



INCORPORATED VILLAGE OF
Plandome Heights

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December 5, 2024

Dear Friends and Neighbors: RE: 2024 year-end review

As we move towards the new year, I write to share issues and opportunities in the Village.

Occupancy – We continue to actively review alternatives to address our occupancy needs. We have two purchase opportunities that meet the parameters discussed and published in our [May 20, 2024 letter](#) and [Exhibits](#). We plan to renew our existing lease if no transaction occurs.

“Planning Beyond One Year”, costs, taxes and such – The significant “drivers” of our property taxes include:

- Inflation that is driving certain of our costs well above the 2% tax cap
- Offsets from non-recurring interest income as well as high building fees.

In short, over three years we have held our tax increases to a total of 7.3%. However, some costs are up significantly during that period, like personnel and benefit costs (27%), insurance and professional services (20%) as well as new environmental costs have been added to local mandates. And the proposed rent increase in 2025 for our existing space is nearly 50% in one year and that single item exceeds our tax cap.

We’ve kept our property taxes low by applying the offsets from interest and building to mitigate our cost increases. But a day of reckoning is inevitable. Income offsets are now declining and costs continue to go up. We expect to continue our success at “Planning Beyond One Year” to smooth these effects so that we have “stable and low taxes” over time.

Webster Avenue Bridge project – We are working with the LIRR on their multi-million project to replace this 127-year-old bridge. Our Village is the most impacted by this project and we are working to have input to the project and the disruption it will cause for 9+ months

Snow and sanitation contracts – In the ninth year of our ten-year contract for snow removal, we are considering going out to bid *one-year early* so we can look at market conditions and have time to react. On sanitation, we continue to adjust to the new provider and welcome input.

Village History and 100th Anniversary – With our 100th anniversary now less than 5 years away, we are working on content for an update to our history for the recent 25 years.

Re-energized Tree Planting Program – Using some grant money, we are seeking residents to partner with the Village in planting 25 – 40 trees on the Village right-of-way.

Volunteers – Our Village taxes are low, and quality of life is high, because of the 27 volunteers who serve to make our Village great. If you would like to consider Village service on one of our boards or in other ways, let me know. We need you.

Your comments, questions and complaints are cheerfully accepted!

Sincerely,
INCORPORATED VILLAGE OF PLANDOME HEIGHTS

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