

Sands Point Report

JUNE 2016

MAYOR ADLER'S REPORT

A Courageous Act and a Life Saved

In early April, Sands Point Police Officer Daniel Zith responded to a report of a car on fire in a Sands Point resident's driveway. Arriving on the scene and observing the car engulfed in flames, Officer Zith saw that there was an individual in the car and, courageously under very dangerous circumstances, immediately pulled the individual from the car. At that point Officer Michael Borowski arrived on scene and helped Officer Zith carry the individual to a location a safe distance from the burning vehicle. Upon arrival of the PWFD, the injured individual was taken to the hospital and has made a good recovery. The injured individual is not a Village resident; apparently he drove the car to a Sands Point driveway chosen at random and set the car aflame in a suicide attempt that likely would have succeeded without the fast action of our Village police.

Another life was saved on the last day of May, when swift administration of CPR and oxygen by Police Officers Buettner and Grassini saved the life of a resident who, shortly after their arrival, ceased breathing and had no detectible pulse. With breathing restored, care was transferred to the PWFD upon their arrival and the resident was transported to St. Francis, where he was reported to be in good condition.

Incidents of this nature remind us all how fortunate we are to have the Sands Point Police coming to our aide in times of need; we are grateful for their dedication and training.

Village Club Update - 2016 Season

The Club is off to its best start in many years. The final 2016 Club budget was published in the Village's Budget Newsletter in March. Monthly reports provide management, the Club's Operations Committee and the Board of Trustees with year-to-date budget progress in substantial detail. With high season now underway, it's looking likely that the Club will meet the 2016 budget goal of breakeven or better, inclusive of operating costs and, for the first time, inclusive of all anticipated capital expenditures and the debt service from the Club's portion of last year's bond financing. The bond financing provided about two million dollars for the 2015 bunker renewal project, the Mansion courtyard roof scheduled for installation next month, and a variety of other overdue equipment replacement and facilities-related projects to be completed this year.

The architect hired by the Village a few months ago, Jim Rogers, has made very good progress designing an upgrade to the pool facilities. The design and a cost analysis are expected to be completed by mid-summer. If all goes well, the goal is to accomplish the renovations between the pool's close at the end of this summer and re-opening next spring. Under consideration are all new changing/locker

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Mayor
Edward A. K. Adler

Trustees
Katharine Ullman
Marc Silbert
Lynn R. Najman
Peter A. Forman,
Deputy Mayor

Village Clerk
Liz Gaynor

Treasurer
Kathleen Notaro

Police Chief
Richard Lertora

Village Justices
Alyson K. Adler
Daniel Scheyer

Advisor to Board of Trustees
Daniel Scheyer

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rooms, upgraded food service facilities, visually-attractive exterior finishes, new windows and doors, expanded pool deck, beach access and improved parking. The project includes an updated engineering analysis of the stability of the hillside at and just beyond the present pool and deck.

Best wishes for an enjoyable summer.



edadler@sandspoint.org

PORT WASHINGTON FIRE DEPARTMENT UPDATE

by
TRUSTEE MARC SILBERT

Many residents were surprised to learn recently that the Village of Sands Point pays the Port Washington Fire Department (PWFD) almost \$900,000 a year and that number is steadily rising. In fact, we pay more per capita than all the other covered municipalities.

Sands Point has taken a leading role in promoting a greater degree of transparency and clarity with respect to the PWFD and its operations. Working with the other municipal contractees of the PWFD (it is NOT a governmental agency), we have made some good progress.

For example, following the US government EEOC's finding that the PWFD's pension/award program (LOSAP - Length of Service Award Program) was discriminatory, we have established a LOSAP Advisory Board that will administer this more than \$3 million dollar program in conjunction with the other municipalities to help avoid any future legal issues, to improve its investment performance and administration, and to deal with underfunding.

Just recently, the Village of Sands Point hosted a meeting that was attended by all the contractees at which we questioned the Port Washington Fire Medic's response to Sands Point emergency calls. With statistical data that has been compiled by our own Police Department, we noted that it takes over 10 minutes, on average, for an ambulance to arrive on scene (our own Police take 3 minutes or less.) Further, we noted that all 3 of the 4 working Fire Medic ambulances are equipped with Advanced Life Saving (ALS) equipment but only 17% of the Fire Medic personnel are certified to actually provide that level of care. The Village reiterated its long standing request that the Fire Medics investigate billing insurance companies for its services as a way to create a revenue stream (we conservatively estimate this would produce \$700K a year) that could be used to hire full-time staff and improve its service to the Village. The Fire Medics have indicated they will be making inquiries into this procedure (which is already used by other volunteer ambulance services on Long Island) and will get back to us "this summer" with their findings. In addition, the Fire Medics told us they will immediately begin using "fly cars" to respond to 9-1-1 calls to improve initial response times (although these "fly cars" do not have the transport or treatment capabilities of the ambulance.)

We will continue to work with the PWFD to ensure that our residents receive the best possible service and we will advocate vigorously for continual improvement and efficiency.

ROAD REPORT

by
TRUSTEE & ROAD COMMISSIONER KATHARINE M. ULLMAN

The Village has 22 miles of public roads for which it has primary responsibility for maintenance and safety. During recent years, the Village, in its annual budget, allocated approximately \$750,000 for road repair, maintenance, and drainage projects. It has now become evident that such amount was insufficient to maintain the roads in a manner which we believe to be appropriate and safe. Accordingly, the Village in 2015 engaged the engineering firm of D&B Engineers and Architects to prepare a Road Evaluation Study to rank the condition of all Village-owned roads. The construction and engineering estimates for the roads which were in greatest need of improvement as determined by D&B, Village Superintendent of Public Works, Brian Gunderson, and Road Commissioner, Katharine Ullman, amounted to approximately \$5,000,000. The Board of Trustees determined that the most fiscally prudent approach to funding the necessary and desired improvements to the roads would be to fund the needed road work by municipal bond funding in September, 2015.

Using approximately \$450,000 of the Bond proceeds, the Village resurfaced Fox Hollow, Orama Drive, Mimosa, Elm Court, and part of Tibbits Lane last fall.

In April 2016 the Village went out to bid for resurfacing, drainage improvements, and installation of stone block curbing on Round Hill Lane, Sands Point Road, South Road from number 110 to its end, Southeast Road, Wood Road, Barkers Point Road from Cedar Lane to Plum Beach, March Lane, Middle Road, Sloanes Beach Road, Sloanes Court, and Sousa Drive. This represents in the aggregate substantially all of the roads determined to be most in need of repair and maintenance in the Village. The bid was awarded to John McGowan and Sons in the amount of \$3,148,597. Such amount is exclusive of the cost of survey and design work which is projected as approximately \$250,000 for the 2016 road project. The Village expects the road work to begin in late summer or early fall of this year. Residents will be notified in a timely manner before any work begins in their area. The Village apologizes in advance for any inconveniences that may occur.

Unrelated to the overall program indicated above, the Village is awaiting final approval from the NY State DEC for previously- targeted drainage improvements to Plum Beach Point Road. The Village expects these improvements to be completed this year.

As always, repair of potholes, storm drains, and curbs are made throughout the year as needed; sweeping is contracted four or five times a year. Such maintenance and repairs are included within the regular budget.

The Village will continue to respond promptly and effectively to reports by residents of any potholes, curb damage, clogged drains or other conditions which may adversely affect Village roads.

BUILDING DEPARTMENT UPDATE

by
TRUSTEE & BUILDING COMMISSIONER LYNN R. NAJMAN

The Village building department has been updating and expanding the rules and regulations pertaining to the construction, renovation and maintenance of properties in our Village. Many of our laws had not been revised in decades, and it had become clear that some of our Village ordinances were out-of-date, were not working well to enhance the beauty of Sands Point, sometimes had unintended consequences, and allowed health and safety concerns to continue unmitigated.

With the surge in construction and renovation activity in the Village, it became apparent that we needed to review and change the building department codes. We hope that we've addressed many of these issues with several law changes recently put on the books. Below is a quick overview of what we've accomplished.

Construction Site Maintenance:

We now require construction sites to be kept clean, neat and contained, with construction activity limited to weekdays between 8AM and 5PM. Dumpsters must be removed in a timely fashion. Importantly, construction fencing must be installed to prevent unauthorized access onto open construction sites.

Many of our neighboring communities already have this regulation on their books, which aims to minimize the impact of a construction site on immediate neighbors, as well as preventing possible injury on an unsupervised, open site. This law was passed in April of 2016.

Driveways and Parking Courts:

When a project goes before our Board of Zoning and Appeals (BZA), we require screening of driveways and parking courts to gain approval for the project. We have expanded the ruling for screening to all future driveways and parking courts, even when no BZA approval is required. This regulation does not apply to existing driveways and parking courts, but will apply if a driveway is changed in the future.

Activities Requiring Site Plan Review:

Sometimes our laws can have unintended consequences, and we're happy to try to remedy this if we can. Currently, all projects that increase the size of a residence by more than 50% automatically go through the process of site plan review before our BZA. Yet sometimes a resident can have a very small addition to their house which combined with years of other small additions will push the total size of the residence over the 50% addition level from the original footprint.

Our new law allows a resident to get an exemption from site plan review when an addition of less than 10% of the gross floor area makes the total structure more than 50% larger than its original footprint. The applicant must be a new resident to the home.

Blighted Homes:

"Zombie houses" are a problem in many communities including our own, and we needed a code to allow us to deal with them. Before this law was passed our Village had no provisions allowing us to deal with the problems of vacant, abandoned, improperly maintained and dilapidated structures. These buildings present both a visual blight and a health and safety issue for all our residents.

We now have a law which will require unsafe buildings and structures to be repaired and secured from intruders or demolished and removed. The building department has the authority to repair, seal, board up, fence or demolish blighted properties if the owner or lienholder does not comply.

WATER DEPARTMENT UPDATE

by
WATER COMMISSIONER DANIEL SCHEYER

Well No. 8 is in the last stages of testing by the Health Authorities. If the test results continue to be positive, the new well (and 280,000 gallon ground level storage tank) should be on line within a few weeks.

Test Wells, to supplement the two existing wells that face salt water plumes, are underway. Testing on the first well at the Sands Point Preserve went well, and the formal report of the Village's hydrogeologist indicates that a well in that location will provide the needed capacity. Work has commenced on the second test well, located at the Village Club property.

Water Meters, on line for over 20 years, have reached the end of their useful life. We have engaged the makers of our present meters to conduct a radio path study to determine the feasibility of installing state of the art meters throughout the entire village that would contemporaneously report water consumption, for the use of both the residents and the Village.

Rust colored water, an unpleasant, but not health-threatening, side effect of a communal water delivery system, has cropped up with greater frequency this year. Discolored water occurs when there is an increased velocity of water passing through our iron water mains. It is believed that this winter's weird oscillation from mild weather to extreme cold contributed to the seasonal problem, where water usage oscillated from 400,000 gallons a day in Winter to 1,000,000 gallons a day in April.

On occasion, we are able to anticipate when velocity will change, as when there is construction in an area or mains are to be flushed. When that occurs, potentially affected residents are notified. In most cases, the cause is unanticipated, as with a water main break, an actual fire, a contractor opening a hydrant illegally, or technicians improperly opening and closing a sprinkler system.

The typical concentration of iron in water when tested in Sands Point is less than .02 mg/litre. When higher flow velocities raise that level, water can appear brown and laundry can be stained. While not a health hazard, the appearance of the water may be unpleasant.

Overwatering as a result of incorrectly programmed sprinkler system controllers and/or inoperative or ineffective rain sensors was a serious problem during the draught period last summer but wastes water and adds unnecessary water usage costs to residents' bills all season long. Please make sure your sprinkler controller is correctly programmed, and **please turn the system off manually** rather than relying on the rain sensor in the days during or following rainy weather. You'll save yourself money and help conserve Village water supplies.

Conserve water!
Turn off sprinkler systems manually during rainy periods.

EMERGENCY MANAGEMENT & OUTAGES UPDATE

PSE&G—Long Island--change MAY be coming

By: DEPUTY MAYOR AND FINANCE COMMISSIONER PETER FORMAN

Trustees in Sands Point often wear many hats. One of mine is an overlapping role as Village Emergency Manager and as Commissioner of the Port Washington-Manhasset Office of Emergency Management. As such, sometimes we are able to get to see issues from a different perspective and sometime able to leverage our efforts on behalf of the community.

Firstly, about three months ago, in late February, we had a particularly nasty windstorm. It took down trees and lines that blocked two major arteries in the Village--Middle Neck Rd near the Preserve and a portion of Barkers Point Rd. Over 130 homes in the village had no power for up to two days. And for a long period of time the Village Hall & Police HQ had no power either (and was running on backup). The damage in the Village itself was as bad as Storm Sandy.

In general, many of the restoration delays that we are experience are caused by PSEG's need to have different crews handle different aspects of an outage. First they send crews to survey the damage. Then, if a tree has come down on lines, and, as an example, is laying in a roadway, they need to send tree crews to depower the lines before a successor crew can clear the trees. Only then can linesmen work to handle the damaged power lines. This process, which they deem necessary, and reasonably so, can really drag out a repair situation. In meetings with PSEG-LI after the Feb event, they have acknowledged that they failed to open our roadways in a timely fashion. Our roads were closed for almost two days. They have assured us that this will improve.

Communication issues at the resident and municipal level are weak as well. If a circuit is broken they know that all "downstream" homes are off-line. But, and this is a big but, if the break is fixed, they ASSUME that all downstream home are back online. Unless a resident notifies them (again) that they still have no power, they may not be aware of a secondary break in the circuit. But how do residents know when an upstream break is repaired and that they should call again? Unfortunately, there is no answer to that issue now.

On the municipal level, they do attempt to communicate with us during an event, but despite their genuine efforts and good intent, the quality of the information is often vague and not as helpful as it could/should be.

Smart Meters: We are trying to brainstorm ways to work more effectively with them. One discussion we are having is for Sands Point to become the first village, as we understand it, on Long Island to have it meters replaced with Smart Meters. Among the benefits of these meters is the elimination of the need to call PSEG to let them know a house has an outage. They had advised that this would give them real-time into the status of all homes. They would then be aware of multiple breaks on the same circuit sooner.

We have discussed many other issues with them, including the cost of burying power lines (the costs are staggering), better access to their computer systems (by the Village), improved coordination before, during, and after storms, and many other ideas.

The Village is just one village among many, many municipalities in Nassau and Suffolk and so our influence is somewhat limited. Nevertheless, I am proud to say with coordinated assistance from Mayor Ed Adler, Trustee Marc Silbert, Chief of Police Richard Lertora, Lt Tom Ruehle, Superintendent of Public Works Brian Gunderson, Village Clerk Liz Gaynor and others that we are "punching above our weight" and are as effective as we can be in representing the Village to mitigate future outages in advance.

Here's to a calm, outage-free summer, but hurricane season is around the corner. Get your generator while you can!

VILLAGE CLUB 2016 MEMBERSHIP Q&A

• What is the status of Club membership this year?

The chart below summarizes membership totals as of June 1st. The “Racquet Privileges” and “Pool Privileges” categories indicate the total number of families in various membership categories entitled to use those facilities. “House” members are entitled to attend all Club events and enjoy regular bar and dining at the Grille and Mansion.

	ALL MEMBERS	FULL (Golf, Raquet, Pool)	RACQUET PRIVILEGES	POOL PRIVILEGES	HOUSE (Dining)
Total Membership	746	255	364	348	269
Resident	438	132	187	180	219
Non-Resident	308	123	177	168	50

• Why is the “Full” membership category so important to the Club financially?

Although only **34%** of Club members are full members entitled to play golf and all other sports, their dues equal **78%** of the Club’s total dues revenue. That’s why golf has been called, accurately, the “financial engine” of the Club.

• What is the recent trend of full membership at the Club?

Full membership has remained within a stable but much lower range for the five seasons from 2012 through 2016 averaging about 260, higher or lower each year within a narrow (3%) range during the period. That is still way down from the membership strength of a decade ago, and there is no way of knowing whether golf’s popularity as a leisure sport will continue to remain stable, begin to rise again to previous national participation levels, or resume decline. Needless to say, continuing the relative stability of the past five seasons is critical for the Club’s future.

• What is the financial impact of membership stability at current levels?

Although the number of full members has been stable over five seasons, the dues revenue from the full members has risen by about **37%** over the same period, thanks to needed dues increases to balance the budget. That’s one reason why, as reported in last March’s VSP Budget Report, 2016 looks like it will be the first year that the Club revenues from all sources will cover not only operating costs but capital costs and the debt service on the bonds sold last year to fund capital projects to be completed this year. Higher dues have enabled the Club to improve its financial position significantly despite lower membership levels, and the market, particularly with respect to non-resident full members, is telling us that our higher dues pricing remains competitive. Of course, there are some advantages to a membership size lower than a decade ago, such as reduced facilities crowding at peak times of demand.

• How does our full membership size compare to other clubs in the area?

Measured by the numbers of full (golf & all other sports) memberships, the Village Club is comparable in size to the largest of the North Shore private country clubs. 2016 information about other clubs is not yet available, but in 2015, 263 was the average size of equivalent membership in these seven large private clubs: Plandome, Glen Oaks, Fresh Meadows, Hempstead, Old Westbury, Piping Rock and Nassau.



JUNE 2016 REPORT

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PLEASE REMEMBER TO VOTE

**Village Election at Village Hall
Tuesday, June 21, 2016
Noon to 9:00 p.m.**

The positions up for election are 2 Trustee-
ships – both for a term of (2) two years and
one Village Justice for a term of (4) four
years

CURRENT RESIDENT OR:



NorthShoreALERT.org
Stay Informed



NorthShoreAlert.org is a mass notification system designed to keep residents and businesses of the Port Washington, NY peninsula, north of Northern Blvd, informed of emergencies and certain community events.

By registering with NorthShoreAlert.org, time sensitive voice messages from the Village of Sands Point, Town of North Hempstead and the PW/Manhasset OEM may be sent to your home, cell or business phone. Text messages may also be sent to cell phones, email accounts and hearing impaired receiving devices. Village Newsletters are also distributed by the NorthShoreAlert.org system before paper copies are printed and mailed.

The NorthShoreAlert service will be used to supplement current communication plans and augment public safety/first responder services. So if you haven't done so already - **SIGN UP**—go to **NorthShoreAlert.org**