

Dear Neighbor,

On January 18, 2022, the Village held its regular monthly Board of Trustees meeting. As part of the agenda, a group of volunteers, which included Village staff, residents, local experts and concerned citizens presented a proposal to save the historical Richardson Home from imminent demolition. The opportunity involves relocating the house 1,000 feet to the vacant lot owned by the Village of Plandome Manor, and repurposing it as a Village Hall.

New York State requires residentially focused villages to contain their municipal village halls within their boundaries. The location of the Village's current office, which is presently leased and not owned, requires a waiver, making Plandome Manor one of only two villages whose Village Hall is outside of its own zoning area.

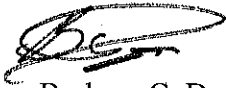
The Richardson House was built circa 1730 and was moved into the Village prior to its incorporation in the early 1900s, making it one of Plandome Manor's most historically significant structures. The house has been used and preserved as a private residence on Circle Drive for this time, but is scheduled for demolition by the new property owner for development. However, they are amenable to giving the house to the Village if it can be moved from its current property. The acquisition of this home by the Village would eliminate the increasing annual rent paid for the current Village office space, and result in *no tax impact* for residents. The feasibility and logistics of the potential move have been carefully studied and approved by professionals.

There are technical limitations to the distance that such a structure could be moved, but there is a Village owned, currently unused property within the feasible moving distance. This would be the suggested new location for the house as a Village Hall. If the building is moved, the path to the LIRR platform on Circle Drive will be maintained, along with regular landscaping and the addition of new benches. The size and footprint of the home will remain the same, and there will be no alterations to the original 1700s architecture. The house would be submitted to the Design

Review Board for landmark status through the Village's Landmark Preservation Code. Landmarking through the Village's code will allow for stipulations to be put in place to prevent any future changes or expansions to the building. Minimal interior alterations include knocking out two bathrooms and one bedroom to make a larger meeting room, and opening up the first floor bathroom to comply with ADA regulations. One single curb cut and driveway leading to 6 parking spaces behind the building is proposed, and there will be access to the building from the VPM LIRR lot for night meetings. During the day, the overwhelming majority of the few visitors to the office are residents of Plandome Manor. Historic preservation grants will be available to the Village for future maintenance and repairs.

We are grateful that Plandome Manor residents share a passion and dedication for the betterment of our community. For more information on the proposed project, please visit plandomemanor.com/richardson-house. The webpage includes a detailed FAQ page based directly from questions, comments, and concerns expressed at the January meeting and from those who contacted the Village after. We also encourage all residents to provide a current email address through the contact form on the web-page to ensure that our future communication efforts are thorough and reach as many of you as possible.

Regards,



Barbara C. Donno
Mayor