



VILLAGE OF PORT WASHINGTON NORTH  
September 2007

**SAVE THE DATE!**

# Port North's 75th Anniversary Celebration

and the entire Village is invited!  
**SUNDAY, OCTOBER 14**  
Party noon to 4 pm,  
Concert 4 to 5:30 pm  
at the Village Green on Shore Rd.  
(formerly Thompson/Danaher on Channel Drive)  
**All Port North residents invited.**



Bob Weitzner

## A Message From The Mayor

*Dear Neighbor,*

I wish to thank the residents of the community for allowing me to continue my journey as Mayor of the Village. Many of our Board's initiatives are not yet completed, and lots of exciting things are in store for our Village in the near future.

I am excited about completing our Shore Road Traffic Calming Phase I project. Most recently countdown traffic signals, speed monitoring devices, and an audible crossing signal have been installed along Shore Road. These improvements, along with the brick crosswalks, serve to convert Shore Road from an urban road to a safer suburban Road. Port North has adopted Shore Road as our "Main Street" and Phase 2 will start this spring, adding brick crosswalks and countdown signals all the way to Cow Neck Road.

Our Baywalk Waterfront Park project is moving along. We have just received completed plans for an updated pier including a fishing pier and a boat dock. Soon Port North will finally have a "port" of its own. The Village has also spearheaded a Nautical Art Contest -- Manhasset Bay's past and present -- for local artists to have their art placed along the Baywalk Park trail.

Our quest for a new Village Hall/Village Court combined with a Village Club and new park is finally appearing to be a reality. Please see the plans as outlined by Deputy Mayor Mike Schenkler on pages 3, 4 & 5 of this newsletter. When finally built, the new facility will provide us with amenities unseen in our Village's 75 year history.

Speaking of history, it's been 75 glorious years since our residents were fed up with constraining zoning regulations placed on them by the Town of North Hempstead. Back then the Port Washington peninsula was growing and changing rapidly. As industries such as sand mining and clam digging replaced summer colonies, there was a strong desire to house more people by building homes on smaller lots establishing the fabric and foundation of Port Washington North. Now it is time to celebrate our 75th anniversary.

**We invite our residents to a 75<sup>th</sup> Anniversary Celebration on Sunday October 14 at the Village Green on Shore Road.** The festivities will focus on our history and will include many events, photographs, displays of the winning art designs going into the Baywalk Park, and storyboards depicting our past and our future. There you will find how our village got started, and what's in store for our future. We will have activities for all ages: from sand art to a big band recital at dusk. **So save the date, there's more information coming. We'll see you Oct. 14, on the Village Green.**

*Regards,*

Bob Weitzner

## Inside Port North .....

- New Laws; New Village Attorney...pg 2**
- The Village Green Project...pg 3,4,5**
- Baywalk Park Pier, Environmental & Safe Streets...pg 6**
- Public Works & Who's Who In Port North...pg 7**

**What's Happening with the Village Hall/Club?**  
Read page 3;  
See plans in centerfold

# New Local Laws passed by the Board of Trustees

The following summarizes the new local laws which were enacted in the past year by the Port Washington North Board of Trustees:

## Local Law 1 of 2006

Amending the Permitted Uses within the EDB Zone (Channel Drive):

To permit health clubs, spas, gymnasiums and similar establishments

*Adopted July 24, 2006*

## Local Law 2 of 2006

Amending Certain Provisions of the Village Code with regard to notices of tax sales and notices to redeem to comply with the constitutional requirements for due process in the collection of property taxes, with regard to tax sales and notices to redeem, by requiring additional reasonable steps to notify owners and lienholders when such reasonable steps are available, and to provide for the collection of the costs to the Village in providing such notice.

*Adopted November 27, 2006*

## Local Law 3 of 2006

Amending certain provisions of the Village Code to Limit the Size of Restaurants

No food establishment shall exceed 4,000 square feet in gross floor area.....

*Adopted December 18, 2006*

## Local Law 4 of 2006

Amending Certain Penalty Provisions with regard to Signs

A violation of any provision of this chapter shall constitute a violation pursuant to the Penal Law, punishable by a fine not to exceed \$1,000 or by imprisonment for a term not to exceed 15 days, or both such fine and imprisonment. Each day's continued violation shall constitute a separate and distinct offense.

*Adopted December 18, 2006*

## Local Law 1 of 2007

**Regulating Take-Out-Food Restaurants and Delivery Vehicles within Certain Areas of the Village**

The local law defines take-out-food restaurants, places limitations on delivery vehicles within 150 feet of Shore Road and/or 180 feet of Soundview Drive, and prohibits fast food convenience stores, fast food restaurants, fast service stores and take-out-food restaurants within 150 feet of Shore Road and/or 180 feet of Soundview Drive.

## Local Law 2 of 2007

**Prohibiting Illicit Discharges**

The purpose of this local law is to provide for the health, safety, and general welfare of the residents of the Village through the regulation of connections to MS4s and the regulation of non-stormwater discharges

to MS4s to the maximum extent practicable as required by federal and state law. This local law establishes methods for controlling the introduction of pollutants into MS4s in order to comply with requirements of the DEC SPDES General Permit (GP-02-02) for MS4s.

## Local Law 3 of 2007 - Repealed

## Local Law 4 of 2007 -

**Regarding Stormwater Management and Erosion and Sediment Control**

It is the intent of this legislation to adopt a comprehensive stormwater management and erosion and sediment control plan to the Village Code that will satisfy the relevant part of the Phase II stormwater regulations adopted by DEC. It has been determined by the DEC that:

(1) Projects and associated increases in site impervious cover often alter the hydrologic response of local watersheds and increase stormwater runoff rates and volumes, flooding, stream channel erosion, and/or sediment transport and deposition.

(2) Stormwater runoff contributes to increased quantities of water-borne pollutants, including siltation of aquatic habitat for fish and other desirable species.

(3) Clearing and grading during construction tends to increase soil erosion and add to the loss of native vegetation necessary for terrestrial and aquatic habitat.

## Meet Anthony Sabino, The New Village Attorney

*Anthony Sabino was first retained by the Board of Trustees to serve as counsel on the acquisition of land in connection with the Village Hall/Club/Park project. In May of this year the Board of Trustees voted unanimously to have Mr. Sabino become our new Village Attorney.*



**Anthony Sabino**

addition to serving as partner in a real estate development company. He is also a former Deputy Town Attorney for the Town of Oyster Bay.

Sabino has argued several landmark cases before the Second Circuit Court of Appeals and the NYS Court of Appeals. He represents and consults with

**Anthony J. Sabino, Esq.:** Anthony J. Sabino (Fordham University School of Law, 1973) joined Forchelli, Curto, Schwartz, Mineo, Carlino & Cohn LLP (FCSMC&C) in 2002 as counsel and concentrates his practice in the areas of land use, real estate, environmental issues and municipal law. He comes to the firm having served as partner in one of Long Island's oldest law firms, in

special improvement districts and has been Chairman of the Long Island Water Conference Legal Committee. Sabino has presented lectures to the American Bar Association Section on Banking, the NYS Bar Association and to professional associations on various aspects of municipal law and land use practice. He is admitted to practice in New York State and

Federal Courts and is a member of the Nassau County Bar Association.

## **Firm Summary: Forchelli, Curto, Schwartz, Mineo, Carlino & Cohn LLP**

(FCSMC&C) is a full service law firm that was founded in 1976 with offices in Mineola and Melville. The firm is comprised of over 40 talented attorneys who concentrate in a broad range of practice areas, including land use and zoning, real estate, environmental law, tax certiorari, litigation, banking and financing, commercial and corporate transactions, loan closings and bulk loan sales, trusts and estates, tax and elder law, bankruptcy and insolvency, employment and labor law, municipal law, and business and personal transactions. For more information please visit [www.fcsmmc.com](http://www.fcsmmc.com).

# The Village Green Project: A Dream In Progress

By **MIKE SCHENKLER**

No, calm down, the deal is not done.

However, since inheriting the job of bringing the Village a new Village Hall & Club, I can perhaps see an end in sight – a very positive end.

Stay with me; let me explain.

The dream of a Port North Village Club – a place where resident members can go for a summer swim with the family, shoot some hoops, play some tennis and relax in our beautiful waterfront Village is a dream conceived of some five years ago by a prior Board of Trustees. Bob Weitzner is perhaps the only present member of the Board who dates back to a rushed idea conceived in the heat of a political campaign.

But the idea was good and had traction. The old Board moved, retired, stepped aside and somehow some three years ago asked me to see the concept to fruition as chairman of the Village Club Commission. Even stranger, I said I would try.

The task was to determine and generate the support, provide funding, plan and construct a Village Club with membership open to Port North residents. Simple?

The first complication occurred when the developer of Mill Pond estates reneged on his commitment to build Port North a new Village Hall. So the project became more complicated and costly – build

a new Village Hall and Village Club. Soon, it had to accommodate the new Village Court and to respect the commitment to the Village there would be an open space park concept thrown in.

Now, the Board of Trustees I've been on for some three years is committed to the project – each and every member of the present Board is all for it. Only one thing, they did not want to use tax levy funds. They want no increase in taxes to fund this dream. Needless to say, the task was and still is challenging.

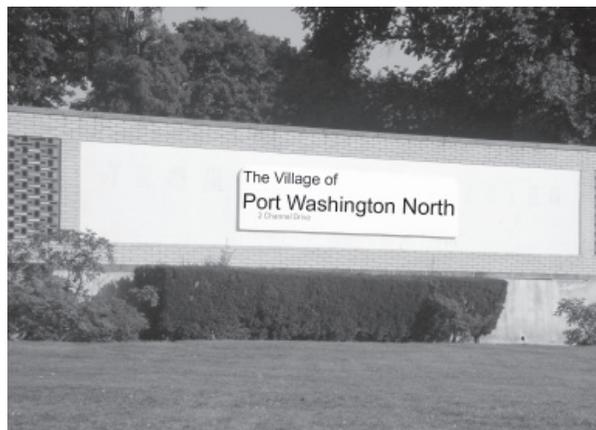
But after several disappointments and some modification in approach, it appears that it may just be doable.

Here's how:

We are in contract to sell our less than 8-acre parcel off of Valley Rd., granting zoning rights to build up to 45 senior citizen townhouses. We expect to close this fall.

We are in contract with the new owners of the Thompson/Danaher factory to acquire: the Village Green (their front

lawn); the existing 10,000 sq ft Woods Building which would be reconfigured to serve as Village Hall/Village Court and Village Club; and additional land for parking and



A future picture of the wall on the great lawn off of Shore Rd?

the construction of a large swimming pool, a kiddie pool and up to three tennis courts. This contract will close as soon as we have the funds from the sale of our parcel.

We have negotiated with Publisher's Clearinghouse and have reached an understanding to purchase the less than 5 acre parcel behind the factory building to be preserved as parkland.

It is anticipated that the proceeds from the sale of our parcel will exceed the cost of purchase of the Danaher parcel and Woods building, the Publisher's parcel as well as the renovation and reconfiguring of the Woods Building, the construction of the pools and tennis courts, landscaping as well as some additional funds for enhancing the parkland.

All numbers and details will all be shared with you as soon as plans move to the next phase.

**Mike Schenkler can be reached at:**  
[news@portwashingtonnorth.org](mailto:news@portwashingtonnorth.org)



From my weekly newspaper column, "Not4Publication"

## Iavarone's Prime View

The Iavarone family, operators of five specialty food stores throughout Queens and Long Island and Frantelli Iavarone Café in the Lake Success Center, is expanding its fine food business to include a new Port North waterside restaurant. Together with long time friends and business associates Lawrence Caputo and his twin sons Frank & Larry, they are bringing their expertise to our community.

Iavarone's PrimeView, located overlooking Mill Pond and across Shore Rd from our waterfront park, will feature fresh American fare with that special Iavarone touch. Fresh grilled steaks, chops and seafood, raw bar, exciting appetizers, soups and salads await the discerning diner. The site, at 37 Shore Road, was originally the Hotel Renwick during the 19<sup>th</sup> Century. The second story waterside deck has been restored to as it appeared in the early photos of the hotel. The delectable fare can be enjoyed on that deck (weather permitting) with a 180 degree view of both Manhasset Bay and Mill Pond.



Looking for a taste are (l.-r.): Lawrence Caputo, Joseph Iavarone, Frank Caputo, Mayor Bob Weitzner, Pat Iavarone

## Port North's New:

# Baywalk Waterfront Park Pier Design

The Baywalk Waterfront Park project is moving forward. We have received almost \$1.4 million in grants for Phase I of the project. The path design, including lighting, benches, and landscaping has been finalized. What was still left to be decided was the pier design, and the final NYSDEC review of the plan.

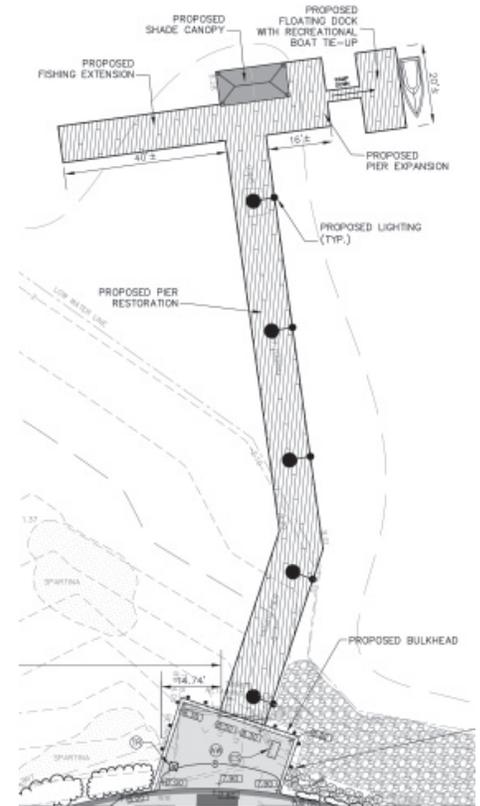
The DEC had initial comments on our first pier design. Our original concept was to have a long wide pier with benches galore. The end of the pier was to be canopied for shading purposes. However, the pier was also supposed to be recreational -- to allow fishing and perhaps even a boat or two to dock. The DEC concluded that one long pier could not do the trick. So it was back to the drawing board.

After consulting with our engineers and many months of deliberation, we came up with a new and improved design. Based

solely on DEC comments, the new plan calls for a separate pier for fishing, sightseeing, and boat entry. The design, shown, allows for each activity to be conducted independent of each other. Now those who wish to take in the sights can do so without being disturbed by other activities.

This pier will be the focal point of our Baywalk Park. It will extend our Village's reach into Manhasset Bay, and for the first time, allow boats to dock and visit our Village, its shops and restaurants. We hope to have this project out to bid by fall, and construction start in Spring of 2008.

In the meantime, we are actively seeking financing for Phase II, which will include bulkheading the eroding shoreline and developing the open space across from Stop & Shop's entrance. Once completed, we will have a fully functioning waterfront park for the entire community to use and enjoy.



## Environmental Commish



Bob Keane

**Storm Drain Cleaning:** The Village cleaned out its catch basins and storm sewers. As of last report, 46 structures were cleaned and approximately 133 cubic yards of material has been disposed of. Since most storm drains connect to Manhasset Bay or Mill Pond, this work helped to prevent this material from entering each of these water bodies.

**Two New Ordinances:** The Village passed two NYSDEC required ordinances for Illicit Discharge and Sediment/Erosion Control. The new laws help protect storm water from construction site runoff and illegal connections to the storm sewer system. In April 2007, the first illicit discharge was detected from a residential construction site and the owner immediately corrected the problem. Both laws are available on the Village website.

**Kayak Regatta:** The Port Community Chest holds an Annual Kayak Run around Manhasset Bay. The event is always fun and a great way to see how the water quality is improving in the bay. This year the event was the third.

**Storm Drain Markers:** Port North installed additional storm drain markers on catch basins and storm sewers. Look for the new marker "No Dumping, Drains to Bay" while walking to Sisina or Romantic restaurants.

**Pool Discharges:** Please note that the Village has an existing ordinance that strictly prohibits emptying your pool water onto your neighbor's property (blatantly obvious) and onto the Village streets. The current local law states that all pool discharges must be contained on your property. Please note that the discharge of chlorinated water can end up in Manhasset Bay and hurt the local ecosystem.



Port North Mayor Bob Weitzner and long-time, omnipresent resident Steve Kaplan with members of the local Constabulary as they test the first installed speed monitoring device.

## Operation Safe Streets

Two years ago, Trustee Daria Hoffman began our "Operation Safe Streets" with the cooperation of the Port Washington Police Department. Improvement to road surfaces and handicap ramps, additional stop signs and curve warning signs throughout our Village are already making our streets safer for our residents.

Now we have added portable speed detection devices to help reduce speed in the Village to promote greater safety. The devices alert motorists who go above the road speed limit, which for most roads in Port North is 25 MPH. It flashes when you exceed the speed limit in an effort to slow you down. These devices are portable, and can be moved when the need arises. Data including the number and speed of cars, is being retrieved by Port North resident Steve Kaplan, which will help direct further calming measures including additional police presence and enforcement.

The devices however, do not take pictures and are not used to issue summonses.

## Roadwork Update

We have finished Phase I of our Shore Road Traffic Calming Program. This includes Port Washington's first audible crossing signal at Old Shore Road.

We have secured a second NYS grant for \$360,000 that will take the brick crosswalks and countdown signals all the way to Cow Neck Rd.

Ave. C has been completely reconstructed, and both Ave. B and Durbyn St. were repaved through the cooperation of the Town of North Hempstead's Public Works Dept. Next on the list are Marlin, Angler, and Seagull. We are also seeking State funding for the reconstruction of Pleasant Ave.

Potholes and sidewalks continue to be repaired.

We've updated signage throughout the Village and will be working on improving our gateway signs shortly. Additional

"Village Speed Limit 25MPH" signs have been ordered for each Village gateway.

Our storm drains have now been inspected and cleaned.

All of the road and related work, has been done with a careful eye on our line items in our well crafted Village Budget. All of this has been accomplished with a modest increase in tax assessment of approximately 3% annually by the Board of Trustees.

Contractors: road repair, Stassi Brothers and the Town of North Hempstead; snow removal and storm drain cleaning, Dejana Industries; sidewalk repair, Castle Industries.

Superintendent of Public Works Ron Novinski is watchfully out there, supervising work and meeting with every contractor ensuring quality, cost effective work for the Village.

## Verizon Cable?

As you may have noticed recently, Verizon has been in the process of finishing the installation of their cable network in our Village. As some of you may remember, Verizon began to wire our Village last year and ran into problems with their subcontractors, resulting in two fires and damage to Village property. The Board of Trustees, working closely with Verizon, has ensured that this would not be repeated.

As this installation is now basically done, the Board of Trustees will enter negotiations with Verizon on a Cable Franchise agreement for our Village.

Your Board is committed to providing our residents with choice when it comes to cable and other telecommunication services.

In addition to negotiations with Verizon, renewal talks with Cablevision will be getting underway, and we will keep you updated on our progress on both.

## Hey Bill, Got Power Outages? Here's A LIPA Power Update

As you may know, your Mayor and Trustees have been in an active dialogue with LIPA regarding the maintenance and upgrading of our Village's electricity infrastructure. This dialogue has begun to

pay dividends in the formation of a regular program by LIPA to address our power needs. This has so far resulted in less frequent power outages, and we anticipate further gains in the future. As always, we are

happy to help our residents on this issue.

If you have any questions or problems related to this ongoing initiative, please contact Trustee Steve Cohen at Village Hall.

## Roof Permits Required

Building Inspector Barbara Dzierney informs us that Roofing Permits are now required when installing a new roof or re-roofing over two or more existing layers. This is due to the fact that the Current NYS Residential Code instituted new requirements for roof construction and stricter installation instructions for roofs located in the 110 mph windzone, which is where we are located.

Section R907.3 of the NYS Residential Code : "New roof coverings shall not be installed without first removing the existing roof coverings where any of the following conditions occur:

1. Where the existing roof of roof covering is water-soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing. 2. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile. 3. Where the existing roof has TWO or MORE application of any type of roof covering

Exceptions : 1. Complete and separate roofing systems, such as standing-seam metal roof systems...

In simple terms, any new roof or re-roofing where there are two or more layers present will now require a building permit from the Village of Port Washington North Building Department.

Applications available [www.portnorth.com](http://www.portnorth.com) or at Village Hall.

## Who's Who In Port North

The Board of Trustees of the Village of Port Washington North, Mayor, Robert S. Weitzner, Trustees Steven Cohen, Daria Hoffman, Michael Malatino, and Michael Schenkler ratified the following:

Michael Schenkler as Deputy Mayor

Palma Torrisi as Village Clerk

Linda Kropacek as Deputy Village Clerk

George Stack as Treasurer and Budget Officer

Anthony Sabino as Village Attorney.

Palma Torrisi as Assessor and Receiver of Taxes

Barbara Dzierney as Building Inspector

Fred Lauria as Deputy Building Inspector

Ronald Novinski as Superintendent of Public Works

Robert Keane as Environmental Commissioner

Alex Moschos as Emergency Management Commissioner

Perri Sue Zausner as Beautification Commissioner

George Williams as Landmark Preservation Commissioner

Howard Krebs as Board of Appeals Chair

Howard Krebs as Acting Village Justice

Linda Kropacek as Clerk to the Village Justice

Alan Nelson as Special Village Prosecutor

Leslie Gross as the Registrar of Vital Statistics

# Port Washington North

## Celebrate Our 75th Anniversary

October 14th, on the great lawn -- pg.1

Mayor: Robert Weitzner  
 Trustees: Steve Cohen, Daria Hoffman, Michael Malatino, Michael Schenkler  
 Village Clerk: Palma Torrisi  
 Deputy Clerk: Linda Kropacek  
 Voice: 883-5900  
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 Email: portnorth@optonline.net  
 Port North News Editor: Michael Schenkler  
 Photographer: Lillian Schenkler

NEWSLETTER SEPTEMBER 2007  
 Incorporated Village of  
 Port Washington North  
 71 Old Shore Road  
 Port Washington, NY 11050

PORT WASHINGTON, NY  
 PERMIT NO. 373  
 PAID  
 U.S. POSTAGE  
 PRESORTED STANDARD

## Port North Bulletin Board

### Board of Trustees Meetings

The Board of Trustees will meet at 7:30 pm at Village Hall, 71 Old Shore Rd. (Stop & Shop Plaza) on the following dates: September 24, October 22, November 26, December 19, January 28, 2008, February 4, 2008, February 25, 2008, March 10, 2008, March 24, 2008, April 28, 2008.

### Halloween Curfew

In order to ensure that Halloween is a pleasant experience for everyone, Port North has for many years imposed a curfew. All those under the age of 19 years may only be on Village Streets if accompanied by an adult: between 7:00 pm October 30 to 6:00 am October 31 and 7:00 pm October 31 to 6:00 am November 1. Police will patrol to enforce the law.

### Lots For Sale

The Village is offering two legal single family building lots in Soundview, one behind the other. One is on Soundview Drive and that lot size is 8,300 square feet and the other is on Cow Neck Road and its lot size is 6,765 square feet. Both are zoned residential and are located in prime area convenient to shops, worship, pool, tennis courts, beach and parks. Survey is available. If you are interested, call Trustee Hoffman at the Village Hall.

[www.portwashingtonnorth.org](http://www.portwashingtonnorth.org)  
[www.portnorth.com](http://www.portnorth.com)

### Port North Newsletter

The Port North Newsletter is published by the Village of Port Washington North to keep our residents informed.

If you have suggestions, contests or submissions, or ideas, you can reach us at: [news@portwashingtonnorth.org](mailto:news@portwashingtonnorth.org)  
 -Mike Schenkler, editor