

This assertion suggests that the 10 improvements would not have occurred without an independent Planning Board, which is simply untrue. The Public Hearing would happen in any event and these matters, handled ably by the PB members, would have surfaced. The assertion is that the BOT would have ignored this input which is incorrect.

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From: info@plandomeheightscivic.org
Sent: Thursday, February 11, 2021 9:47 AM
Subject: Follow-up to Public Hearing on elimination of Planning Board Public and "Takeaways" document

PHCA Members and Residents,

The Village's proposal to eliminate our Planning Board was thoroughly discussed at last week's Public Hearing. We thank the many residents who participated and shared their concerns, and the Mayor for the informative presentations by the Village Attorney and Building Inspector. We also thank the three residents who volunteered to serve on the Planning or other Village boards in the future.

The root of many of the concerns on both sides of this issue relate to the last subdivision project in the Village on Summit Drive in 2018. As reported in several articles written at the time about the proceedings (see links below), the Planning Board members carefully reviewed the proposal as well as resident concerns about emergency vehicle access on the very narrow street, and erosion and potential flooding of neighboring properties because of the severe slope of the backyard of the property.

This is the value of an independent Planning Board whose mission is solely to consider the impact of the project on the community within the framework of allowable considerations. As chronicled in the articles below, the Planning Board did their due diligence and because of their thoughtful analysis, ten accommodations were agreed to by the developer, resulting in a better, safer project that balanced the interests of the developer with those of the community.

In the "takeaways" document that the Mayor posted following the meeting, the Mayor highlighted the risks to the Village of an untrained, inexperienced Planning Board, citing that project as an example. To not only criticize those efforts, but then use that categorization as justification to eliminate an independent planning board is both disingenuous and disparaging to the efforts of those dedicated volunteers.

We agree that there are pros and cons to having an independent Planning Board in a village with as few properties subject to subdivision as we have, and we welcome the evaluation of those pros and cons before coming to a final decision. However, it should be recognized that the supposed incompetence of our Planning Board members is not one of them.

-Plandome Heights Civic Association Board

See actual text from the Village below

Links to Manhasset Times articles on Summit Drive Subdivision hearings:

January 30, 2018 Manhasset Times article, "Plandome Heights planning board meets for 1st time in four years for subdivision" [here](#).

February 28, 2018 Manhasset Times update article, "Plandome Heights residents voice concerns about drainage" [here](#).

May 2, 2018 Manhasset Times update article, "Plandome Heights Planning Board continues subdivision hearing with new members" [here](#).

May 29, 2018 Manhasset Times update article, "Plandome Heights Planning Board closes hearing, postpones vote for Summit Drive subdivision" [here](#).

June 13, 2018 Manhasset Times update article,"Plandome Heights Planning Board approves Summit Drive subdivision 3-2" [here](#).

On the Web at:

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What was actually said by the Village in the "Takeaway" document is as follows:

"1 This is not intended as any negative comment about any of our existing or former members intelligence, commitment, service or otherwise. We have, and have had, ***talented and faithful*** members and we value their service to our Village. It is a comment on that unique knowledge and qualifications required of, and our Village's lack of any transactions to generate experience for, a Planning Board member. See other parts of this document (and the transcript), particularly the Village Attorney's presentation, regarding this belief."