



INCORPORATED VILLAGE OF
Plandome Heights

37 Orchard Street, Manhasset, New York 11030
Tel: (516) 627-1136 Fax: (516) 627 1393
www.plandomeheights-ny.gov

June 14, 2022

Residents:

I write to speak about moving ahead on our occupancy situation and needs.

As I told you in my March 31, 2022 letter to residents, after our current lease and extensions are up, we will no longer enjoy the favorable rent we negotiated over the past 13 years and we need more space. Further, our landlord has since given us a proposal to add additional years to our lease under a new rent structure that, projected over 15 years, would call for \$1 million in rent; an extraordinary increase over our current rent. Being proactive, we are starting now to find alternatives for our space needs.

As such, we need to address our future with all options on the table to find a long-term solution. All options include rent, purchase, share, condo or other.

I welcome involvement from the community as it is critical to success. As I said I would, I am forming a group of Mayor's Advisors on Occupancy over the coming weeks. As I reflect on the structure of this group, I believe that different skills will be needed for the different phases of this work. And so, I am considering separate "Task Forces" within the advisors to address critical issues like feasibility, finance, sourcing opportunities/making unique opportunities, location, interior design, legacy working experience etc. The Committee/Task Force members will contribute ideas, be a sounding board and in some cases lead discussion.

I also want us to be mindful of our Village volunteers, our Village staff and Village Building Inspector, and the residents they serve. Our taxes are low because of our volunteer's service and they, and our staff, deserve the respect of the community including appropriate working conditions and meeting space for their important work. Consider what it would be like without them in an environment of scarce human resources.

The need here is critical. Our building activity has grown by more than 160% since we took our space 13 years ago in 2008; much more if you look back 20 years. We are currently positioned for the past, not the bright Village of the future. Circumstances have evolved so that now is a historic and exciting opportunity to invest in that future, secure our space and reduce/end expensive rent. I welcome your help.

Sincerely,
Incorporated Village of Plandome Heights

Kenneth C. Riscica
Mayor

Mayor@PlandomeHeights-NY.gov

Kenneth C. Riscica
Mayor

Daniel Cataldo
Mary Hauck
Kristina Lobosco
Florence Musalo
Gus Panopoulos
Norman Taylor
Trustees

Arlene Drucker
Clerk -Treasurer

Susan Martinez
Deputy Clerk

Katherine Hannon
Deputy Clerk - Court

Cye E. Ross, Esq.
Village Justice

Mary Breen Corrigan
Prosecutor

Edward P. Butt, AIA
Building Inspector
Stormwater Mgmt.
Officer

David Lisner
Emergency Mgmt.
Coordinator

Maryann Grieco
Architectural Review
Board, Chair

Eugene O'Connor
Zoning and Appeals
Board, Chair

Trey Harragan
Technology Advisory
Board, Chair