



INCORPORATED VILLAGE OF
Plandome Heights

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

October 3, 2022

Tonight, I presented the draft Space Analysis prepared by our Architect, Harry Nicolaides, AIA to our Trustees. The purpose of the report is to assist us in our occupancy plans and needs.

Mr. Nicolaides is enormously well qualified to give us this assessment and advice. Mr. Nicolaides is a well-respected architect providing services to clients in our community for decades. As such, he is regularly in the Village Halls of all of our local towns and villages advocating for his clients. Further, Mr. Nicolaides was Mayor of Munsey Park for 17 years so he understands village operations beyond building and construction.

The report focuses on the needs of residents and the functions of the Village to serve residents, now and in the future, as well as the adequacy of our current facility. The report concludes:

- Current facilities "...are woefully inadequate for even the smallest municipality." The report also states that "There are minimum space requirements, independent of village population, that allow a village to function properly."

In defining our space needs, Mr. Nicolaides' report included a review of the facilities of a "peer group" consisting of 5 nearby villages with approximately the same population (Plandome Manor, Baxter Estates, Roslyn Harbor, Roslyn Estates and Saddle Rock) and finds:

- Peer group comparison - Our peer group has an average of 1,064 residents and 1,710 sq ft of space. Our Village has 1,005 residents and 717 sq ft; 60% less space than our peers.

The report is consistent with our own evaluation and plans, but it is disappointing as a "report card." And, like the significant planned increases in rent we face, it calls for change.

This situation has a long history to it including prioritizing excessive frugality when we had a favorable lease. But those days are over as market forces and our needs threaten to triple our rent if we don't take action. As such, we are exploring an ownership solution to end rent forever. The time is right to explore that and Mr. Nicolaides' report is helpful as a guide.

To promote education, transparency and further dialog in the community, Mr. Nicolaides Space Analysis is included on our new web page, www.PlandomeHeights-NY.gov/Village-Hall, which will collect data about our space planning process. The webpage has a Preamble and then History, Financial Feasibility, Space Needs, Why Now & FAQ's.

Questions, comments and complaints, as always, are cheerfully accepted.

Sincerely,
INCORPORATED VILLAGE OF PLANDOME HEIGHTS

Kenneth C. Riscica
Mayor

Mayor@PlandomeHeights-NY.Gov