

# Sands Point Report

NOVEMBER 2015

## MAYOR ADLER'S REPORT

### Mayor

Edward A. K. Adler

### Trustees

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 Marc Silbert  
 Lynn R. Najman  
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 Deputy Mayor

### Village Clerk

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Kathleen Notaro

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Richard Lertora

### Village Justices

Alyson K. Adler  
 Daniel Scheyer

### Advisor to Board of Trustees

Daniel Scheyer

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The passing of two long-time residents who served our Village with distinction and dedication brought a sad end to the month of October. **Elaine Wurzel**, widow of former Mayor Leonard Wurzel, maintained extensive archives for the Village and the Club as well as establishing and curating the First Lady's Gallery at the Mansion, among many other community activities. Most importantly, she provided Leonard with invaluable support and encouragement during his two decades as mayor. **Mahendra Kawatra** served as a distinguished member of the Board of Zoning Appeals for nine years and leaves his wife of fifty-one years, Ved, a very active and supportive resident in her own right. Until his recent retirement, Mahendra had been a Professor of Mathematics and Physics for forty-four years at CUNY. Elaine and Mahendra will both be sorely missed.

## Water Department

The drought that became acute towards the end of a beautiful summer resulted in the first sprinkler usage moratorium in our Village in recent memory. Though short, it was a wake-up call reminding us all that the Village needs to consider new water conservation measures, review decades-old sprinkler usage rules and regulations, and determine how best to enforce them. Residents must be assisted and encouraged to find ways to maintain beautiful landscaping with less dependence on frequent irrigation, and irrigation systems must not waste water when not needed.

There are two important reasons why the Village must not risk another summer with such high usage levels. First, the record water usage significantly exceeded the daily pumping capacity of our five active wells, which fortunately suffered no mechanical failures until Well #6 failed a few weeks ago. Over 9.1 million gallons of water needed to be purchased from the PW Water District in order to be able to refill all Village tanks overnight. Fortunately the Village maintains two emergency interconnects linking the Village's water system to the District.

The second reason involves chloride (salt) levels, which are monitored bi-weekly and spiked for two Village wells because of the heavy pumpage. The more water that is pumped from the aquifer hundreds of feet below our homes, the more likely that plumes of water with higher chloride levels will reach inland well sites.

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Efforts to find locations for two new wells to reduce the load on the existing wells have been underway for more than two years, and for the first time well sites must be considered on land not owned by the Village.

The process of developing a new well is lengthy. A test well must be dug to determine if a site is suitable for a permanent well. Then the process to bring a new well on-line can take more than 18 months. Our goal, which will be challenging to meet, is to have at least two additional wells on line by the summer of 2017. The Village intends to go out to bid this month for two test wells, one on a corner of the Club property and the other within the Sands Point Preserve owned by Nassau County. Future newsletters will keep you informed about progress with respect to the test wells as well as conservation measures being considered for implementation next summer.

## **Interim Report II – Village Club Master Plan/Project Plan**

The first Interim Report in the July newsletter set forth two short term goals. The first was to “prepare within the next few months a detailed information document addressing all issues raised by residents, including financial data presented in the form that most residents can easily understand . . . .”

Pursuing that goal overlapped with the preparation of the preliminary 2016 Club Budget, which the Board of Trustees reviewed as part of the public hearing on October 5<sup>th</sup> to approve Club dues. The Board requested management and the VC Finance Committee to develop a 2016 Budget that comes as close as possible to meeting a series of goals critical to the primary goal of financial self-sufficiency for the Club. For 2016, dues and other Club revenue are budgeted to cover both operating costs and short term capital needs, including bond debt service.

Once year-end financial results for 2015 have been thoroughly reviewed and actual membership levels have been determined for 2016, the final budget will be prepared early next year and preparation of an up-to-date information document about the Club’s financial performance can be completed. Given the time limitations of our volunteers with the holiday season almost upon us, a realistic target for the detailed information document is now the first quarter of next year. Your patience is appreciated; as I indicated in July, the process is intentionally open-ended with a flexible timetable.

The second short term goal I mentioned in July was to “take a ‘fresh look’ at all aspects of the Master Plan itself.” Substantial progress has been made to pare the Master Plan as presented last May down to a feasible Project Plan that is much less costly and responsive to much valuable input from residents, both members and non-members (hopefully potential future members). The goal remains a Project Plan fully supported by Club revenue, avoiding impact on our property tax base.

The process of moving from the Master Plan to a Project Plan involves a thoughtful ordering of priorities, inevitable compromises as well as the careful testing of all assumptions. For example, moving or replacing the pool has been eliminated from the Project Plan but a renovation of the pool locker building, snack bar and deck will be included; the pool itself continues to remain stable following remediation work several years ago. Complete details of the Project Plan are also targeted for the first quarter of next year, with meetings to follow for public review and discussion.

The core goals of the Project Plan remain the same as the Master Plan: a better Club experience, increased resident participation, and long-term financial self-sufficiency despite a challenging environment for golf-oriented clubs.

## **Bond Sale**

On September 10, 2015 the Village successfully sold just over \$8.6 million of serial bonds (self-amortizing over 15 years) bearing an overall interest rate of 2.27%. As mentioned in the July newsletter, \$5 million of the proceeds will be spent over the next eighteen months repaving Village roads currently graded “D” and “F” as well as for other important drainage and repair work. Five of those roads have been completed already this fall. Approximately \$1.5 million will be spent on water department infrastructure work, including drilling the two test wells mentioned earlier. The balance of the proceeds, about \$2 million, will be expended on Club infrastructure and equipment replacement needs identified in September, 2014 when the bond resolutions were adopted. As reported in a prior newsletter, the two primary projects financed through these bonds are the golf course bunker replacement project nearing completion and the courtyard roof for the Mansion to replace the rented temporary tent structure (slated for completion next spring). Also covered is new grounds maintenance equipment to replace machinery dating as far back as to IBM’s ownership.

Financing costs for the bonds will not increase Village taxes, and the financing cost for Club improvements has been incorporated into the Club’s 2016 operating budget.

## **Historic Landmarks Preservation Commission**

On October 30, 2015, the Village’s Historic Landmarks Preservation Commission and residents Don and Ilene Vultaggio celebrated the re-dedication of the iconic Sands Point Lighthouse adjoining their home. In attendance were Commission Chair Georgia DeYoung, members of the Commission and Board of Trustees, and several other elected officials, including County Executive Ed Mangano. The Lighthouse dates to 1809 and was decommissioned by the federal government in 1922. Long the logo of this Village, it was landmarked by the State of New York and the Village in 1992. Emerging from scaffolding surrounding it for more than a year, the Lighthouse was extensively restored by the Vultaggios under the Commission’s oversight.

The Commission has also announced the upcoming dedications of two more landmarked sites in Sands Point, bringing the total to thirteen. The first is the Scott and Betsy Silverstein residence on South Road; it was once a part of Congressman William Cockran Bourke’s turn of the century estate, “The Cedars”. The second newly-landmarked site is the Forman residence on Glen Road; it has been in the Forman family for four generations.

Best wishes for a Happy Thanksgiving!



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WE'RE ON THE WEB!  
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CURRENT RESIDENT OR:



## THIS HOLIDAY SEASON

*Bring a little joy to a child less fortunate...*

*The Village of Sands Point asks you to help bring a smile to a child this season by donating a new, unwrapped toy*

**When:** *Starting Now through December 9th*

**Where:** *Village Hall Lobby, 26 Tibbits Lane*