

FAQ

Below are frequently asked questions received by mail and during the Village of Plandome Manor BOT meeting that took place via Zoom on Tuesday, January 18, 2022 about the Richardson House project. We have carefully read all questions and concerns and want to ensure that our residents' voices are heard.

Will resident taxes increase due to this project?

Please click [here](#) to see the tax impact.

How will this project be funded?

Our goal is to issue a \$600,000 10-year bond. Yearly debt service on this bond would be close to the Village's current rent of \$55,000 a year. When the term of the bond is paid off in 10 years the Village would then own the village hall free and clear except for utilities and maintenance. The Village would not pay taxes on this property.

Has a traffic study been conducted?

[Visitors Log: Village Hall](#)

[Traffic Study: Circle Drive](#)

Has there been a study conducted on the environmental impact?

Soil boring tests have been done to determine the bearing capacity and the permeability of the current soil conditions. The reports concluded that there is quality soil down to approximately 28 feet, as well as the presence of sand that provides ideal conditions for building, drainage, and septic systems. This ensures that there would be no environmental impact to the village lot or to any adjacent properties, the village right of way, or the street, as per New York State Building Code. The Richardson House will not cast shade or shadow on adjacent properties.

What work will be done to the property once it is relocated?

Drywells will be designed to collect 5" rainfall from roofs and hardscapes. All water will be contained on-site. A new septic system will be installed as per Nassau County Department of Health Specifications and with the help of the Nassau County S.E.P.T.I.C. Grant Program. Funding available is up to \$20,000. More information on this is provided on the [January 18 BOT meeting presentation](#), as well as the February 4 [Letter to Residents](#).

What is the possible impact to our property values?

It is important to note that a Village Hall **is not a commercial space**. Commercial spaces are not permitted within the Village, as per Village Code 225-4 D (6). Based on the opinions of licensed area Real Estate Brokers and the value of homes in other comparable locations, there is no evidence to suggest that property values will decrease due to a village hall being located in the residential area. This includes Munsey Park and Plandome, where the property values have actually *increased*. A certified real estate appraiser and 2 real estate agents have confirmed that property values have

not been adversely affected in villages where Village Halls reside within residential areas. The property will be landscaped to maintain residential street appeal, like many Villages whose village hall is within residential areas.

How many employees work in the Village Office?

Plandome Manor has three employees. The Village clerk is a full time employee and works 9:00am - 4:00pm, Monday thru Friday. The village treasurer works three days a week, from 8:30am - 3:30pm and the building superintendent works three days a week from 9:00am - 4:00pm. There is one day when only one staff member is in the office.

Where will visitors and employees park?

A single curb cut and a driveway have been proposed, leading to 6 parking spaces behind the building.

How often are meetings held?

Board of Trustee meetings are held monthly except August and December. BZA meetings, and DRB meetings are held once a month, as necessary. Court meets every other month, which is 6 times a year. The Village court only handles traffic tickets, parking violations, and village code violations. All meetings take place after 7:00pm.

Where will people park for night meetings?

Monthly meeting attendees will have available parking and access to the building from the Plandome Manor LIRR parking lot.

Will resident access to the property be changed?

This will continue to be community space for the residents and will provide access to the LIRR for Plandome Manor residents via a path through the property. Benches and landscaping will be added as the village welcomes residents' use of the property.

What historical grants are being applied for?

There are various grants available for us to apply for such as the Empire State Development Grants. We are in the process of exploring our options and will provide updates once we have that information.

Why aren't you converting to digital files to save space?

We are already in the beginning stages of digitizing our files and have learned that this is a complex, multi-year project. All permits, surveys, blueprints etc. have to be scanned in order to be digitized. Implementation involves intricate plans of the organization, automation, streamlining, and transformation. And while this may eventually allow the Village to get rid of some of the physical files, space would still be needed to accommodate the constituents who would expect to have access to their records.

Can the files be stored offsite?

There is a constant need to access the files by the building dept or the staff. Realtors and residents who are doing renovations, building or selling their homes also find it necessary to have access to these files in the village office. Having these files offsite is inefficient and unacceptable to accommodate the purpose of our building department and residents.

Did the Board of Trustees evaluate other options?

Yes. Click [here](#) to see available spaces.

The Village has outgrown their present space. The building inspector and the treasurer share space in one room which also houses some of their respective files. Although digitizing records is in our future, there will still be paper files that need on site storage. Other options in Manhasset have been evaluated and at present, there is nothing available that would be financially feasible and suit the needs and location requirements for a village office. Plandome Manor is one of only two villages that does not have our village office within the village. Both villages are strictly residential with no commercial property. Locating the village hall outside of the Village required a waiver from the NY State, as the state requires even residentially focused villages to contain their municipal village halls within their boundaries.

Have a question that isn't listed above? Submit your question to the contact form provided on the [Richardson Home Webpage](#) or submit a written inquiry to the Village office. Questions will be answered either directly or through our FAQ.

*All questions are subject to change as we learn more information.