following is a list of regulations relating to garbage disposal. As a reminder to you all, please comply with the following:**

- \* **You must call Dejana Industries (944-7445) for large items that are placed at the curb on your second day of pick up.**
- \* Large items may ONLY be placed at the curb on your second day of pick up.
- \* Large items may not be placed out on the wrong day.
- \* Large items may not be placed out too early (NOT BEFORE SUNDOWN).  
Garbage must be in containers with the lid on.
- \* **Garbage cannot be put out for pick up in plastic bags.**
- \* Property address should be shown on each container and lid.
- \* Garbage may not be put out on wrong day. Please remove garbage and place out on night before pickup
- \* Garbage may not be put out too early (NOT BEFORE SUNDOWN).
- \* **No more than 3 garbage cans may be placed at curb for a one family home, 6 cans for a two family. Call Dejana for a dumpster or special pickup if you have more.**
- \* Yard waste must be placed out on Wednesdays only between April 1 and Dec. 31 (10 bags maximum).
- \* Cardboard boxes must be broken down and bundled.
- \* Propane Tanks cannot be placed out for pickup. Please deliver to the Town of North Hempstead Dump. Please call 767-4600. The dump is located at 802 West Shore Road.

**There seems to be some confusion:**

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-7/4/07**
- LABOR DAY**
- COLUMBUS DAY**
- THANKSGIVING DAY**
- CHRISTMAS DAY**

**VILLAGE HALL HOURS ARE  
MONDAY - FRIDAY**

**8:30am - 4:00pm**

The hall will be closed on Monday, May 28th for Memorial Day and Tuesday, June 19th for Village Elections.

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

**PARKING REGULATIONS**

Please **CHECK YOUR STREET SIGNS** at the beginning, **middle & end of the block in the direction of travel**. If you are unsure of these parking regulations you may call or stop in the Village Hall for assistance in understanding this:

**SPRING SUMMER FALL**  
**FROM APRIL 1 TO NOVEMBER 30**

**ALT. SIDE PARKING FOR 1 HOUR PER DAY DEPENDING ON WHICH STREET YOU LIVE ON.**

**THURSDAYS** park on the **ODD NUMBERED** side of the street

**FRIDAYS** park on the **EVEN NUMBERED** side of the street

Between 8:00 am – 9:00 am – All of Manhasset Isle

Between 9:00 am - 10:00am - Ashwood Rd.– Firwood Rd.

Between 10:00 am – 11:00 am–Graywood Rd – Linwood Rd N

Between 11:00 am – 12:00 pm – Marwood Rd. N, Dunes Lane, Orchard Beach Rd. – Oldwood Rd.

**VILLAGE MEETING DATES**

**BOARD OF TRUSTEES**

8:00 PM

MAY 23, JUNE 27, JULY 25  
(7:00P.M. if Public Hearing is scheduled)

**PLANNING BOARD**

AS REQUIRED

**ARCHITECTURAL REVIEW BOARD**

8:00 PM

MAY 21, JUNE 18, JULY 16

**BOARD OF ZONING APPEALS**

8:00 PM

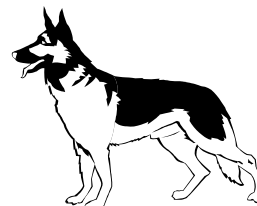
MAY 8, JUNE 12, JULY 17

**JUSTICE COURT**

6:00 PM

MAY 22, JUNE 26, JULY 24

**PLEASE PICK UP YOUR DOG  
WASTE WHILE TAKING YOUR  
DAILY WALK WITH YOUR PETS!!!  
THIS IS YOUR RESPONSIBILITY.**



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

Mayor  
Deputy Mayor  
Trustees

Village Clerk  
Treasurer  
Court Clerk  
Building Supt.  
Code Comp. Officer  
Zoning Brd. Clerk

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