



MANOR MATTERS

DOUGLAS MANOR
ASSOCIATION
NEWSLETTER

December/January 2007

EDITOR: Linda DeRose

A CLARIFICATION ON FENCES by Kay MacDermott

For about a decade, DMA residents have lived in the Douglaston Historic District under the jurisdiction of the City's Landmark Preservation Commission ("LPC"). We have for the most part been able to work through the system successfully, with beneficial results. A significant number of new homes have been built which contribute to the charm and sense of place of the Manor. The same is true of many alterations and additions to existing homes.

An issue has arisen recently, however, which requires clarification in order to avoid inconvenience or unnecessary expense for those contemplating a new project. This concerns the relationship between our DMA Bylaws and the power of the LPC to issue permits allowing work to be done in the Manor. Two publications containing valuable information have been distributed to all our members: the Bylaws of the DMA and the District Master Plan for the Douglaston Historic District issued by the LPC.

The LPC Master Plan contains a section which reads as follows:

"Relationship of the Master Plan to the Douglas Manor Restrictions"

In developing Douglas Manor, the Rickert-Finlay Company adopted and imposed a number of Deed Restrictions to control the layout, spacing and design improvements. These covenants,

which are still in force today and apply to all of the houses in the historic district, significantly contribute to the architectural and landscape character of the area. The most relevant Deed Restriction in connection with this issue is:

No fence, except hedge or shrubbery, will be permitted within 20 feet of the front line or side street line of any lot.

Because of the importance of our Deed Restrictions in creating and maintaining the character of the area, and because these restrictions are legally binding on all building owners, all applications for additions, new building, new outbuildings and fencing or retaining walls will be referred to the DMA for separate review. No application will be processed by the LPC if the DMA objects to the proposal on the grounds that it violates our Deed Restrictions.

It is the DMA's position that in any case where the LPC grants a permit, either by oversight or for any other reason, allowing a DMA property owner to proceed with a project in violation of our deed restrictions this permit will not prevent the enforcement of the Bylaws by the Association. It is essential, then, for the members of the Association to submit their projects or plans to the DMA for review to insure that there

is no possible violations of the Douglas Manor Association Bylaws. The DMA Property Committee can give an advisory opinion on Bylaw compliance before any expense is incurred. As the Property chairperson Kay MacDermott can be contacted by calling 718 428-4395 or a note can be dropped at 203 Ridge Road.

NOTE WELL:

It has been the DMA's practice in recent years to strictly enforce the provisions of our Deed Restrictions prohibiting the placement of fences closer than 20 feet from the front or side property line. With regard to those fences referred to as time barred, it is the policy of the Association that a new violation, subject to enforcement proceedings occurs when any existing fence closer than 20 feet from the property line is replaced, added to, or significantly altered in any manner.

(This policy, with regard to time barred fences, was unanimously re-endorsed by the Douglas Manor Association Board at the December Board meeting. However, the Board is committed to working amicably with any member to resolve issues with regards to this matter)- editor.

GIVE US A BREAK!!!!

Although it may come as a great surprise to some of us, a very large number of our neighbors actually work at jobs that require their presence away from home from 9:00 AM until 5:00 PM, Monday through Friday, fifty (50) weeks a year. Its just unbelievable isn't it? These commitments take our neighbors out of the Manor all week long. Poor people! Therefore, the weekends are all they have to enjoy the quiet beauty of our lovely town.... AND THEN THE GARDENERS ARRIVE . As the season ends and the very last leaf has been blasted to kingdom come, please keep in mind that next year it would be greatly appreciated by some, if our weekends were gardener free. Remember you're paying these guys and they're not you giving a discount for weekend work!

DMA'S NEW WEBSITE GETS OFF TO A GREAT START by Al Kelly

In its first full month on line the DMA's website (DMANYC.org) received close to 1,200 "hits" which were the result of approximately 250 individual "visits". This indicates that about 35% of our full membership visited our new website during the month of October 2006. On average each visit produced nearly five (5) hits.

It is the hope of the DMA Board that this website will become integral in keeping the membership up to date on the issues important to the membership; that it will ease communication and that it will give to the membership a means of communicating their personal neighborhood concerns to the DMA Board.

Our website will be updated frequently to feature newsworthy items, to carry the most current edition of *Manor Matters* (from which copies can be printed), and to publicize upcoming events sponsored by the DMA. The interactive elements will allow members to

post comments or questions of a general nature, or addressed to specific issues or committees and/or to place orders for special DMA items such as the DMA's 100th Anniversary Book, and other DMA branded caps, shirts, windbreakers and the like.

The Douglas Manor Environmental Association also has a website (DMEANYC.com) which is linked to DMANYC.org. The DMEA, which is qualified to accept tax-deductible contributions, was the primary site used to promote the first Annual Splash & Dash event, from which proceeds are used to help support DMEA projects, such as restoration of the damaged seawall.

All members are encouraged to take advantage of these cost-free opportunities to stay in touch with key issues, happenings and events in Douglas Manor. Also keep in mind this gives all of the membership access to the Board and a method by which to voice either support or objections. The Board looks forward to hearing your ideas.

SECURITY UPDATE

Police Sgt Gary Poggiali of the 111 Precinct attended the last Board meeting at the behest of Lou Francioni, Security Chair. The meeting was set for an update on the 111th's activities in relation to the recent burglaries. Sgt Poggiali, after assuring us that we are the safest precinct in the city did inform us that the city has assigned its Burglary Apprehension Team to northeast Queens and specifically to our area. Although this may be reassuring it remains essential that we are alert to what is happening around us and report any suspicious activity to the 111th. Sgt Poggiali can be reached at 718 279-5295.

There have been reports of a white pickup in the neighborhood driven by two young women. They have been seen knocking on doors on several different occasions.

The Board was also informed that the 111 Pre-

cinct has a Crime Prevention Officer, Faith Carter. Officer Carter will come to your house or business and evaluate your property to see how you can better protect it and yourselves. You can reach Officer Carter at 718 279-5207 for an appointment and she will recommend what you need to do to correct or improve your security. This assessment may also make you eligible for an insurance rebate. There is no charge for the service.

Sgt. Poggiali also pointed out that special care must be taken when shopping especially this time of year as most stores hire seasonal help. He suggested that you do not let your credit card out of your sight when purchasing an item as it possible to scan your information from a card with a hand held device. He also suggested that your most expensive purchase be made last when shopping. This way once the purchase is made it is taken directly out of the store and into the car.

NATIONAL ESTUARIES DAY by Ken Joseph

On Saturday, September 30, 2006, APEC held its "National Estuaries Day- Little Bay Festival" from 11:00 AM until 4:00 PM. The DMEA and the DMA were represented by Ken Joseph, Chairperson of the DMEA.

Essential elements of the mandate of the DMEA are environmental education and involvement in the protection of our surrounding environment. Therefore, it was with great enthusiasm that the DMEA took part in APEC informa-

tional festival in support of the protection of our natural resources.

The DMEA set up a display that illustrated the rich history and ecological environment of our great neighborhood. Our setup greeted the many visitors from this and other environmentally involved communities.

As Douglas Manor, which borders on nature preserves and has a unique physical presence, our display was of interest to all.

Thanks to the talented and generous work of Ann Ronan five display boards which illustrated Douglas Manor's history through antique photographs, early 1900 post cards from the Douglas Manor Inn and before and after photographs of various locations in Douglas Manor, attracted many interested attendees to our displays.

The perfect weather cooperated to make this event an exciting and informative one, next year it should be even more interesting.

DMA FILES RESPONSE TO NYS ON MOORING FIELD

New York State's letter of October 26th which notified the DMA of the Office of General Service's ("OGS") decision to temporarily suspend or revoke the Mooring Field portion of our Submerged Land License has been posted on our website since November 2nd. This letter indicated OGS's intent to review the history of the Anchorage, including historical mooring service contractors, to assist in the issuance of a separate Anchorage Permit with appropriate terms and conditions specific to the mooring site.

The DMA filed its official response to their ruling on November 17th. A complete copy of this response is posted on our website at DMANYC.org. Our response included a copy of the DMA's 1906 Deed documenting our ownership of all of the peninsula's water front including adjacent underwater land, a complete list of mooring contractors who have serviced the Anchorage since 1926, noting that only 3 contractors have serviced the Mooring Field during the past 37 years. Also included was a financial spreadsheet detailing the DMA's total expenditures for Pier & Dock improvements during the last 10 years, to

which expenditures the Douglaston Club\DYS have contributed less than 5%.

The DMA's response incorporated the original proposal that all activities within the Anchorage be sanctioned and managed by a fully representative six-member Mooring Committee composed exclusively of DYS\DMA boat owners. Two members would represent bona fide members of the Douglaston Club\DYS who account for approximately 1/3 rd of all boat owners mooring in our anchorage. The other four members would represent all of the other boat owners. Our letter emphasized that the DMA has no interest in actively controlling operations in the Anchorage. Our primary objective is to assure that a reasonable and practical mechanism is established and enforced to facilitate oversight and self-management of Mooring Field operations so that the mutual interests of all DMA boat owners are protected. That mechanism would be the DMA (all member) Mooring Committee which would be representative of all boat owners.

THE MANOR AND THE MOVIES

The DMA Board is well aware of the neighborhood's dissatisfaction with the movie and T.V. shoots that have been taking place in the Manor more and more frequently over the last several years. Of course, the membership understands as long as there is money to be made some people will allow this activity to continue in our town. Also remember that the city is busily promoting movie and T.V. production because of the enormous amount of money they generate to the city.

All this aside, we will not ignore intrusions of the type caused by the recent filming of "Girl in the Park" at the Douglaston Club. That shoot lasted 2 days, instead one the 1 day indicated in their permit. Trucks (18 wheelers), trailers, crew vehicles were all parked on Beverly, and the metal reinforced cones were placed on the roof of one antique car, causing damage. Consequently, affected residents sent complaint letters to John Batista and to Victor Batter, both of the Mayor's Office with direct responsibility for these shoots. We fully support and commend these members' efforts to help protect all of our rights.

The previous Board under Bernie Haber reached out to Commissioner Oliver and received assurances that the Association's con-

cerns would be addressed upon the issuance of these permits, and the number of permits issued seems to have decreased which is a guarantee of nothing.

This Board is also reaching out to Commissioner Oliver in order to demand that any permits issued allow the DMA to control:

- * parking
- * the number of people involved
- * the time of day filming is allowed
- * the number of days filming is allowed
- * the limit of street closings

The Board also wants a delineation of the penalties which can be assessed against any company overreaching or disregarding the limits of the permit issued.

The Board realizes, and the membership should realize that we are going to have to push for any concession we receive and any control we are allowed. It is expected that this will be a long arduous fight and the membership will be kept posted on the details. If you wish to become involved in this process please contact the Board via e-mail.

WHAT IS AN "ATTENTION SCREEN" ? Do tranquilizers Work?

Here's the answer to that odd question. Attention Screen is a jazz quartet that has just received a recording contract. Yeah, so? We should mention that 2 Manor residents are members of this accomplished and talented group of musicians, Bob Reina and Don Fiorino? Congratulations, this is great news for all involved.

It can also be mentioned that Attention Screen will be performing on Saturday, February 10th at Merkin Hall in Manhattan near Lincoln Center at 129 W. 67th. Street. The band will be playing their original music which they call "Collaborative Jazz" and which draws from jazz, classical, rock and world music, giving them a very broad base of appeal. This February 10th concert will in fact be the recording session for their first release which adds to the excitement.

Tickets are available by calling 212 501-3330 or by visiting the Merkin Hall website at www.kaufman-center.org. It would make this event even more wondrous if a great number of Manorites attended.

Again Congratulation to Bob, Don and the Attention Screen for this opportunity, it looks like all that hard work paid off. All of the Manor looks forward to hearing great things from you.

**DOUGLAS MANOR
ASSOCIATION NEWSLETTER**

203 Ridge Road
DOUGLAS MANOR, NY 11363

Phone: 225-5377

Presorted Standard
U.S. Postage
PAID
Flushing, N.Y.
Permit No. 83



11363\$1212 0003



THIS and THAT

* The removal of the dead trees and the trimming of hazardous dead wood along the shore is in the process of being completed and the Board would like to thank Mrs. Corbisiero who put the project together. The Board was very satisfied with both the quality of the work done and the price charged. We would like to thank the contractor responsible, Woodland Brothers Tree Service of Westbury, NY. , whose phone # is 516 779-2477.

* The Board would also like to thank all our neighbors who displayed the beautiful lights of Christmas this year. The brightness keeps the darkness of winter at bay, at least for a little while.

* Once again, thanks are due to Brian Karl & Karl's Plumbing for winterizing all of our sprinklers and fountains and doing this work as a gift to the Manor.

* Please call 311 to have the City remove damaged or dead trees that abut your property. Keep in mind that we are a quarantined area for the Asian Long horned Beetle and the removal of wood debris requires special handling.

* The Board is interested in creating a list of people who might be interested in serving on the DMA Board in the future. In 2007 the Board will only be losing one director; however, the following year we will be losing several directors and with that in mind, would like to have access to people who would be interested in volunteering. Please e-mail Fee Mitropolous, Chair of the Nominating Committee, at DMABOARD@DMANYC.org. The Nominating Committee will then have a pool of people amenable to the jobs as they become open. We will keep these names on file for future reference.

* The Board has selected the contractor to repair the Sea Wall and work is expected to commence in the early spring. The money for the repair has been allocated by the City. Thank you, Senator Padavan.