

**VILLAGE OF MANORHAVEN  
BOARD OF TRUSTEES PUBLIC HEARING  
DECEMBER 15, 2016 – 7:00 p.m.  
Knights of Columbus Hall  
155 Manorhaven Blvd. – Port Washington, NY 11050  
MINUTES**

**PUBLIC HEARING**

**CALL TO ORDER:** 7:00 p.m.

Pledge of Allegiance: Rita DiLucia

Attendance: Trustee Rita Di Lucia, Trustee Ken Kraft, Trustee John Popeleski, Deputy Mayor Priscilla von Roeschlaub, Mayor Jim Avena, Village Attorney Steven Leventhal, Village Clerk-Treasurer Sharon Abramski.

**OPENING COMMENTS:** Steve Leventhal explained SEQRA process again and steps with the Board of Trustees and Nassau County Planning Commission before a Moratorium is approved.

**ADOPTION OF A LOCAL LAW: Local Law 14 of 2016**

A local law extending for a period of six months, the moratorium on new development or construction within the waterfront area of the affected zoning districts established on June 22, 2016 by the adoption of Local Law 7 of 2016; and providing that the moratorium may be further extended, modified or terminated by resolution of the Board of Trustees.

**OPEN TO PUBLIC COMMENT:**

Attorney Leventhal explained that the Moratorium currently in effect will come to an end at the specified time in the prior law. Because the Board is introducing the extension of the moratorium at this hearing, even if an application to build on the waterfront is received after this evening, it cannot move forward. There will be no gap in the moratorium.

**Motion to Accept SEORA Resolution:** Deputy Mayor von Roeschlaub; **Seconded by:** Trustee Kraft; *unanimously accepted.*

Barbara Ruemenapp – Wanted to be sure there was no gap in the coverage of the moratorium and that no one could start building.

Tim Stammers – Had a question about the term super vote/super majority. Leventhal further explained to clarify.

Victoria Spielman – Was concerned about SEQRA and environmental impacts with extending the moratorium.

Was concerned that the Village was calling itself the lead agency.

Caroline Dubois – Said she represents MAC, Manorhaven Action Committee. She was in touch with the Nassau County Planning Board. She is concerned that the moratorium won't get on the Nassau County calendar. She wants to make sure that no builders can sneak in an application through a "loophole." She read the Board one of her editorials to the newspaper regarding long range planning. She discussed her flyer handout, which was marked as Exhibit 1, and her letter to the editor which was marked as Exhibit 2.

Mayor Avena – Stated that it is his intent to continue the moratorium. The BOT is trying to do everything correctly.

Dorit Zeevi-Farrington – She said that the Village waived SEQRA for the Cell Tower. She felt that by the Village designating itself as the lead agency, an environmental mistake was made with the cell tower. She feels the BOT should not deem themselves experts. Wants the moratorium extended now.

Attorney Leventhal – He wanted to reiterate that he was not the Village Attorney at the time of the cell tower, he only defended a lawsuit. He explained that the Village is just following the legal steps required.

Patrick Gibson – He is a member of the Waterfront Committee. He feels they are making progress towards making some recommendations to the BOT on the waterfront. He mentioned that the most anyone could do was submit plans even if there were a lapse in the moratorium. He doesn't feel it should be a concern. A moratorium does not state what our next step will be and the SEQRA gives the Village protection against an Article 78.

Theresa Famiglia – Had questions regarding the NC Planning commission and how a moratorium works. She accused Board of having already made a decision that they would extend the existing moratorium before having the Public Hearing. Attorney Leventhal offered further clarification and commented that this was not the case.

Billy Friedman – Had further questions on the moratorium and whether the Village could be sued by builders. Mayor Avena discussed that we have a Waterfront Committee and that there are minutes to reflect what took place at each meeting. Trustee Kraft added that with Board changes and Village election results, it delayed meetings. Attorney Leventhal explained that there is always a possibility of the Village being sued. He explained the function of the Waterfront Committee and the steps towards environmental review, etc.

Lucretia Steele – Feels nothing has been done in the way of an IMPACT study in the last six months of the moratorium. She is concerned about overcrowding and traffic congestion. Attorney Leventhal explained SEQRA Type I and II again to Steele. He explained that current residents and new property owners each have rights. There needs to be balance. Steele continued regarding her zoning concerns and overdevelopment. Mayor Avena clarified that he wanted to extend the moratorium until they can 'get it right.'

Richard Raskin – Newest Waterfront Committee member, told his waterfront background. He has researched the waterfront from LaMotta's to Tom's Point. He feels he understands exactly what Thypin Steel can and cannot do with the property. He feels that upland needs to be redeveloped. The properties need to be recycled so they can be a constructive part of the community. He feels that right now the marinas and the surrounding property are filled with oils, petrochemicals and waste. He suggested professional help.

Jennifer Wilson-Pines – Feels that six months is too short a time for a moratorium.

Joan Bunday – Needed further clarification regarding SEQRA and zoning, new applications, and lawsuits.

Clerk Abramski – Clarified that no new applications for building have been presented to the BZA Clerk, and that the timeframe for submission for a January meeting has already passed. Builders can't just come in and start building. Attorney Leventhal explained what an Article 78 is. Mayor Avena explained that the Board will take as much time as it needs, even if the moratorium has to be extended again.

Elise Ledda – Feels this matter affects all of the North Shore, if larger boats are no longer allowed to dock in Manorhaven. Feels six more months is there for a reason, to look at the bigger picture.

Jentz Ruemenapp – He noted that he was at a Board meeting once, where 90% of residents opposed something and the Board still approved it. This was in reference to alternate street parking; this disturbed him.

Barbara Ruemenapp – Requested that the moratorium be extended. After attending a waterfront meeting, felt that rezoning and high density housing were focused upon. Said a study was not done and felt that nothing was done in the past six months. Wanted clarification about Thypin. Attorney Leventhal reminded everyone that tonight's hearing is limited to the moratorium. The Waterfront Committee will not make the decisions; they offer recommendations and the Board decides.

Trustee DiLucia – Felt an advisory committee is a good idea to discuss ideas before bringing in experts. She does not feel that the Village has wasted six months.

Trustee Kraft – Said a zoning study has been done; thousands of dollars were spent. Said he moved back to Manorhaven because he loves it here and he will not rush. He feels the residents need to give them a chance.

Ann Rose – Is concerned about one way in and one way out of Manhasset Isle. Feel streets are not wide enough for so much traffic.

Michael Sahn, Esq. – His letter was marked as Exhibit 3 – Requested that the moratorium not include Thy-pin Steel. Thy-pin has been an integral part of the community for many, many years and they would like the opportunity to collaborate.

Lucretia Steele – Wanted to point out that the Board can make a determination if they want to see single family housing in the R4 section. She reminded that Vision Long Island had suggested grants.

Mayor Avena limited all further conversation to the moratorium and recommended they close the hearing.

**ADJOURNMENT:** 9:00 p.m.

**Motion to Close Public Hearing and Meeting:** Trustee Popeleski; Seconded by: Trustee Kraft; *unanimously accepted.*

Manorhaven, NY  
December 15, 2016  
Sharon Natalie Abramski, CMC

**VILLAGE OF MANORHAVEN  
BOARD OF TRUSTEES MEETING  
DECEMBER 15, 2016 – 7:00 p.m.  
AGENDA**

**CALL TO ORDER:** 9:05 p.m.

**OPENING COMMENTS BY THE MAYOR:**

Noted that alternate street parking was beginning that evening and urged everyone to following street signs carefully. He also discussed the recent office renovation.

**REPORTS:**

Justice Court

Police Department

Building Department

*Motion to Accept Reports:* Trustee Popeleski; *Seconded by:* Trustee Kraft; *Unanimously accepted.*

**MINUTES:**

Draft Minutes of the November 17, 2016 Board of Trustees Meeting

Draft Minutes of the November 28, 2016 Public Hearing

*Motion to Accept Minutes:* Deputy Mayor von Roeschlaub; *Seconded by:* Trustee Kraft; *Unanimously accepted.*

**FINANCIALS:**

Abstract of Claims

*Motion to Accept Abstract of Claims:* Deputy Mayor von Roeschlaub; *Seconded by:* Trustee Kraft; *Unanimously accepted.*

**MOTION:**

*Tabled until January: January 1, 2017 – December 31, 2017 Manorhaven Fire Protection Contract.*

**OLD BUSINESS ITEMS:**

**NEW BUSINESS ITEMS:**

**PUBLIC COMMENT:**

*Gary Maynard* – There is a problem with the pedestrian walkway timer at the corner from Manhasset Ave across to the Shopping Center. (Clerk will address

**ADJOURNMENT:** 9:13 p.m.

*Motion to Adjourn: Deputy Mayor von Roeschlaub; Seconded by: Trustee Popeleski; Unanimously accepted.*

Manorhaven, NY

December 15, 2016

Sharon Natalie Abramski, CMC