

The Landing Pride News

The official newsletter of the Landing Pride Civic Association (LPCA)

Volume 1, Edition 1

P.O. Box 609, Glen Cove, NY 11542

November 2006

What is the LPCA?

The LPCA was founded in 2005 and incorporated as a 501c3 not for profit in May 2006 by concerned citizens of the Landing area.

The LPCA hopes to raise awareness and build community!

The mission of the Landing Pride Civic Association (LPCA) is to build a strong and connected multi-cultural community of residents who will work together to improve and protect the quality of life in the oldest area of our city.

The LPCA will:

- * Serve as a forum to hear and address concerns of area residents
- * Act as a watchdog group to ensure the city government and its officials enforce the laws and codes
- * preserve and promote the history of the Landing

Who May Join?

Membership is limited to residents of the Landing area and surrounding neighborhoods such as Morgan Park Estates and Shorecrest. Others interested citizens who embrace our mission may join upon approval of our Executive Board. Dues of \$25.00 may be mailed to the address listed above.

Working together we can restore pride in our vibrant community!

Mayor Suozzi Visits the Landing!

Mayor Ralph Suozzi visited the Landing on Saturday, October 14th with department heads and staff from several city agencies. The purpose of their visit was to familiarize themselves with the neighborhood and see some of the issues we are facing first hand.

Armed with information about which residences were zoned for single or multi-family occupancy, the mayor and his staff strolled the streets and noted issues of concern. At the end of the three-hour walk through, the Mayor and his staff had good ideas for low-cost improvements to solve some of our problems such as placing "No Parking On Grass" signs near sidewalks where there are no curbs, and enforcing this strictly. He also vowed to continue to work diligently to end illegal housing and other code violations that plague the Landing and other neighborhoods.



L-R Joe Scarfo, Code Enforcer, Mike Salentino DPW Foreman, Councilman Anthony Jimenez, Tony Tripp, Fire Dept., Deputy Police Chief Bill Whitton, Mayor Ralph Suozzi, Code Enforcers Bill Byrne & Bob Esposito, Len Baron, Building Dept. Administrator. Missing from photo Marilyn Brenner, Deputy Mayor.

The LPCA is on the web!

You now have two ways to learn more about us online!

1) **Our members-only Yahoo Group** gives members a forum to communicate with each other and learn more about neighborhood and city issues.

At the Yahoo site you can:

- * chat privately with other members
- * read archives/past meeting minutes
- * post and view photos & files on topics like Code Enforcement, Police & Safety, Waterfront, Zoning & Planning
- * download forms for reporting
- * learn more about what is happening in the neighborhood and city!

Email us for an invitation to join!

2) **Our public website** with historical info, pictures, and maps of the Landing as well as other relevant information:

<http://LandingPride.50webs.org>

CONTACT US!

Phone: 456-6516 for meeting info

Email: LandingPride@optonline.net

First Annual LPCA Picnic A Huge Success!

The LPCA had its first picnic at Morgan Park on Saturday, Sept. 19th. The weather was beautiful, the turnout was good and it was a great opportunity to get to know each other better.

Thanks to LPCA Vice President Mike Brenner and his able committee of volunteers for all their hard work in preparing for and hosting this fun filled event! See photos by Marilyn Brenner throughout the pages of this issue.

Our next social event, a dinner and possibly fundraiser, is being planned for January 2007. If you would like to volunteer to help plan this, please let us know!

MARK YOUR CALENDARS!

The next meeting of the LPCA will be held on **Monday, Nov. 27, 2006** at the Russian Church on Alvin & North Streets at 7:30 p.m.

On the agenda: Guest Speaker Len Baron, Building Department Administrator.

Please bring your questions, comments and concerns about Illegal Housing and Code Enforcement related issues to this important meeting.

Meetings for the 2007 calendar year will be announced shortly.

Hope to see you there!

Neighborhood Watch Needs a Few Good Men - and Women!

by Gene Rooney

The LPCA Neighborhood Watch (NW) is officially up and running. The team, headed by co-chairs Gene Rooney and Carolyn Williams has:

- * worked with Nassau County & Glen Cove Police to set up the program and reporting responsibilities
- * established Block Captains on several Landing streets
- * placed NW info and reporting forms on our websites
- * placed NW Drop Boxes at Kay's Deli, Charlie's and Landing Liquors where forms can be dropped off
- * established an email address that can be used to submit issues, concerns and questions (LandingPrideNW@optonline.net).

These are all first steps for the team. The next step is to enlist our neighbors in helping to spread the word, document issues and follow the process. In order to be successful, we will need everyone working together, with the City, to take action. We still need block captains and more households to get involved.

Right now the team feels a little bit like Kevin Costner in "Field of Dreams". He built a baseball field on his corn field as he was told "If you build it they will come". We have built the process and now need the people to come and help make it a success. If you saw the movie then you know that at the end, they came. The NW team hopes we don't wait until the end before people get involved with the LPCA Neighborhood Watch. *We need everyone to come together now* in order to maintain our neighborhood's safety and quality of life and make the Landing area the best it can be!



Landing Residents Share Memories at the Picnic!

Longtime time "Landingers" got to know more recent arrivals at the LPCA's recent picnic in Morgan Park.

Pearl "Peri" Weiner, Gordon Allan, Joan Harrison, Edna Patrick Shotwell and R. Allen Shotwell reminisced during our recent picnic at Morgan Park.

Mrs. Shotwell is a member of the Patrick family and is a lifelong resident of the Landing. She brought along a photo album filled with wonderful old photos of the Landing and its residents dating back to the 1920s.

Joan Harrison was especially interested in seeing the photos as she is currently working on a visual history photo book about Glen Cove and is actively interviewing people for information and photos to be included in her work.



NW Co-Chair Carolyn Williams Doubles as Recreation Director!

Thanks to the efforts of Carolyn and her assistants, a good time was had by all! The kids played water balloon toss, and other fun games. Great job Carolyn!

The Landing Pride News Needs You!

If you are interested in helping to write and produce *The Landing Pride News*, please contact Carol Kenary. We need help in producing a timely and informative newsletter for members!



Landing Residents Cleaned-Up the Neighborhood!



Take our Good Neighbor Quiz!

The LPCA was formed to help people come together, share information and experiences and work together to make our neighborhood more safe, clean and enjoyable. Our goal was to build community among residents in a world where people may not know the people who live near them. In our communications, we hope to make important information easily accessible to all.

So what does it mean to be a good neighbor? Is it keeping an eye out on your neighbors' property when they are away? Is it shoveling an elderly neighbor's driveway in winter? Is it lending a helping hand with the kids or pets? Is it cooking meals for our neighbors when they are ill or have had a death in the family?

Of course these are all ways of caring for our neighbors and neighborhood. However, there are many other ways that we can show we care about our neighbors and our neighborhood.

- 1) Do you put your garbage and recyclables out properly contained, on the correct day?
- 2) Do you familiarize yourselves with - and obey - City codes, ordinances and laws, such as the laws regarding the parking of commercial vehicles on our residential streets and driveways?
- 3) Do you try to limit the noise that your vehicles, equipment, children, visitors and pets make?
- 4) Do you keep your dogs properly licensed and leashed and clean up after them?
- 5) Do you maintain your property as best you can afford to, to keep the neighborhood attractive and neat?
- 6) Do you respect other people's rights to peace, quiet and serenity and endeavor to minimize conflicts?
- 7) Do you clean up litter in the roads and sidewalks near your property, even if you didn't create the mess?
- 8) Do you report problems to the proper authorities when you see them?

If you reply yes to all of these questions, then you are a good neighbor! Thank you!

The City Of Glen Cove Develops a Master Plan *Citizen Input and Participation is Encouraged!*

By Carol Kenary

The City of Glen Cove recently hired the firm of Phillips, Preiss, Shapiro to help the city create a Master Plan for after the moratorium on residential subdivisions is lifted in 6 months. The moratorium was first enacted shortly after Mayor Ralph V. Suozzi took office in January 2006. He recently extended it for an additional six months until the Spring of 2007.

Mayor Suozzi has asked approximately 25 citizens from around the city to participate on a task force with the master planning firm. The task force is charged with envisioning what direction the waterfront, downtown and neighborhoods should take in the future.

I have been asked to participate on the task force, along with representatives from other civic associations, business and government representatives. The meetings will be open to the public as well, and your participation is strongly encouraged. Please think about the following three issues which will be covered by this task force and bring your ideas to the meetings.

What kind of zoning changes do we need in the Landing (and the city?) Do you think we need to change the zoning in the Landing to permit more or less housing density? Should we upzone so that existing single family homes cannot be converted to multi-family residences? Should we downzone to allow the elderly homeowner the ability to afford their homes by renting "accessory" apartments? Should we upzone certain neighborhoods that are vulnerable to exploitation such as the Landing, but downzone others where there are no two-families to encourage young families to move to the area and have more rental options? Or should we leave the zoning as it is?

What do you think the downtown needs to make it better? What kind of businesses do you think we need more or less of? Think about the recreation needs of our citizens and our youth. Do you have any ideas as to things we could build or do for them?

What would you like to see at the waterfront? Although there is a contract currently in place to develop 50 acres of the waterfront, the contract is subject to the fulfillment of certain obligations and also having "broad public acceptance." No plans have been submitted to the City or Planning Board thus far, but a scale model and roof plan initially submitted by the developers, showed up to 20 buildings of as many as 14 stories high! The model and drawings depicted 860 residential units averaging approximately 2,000 -2,500 square feet per unit! Most houses in the Landing are not that big! Think about the impact a project of this size will have on the environment, taxes, essential services, schools and traffic.

It is very important that we take this once in a lifetime opportunity to help plan for the future of our city and let our voices be heard.

The Landing's Newest Residents & Long Time "Landingers" Alike Enjoy the Picnic!



CLIP & SAVE!

MASTER PLAN TASK FORCE PUBLIC MEETINGS:

Wednesday, Nov 29

Quality of Life &
Neighborhoods (Zoning
related issues)

Monday, Dec. 18

Downtown visioning

Wednesday, Jan. 17

Waterfront visioning

Wednesday, Feb. 7

Open House

All meetings begin at
6:30 p.m. at City Hall

Let your voice be heard!

Why Should Residents Join the LPCA?

Did you know that in 1983, residents of the Landing formed the Landing Home-Owners Association, dedicated to stopping the problems that were affecting their quality of life? The article shown below, which appeared in the *Glen Cove Guardian* in 1983, proves that the issues that brought the LPCA together today were on the minds of Landing residents back then.

So how is it that twenty-three years later, we are still faced with the same problems and also have new ones to deal with? Why were these problems not resolved years ago? Whatever happened to the Landing Home-Owners Association?

Since the LPCA was formed one year ago we have:

- Held monthly meetings for members
- Met with the Mayor & City Agencies
- Met with Glen Cove & Nassau Police
- Established Committees & reporting

processes to work on:

- Illegal Housing & Code Enforcement
- Safety & Improvement (DPW Issues)
- Neighborhood Watch
- Waterfront
- Social Events

- Held a neighborhood Clean-Up
- Held our First Annual Picnic
- Created a private Yahoo discussion group
- Created a website and newsletter
- Attended City Court during proceedings against landlords charged with violations
- Attended City Council, Planning Board, and Zoning Board Meetings where Landing properties and/or issues were discussed

As you can see, we've gotten a lot done in a short time. Now we need the rest of the neighborhood to come forward and help us gain momentum. The basic committees are formed, but we need ideas, talent and manpower to help make the LPCA a success.

Please help us by attending our meetings, or volunteering to help one of committees.

Let's work together to ensure that twenty-three years from now, the problems we have faced for so many years are no longer an issue! Please tell your neighbors about the LPCA and encourage them to join us now!

In unity there is strength!



Membership Chairperson Suzanne Anderson and Grady Farnan greet members at the LPCA picnic.

Thursday, October 13, 1983

Glen Cove Guardian

Letters to the Editor

Letters to the Editor which are anonymous will not be printed in the Guardian, if too long, they stand to be edited at the discretion of the editor and if possible the letter-writer will be contacted prior to the editing. Names may be withheld upon request, but identity of the writer must be made known to the editor. All letters are subject to the discretion of the editor.

"Mayoral Candidates-We Want Your Response"

To the Editor:

The Landing area with its quaint old houses, interesting land area and its proximity to Morgan's Park, should be one of the prime residential areas of the City ... however, it is not. Largely because it has been ignored and neglected by our city leaders for many years. The direct results of this indifference have been:

1) The number one problem in the area ... the corner of Carpenter and Coles Streets, has become infamous for drug traffic, loitering, vandalism and abuse of the open container law.

2) The same conditions pre-

vail at Landing School after 6:00 P.M., the Glen Cove Yacht Club, Morgan Park and the west end McLoughlin Street.

3) Poorly maintained sidewalk, curb and road conditions particularly on Carpenter Street.

4) The largest number of stray and loose dogs in the City.

5) Lack of crackdown on overnight commercial vehicle parking.

6) Absentee landlords and landlords who refuse to maintain their properties.

To put it very simply, the homeowners in the Landing, as well as surrounding areas such as Morgan Park Estates, Shore-

crest, Red Spring and others who fear for their children attending Landing School are "mad and will not take it anymore."

Any candidate for office in Glen Cove will have to address himself to these very important issues, step by step in a constructive, direct and specific manner (both in a response letter to the newspapers and at campaign gatherings.)

The conditions in the Landing affect directly or indirectly all of the residents of the City; and insensitivity by any candidate to these problems will be met with obvious negative voter response. We will await

your response in terms of priorities and plans to cure these ills.

We would also appreciate letters of comment from concerned residents to our attention, General Delivery, U.S. Post Office, Glen Cove, New York 11542, and written or verbal comments to the Mayoral candidates regarding these important issues.

The Landing
Home-Owners Association
Glen Cove, New York
Oct. 8

Ed. Note: Names have been withheld due to writer's request.

LPCA EXECUTIVE BOARD

President	Carol Kenary	676-0094	CKenary@optonline.net
Vice President	Michael Brenner	674-9169	MBren39@optonline.net
2nd Vice President	Gabor Karsai	609-8100	Karsai@aol.com
Rec. Secretary	Leslie McCarthy		LRM37@optonline.net
Treasurer	Position Available - Please contact the board if interested!		

COMMITTEE MEMBERS *

Code Enforcement	Anthony Bellospirito Chris Krako
Neighborhood Watch	Gene Rooney Carolyn Williams Stan Dzakonski Kathy Onorato Greg Reynolds
Safety & Improvement	Mike Brenner Leslie McCarthy Gabor Karsai Grady Farnan Dave Kliman Murray Serether Bob Budzenski Charles Daniele Ray Litchman Deborah Brondo
Waterfront	Gabor Karsai Louis Pagliara Jennifer Fort Paul Fort
Social Events	Mike Brenner
Membership	Suzanne Anderson
Newsletter	NOW FORMING!
Media/Publicity	NOW FORMING!
Landing Historians	NOW FORMING
OTHERS?	Send us your ideas!

*This is only a partial list of committee members.



Mike & Marilyn Brenner, Mayor Ralph Suozzi, Carol Kenary

PRESIDENT'S CORNER

Dear Neighbor,

It's been a busy year since we began working together in the aftermath of the arson fire on Ellwood St. that exposed the problem of illegal housing and overcrowding that has become commonplace in parts of the Landing. As I look back on all that we have accomplished since then, I am grateful for the help, advice and friendship I have received from so many of you.

Our goal of building community among residents is being reached as we increasingly become acquainted with each other through meetings, social events, and our Yahoo group.

Our goal of raising awareness about issues of concern and threats to our neighborhood is also being achieved with each passing day.

Our long-term goals and objectives, such as eliminating illegal housing and overcrowding, will take time. I am confident that we will make progress if we stick together and maintain our focus. If we don't, as we have seen by the 1983 article reprinted in these pages, we can be sure that things will stay the same or may even get worse.

How can you get involved? The first thing you could do is join a committee. Another thing is to tell a friend or neighbor about us and encourage them to join the group. Maybe you could attend a Planning or Zoning Board meeting and report back to the group? If you like to write or take pictures, perhaps you could contribute to our newsletter. We can use help with mailings, building the membership, and planning social events.

There are many jobs, big and small, that need to be done to make this organization great. Please get involved today and help make this historic district a desirable place once more, where people can be proud to say they live in The Landing!

Happy Thanksgiving!

Carol Kenary



**THE LPCA SAYS THANKS
TO NEIGHBORHOOD
BUSINESSES!**

The Board of the LPCA would like to extend sincerest thanks to the following businesses who have helped us become established by displaying our flyers and/or have our drop boxes located there:

**Charlie's Stationery & Ice Cream Parlor
Landing Bakery
Landing Liquors
Kay's Deli**

Please patronize these establishments and show them how much we appreciate having them in our neighborhood!

Special thanks go to Reverend Alex Antchoutine, Walter Mickle and Andre Volkoff of the Russian Church for graciously hosting our monthly meetings. We are so grateful to have your beautiful parish hall as our home base, and we greatly appreciate your time and assistance!

THANK YOU!

Mayor Ralph Suozzi picks R. Allen Shotwell's winning raffle ticket while Gabor Karsai, Peri Weiner, Anthony Bellospirito and Peter Zientara look on.



TELL US WHAT YOU THINK!

What would you like to see in future issues of *The Landing Pride News*? Please drop us a line and let us know your ideas, comments and suggestions!

LandingPride@optonline.net

ZONING BOARD OF APPEALS REPORT

by Carol Kenary

Several members of the LPCA and I attended recent Zoning Board of Appeals Meetings. The Zoning Board of Appeals considers applications for building permits and conversions to multi-family dwellings, etc. for properties that do not conform to the existing zoning regulations and have been turned down by the Planning Board. On the agenda were two Landing area residences.

22 Hill St. - 9/21/06 The (absentee) owner/investors were applying for a variance because they wanted to convert the single family home to a 2-family and didn't have the required lot width of 75 ft. The property has only 45 ft. lot width. The owner's attorney argued that the 2-family house would be an improvement to the neighborhood and is similar to other properties in the area. He brought in a real estate expert who conducted a study of the neighborhood and said that many of the dwellings were 2-family, and he also called the area a commercial district (?). Chairman Stu Grossman asked the "expert" if he was one of the owner/investors, and he admitted that he was. I asked the expert where he got his info regarding 2-fam. homes in the area and he said "Nass. Cty. Tax Maps and I walked around the neighborhood". I informed him that our neighborhood has many residences that may appear to be multi-family because of numerous mailboxes and cars, but that is not necessarily so. The next door neighbor and I spoke against the variance on the grounds that there are already too many non-conforming multi-family residences in the Landing and the density and overcrowding are increasing rapidly. **VARIANCE WAS DENIED.**

5 Coles St. 9/21/06 (absentee) owner/investor was applying for a variance because the pre-fabricated house he purchased was 4' too big for the foundation, and this resulted in a 4' shortage in rear yard setback from the property line. Upon closer inspection, it was revealed that the house might also be too large in overall square footage (footprint) of lot coverage and might need an additional variance. A neighbor and I spoke against the variance on the grounds that a) the rest of us have to obey the rules when adding on or building our houses and so should absentee landlords/investors and b) the house was simply too large for the lot and would block sunlight, and views for the neighbors. One neighbor wrote a letter in favor of the variance saying that she just wanted the house finished. **CASE WAS CONTINUED UNTIL 10/19.**

10/19/06 After more deliberation, the board was still unable to ascertain whether or not the house had exceeded the allowable footprint, thus needing a 2nd variance. Neighbors have reported that the owner/investor is seeking signatures in favor of his receiving the variances.

CASE WAS CONTINUED UNTIL 11/16

11/16/06 The board is still deliberating this case.
CASE WAS CONTINUED UNTIL 12/14/06.

STAY TUNED FOR UPDATES!

SEE YOU AT THE NEXT LPCA MEETING!

**MONDAY, Nov. 27, 2006 7:30 pm!
Russian Church on Alvin & North Streets**