

# Village of Plandome Manor Annex

This document presents the Village of Plandome Manor’s annex to the *Nassau County Multi-Jurisdictional Hazard Mitigation Plan*.

## Hazard Mitigation Plan Points of Contact

The individuals below have been identified as this jurisdiction’s points of contact for the hazard mitigation plan. These individuals are members of the Planning Committee that met regularly for the update of this plan and will continue to meet in the years ahead to implement it.

Primary Point of Contact	Alternate Point of Contact
Ed Butt, Superintendent Of Buildings Village of Plandome Manor 55 Manhasset Avenue Manhasset, NY 11030 inspector@plandomemanor.com 516-627-3701	Randi Malman, Village Clerk Village of Plandome Manor 55 Manhasset Avenue Manhasset, NY 11030 clerk@plandomemanor.com 516-627-3701

## Profile

The Village of Plandome Manor covers approximately 0.51 square miles<sup>1</sup> and has a total population of 832 according to the American Community Survey 5-year 2018 Estimates. Some of the demographics of the Village of Plandome Manor are summarized in Table 1. This information supported the development of mitigation actions that account for the needs of the most vulnerable individuals in the community.

Table 1: Village of Plandome Manor Demographic Information

Demographic		Demographic	
Below 5 Years Old	7.5%	Black or African American alone	0.0%
Above 65 Years Old	17.0%	American Indian and Alaska Native alone	0.0%
Individuals with Disabilities	Information not provided	Asian alone	16.1%
Persons in Poverty	1.9%	Native Hawaiian and other Pacific Islander alone	0.0%
Renters	5.1%	Two or More Races	0.8%
Without a High School Diploma	1.9%	White alone, not Hispanic or Latino, percent	79.0%
Without Access to Broadband Internet	0.0%	Hispanic or Latino	2.04%

<sup>1</sup> This is inclusive of land area only.

The majority of the Village of Plandome Manor's development includes road repair and replacement. In the past five years, the Village has seen subdivisions, residential buildings, sidewalks, and jogging paths developed within the community. Further, the Village is prioritizing road reconfiguration, the addition of traffic lights and the development of Osprey Nest in the beach area.. Recent development in the 100-year floodplain includes the three lot development on Lake Road. The Village has multiple permitted lots scheduled for development. Additionally, the jurisdiction maintains zoning maps and planning teams. By understanding these development trends and how they intersect with hazard-prone areas, this allows for current and future vulnerabilities to be planned for and avoided.

Refer to the **County Profile** section of this plan for additional information related to current and future conditions of the County's vulnerable population and the natural environment. This information provides important context for understanding hazard mitigation planning.

## Hazard Vulnerability

This section summarizes how the natural hazards profiled in Section 4 of this plan impact the Village of Plandome Manor. The jurisdiction identified Extreme Temperatures, Drought, Flooding, Ground Failure, Hail, Lightning, and Tornadoes as hazards that impact the community. Table 2 shows the sectors of the community that are most likely to be impacted by each hazard. The categories that were considered included the community, economy, health and social services, housing, infrastructure, natural and cultural resources, or no impact. No impact indicates that the jurisdiction did not identify a noticeable impact from the hazard over the past five years, even if the hazard occurs. This information was used to develop a relevant and effective mitigation strategy for the jurisdiction. Detailed hazard event histories, critical facility exposure, and additional vulnerability information can be found in each hazard profile in Section 4 of this plan.

The hazards that most impact the Village of Plandome Manor include: **Extreme Temperatures, Drought, Flooding, Ground Failure, Hail, Lightning, and Tornadoes.**

Table 2: Village of Plandome Manor Hazard Impacts

Hazard	Impact Categories
Coastal Hazards	No Impact
Drought	Infrastructure
Extreme Temperatures	Housing, Infrastructure, Natural and Cultural Resources
Flooding	Infrastructure
Ground Failure	Community, Housing, Infrastructure
Hurricane and Tropical Storms	No Impact
Hail	Natural and Cultural Resources
Lightning	Infrastructure
Severe Winter Weather	No Impact
Tornadoes	Housing, Infrastructure, Natural Cultural Resources

Hazard	Impact Categories
Wind	No Impact

## Capability Assessment

This section summarizes the capabilities that the Village of Plandome Manor has in place that can support hazard mitigation. These capabilities include plans, ordinances, staff, financial resources, and program participation. This Capability Assessment was used to help drive the identification and development of the projects presented in the Mitigation Strategy to make sure that they are appropriate in scope and achievable to implement.

## Legal and Regulatory Capability Assessment

Table 3 lists the assessment of existing legal and regulatory tools for the Village of Plandome Manor. The Village of Plandome Manor maintains several key administrative and technical capabilities to support mitigation, including building codes, emergency response plans, floodplain management plans, post disaster recovery plan, site plan review requirements, special purpose ordinances, stormwater management plans, subdivision ordinances, and zoning ordinances. These capabilities are critical to consider as tools in developing and implementing mitigation strategies. To further enhance their mitigation capabilities, the Village can consider the capabilities in the table below that the Village currently does not have. These additional capabilities would either support creating a legal framework or strategy for implementing a diversity of mitigation actions.

*Table 3: Village of Plandome Manor Existing Legal and Regulatory Capabilities*

Regulatory Tool	Yes / No	Citation (if applicable)
Access and Functional Needs Plan	No	
Building Code	Yes	Village of Plandome Manor Building Code; IBC 2020
Capital Improvement Plan	No	
Climate Action Plan	No	
Community Development Plan	No	
Comprehensive Plan / Master Plan	No	
Economic Development Plan(s)	No	
Emergency Response Plan(s)	Yes	
Floodplain Management Plan(s)	Yes	FEMA Flood Plain
Growth Management Plan(s)	No	
NFIP Flood Damage Prevention Ordinance(s)	No	
Open Space Plan(s)	No	
Post Disaster Recovery Ordinance(s)	No	
Post Disaster Recovery Plan(s)	Yes	CSMP

Regulatory Tool	Yes / No	Citation (if applicable)
Real Estate Disclosure Requirements	No	
Resilience Plan(s)	No	
Site Plan Review Requirement(s)	Yes	Planning Board Code of Plandome Manor
Small Area Development Plan(s)	No	
Special Purpose Ordinance(s)	Yes	Board of Zoning Appeals Code of Plandome Manor
Stormwater Management Plan(s)	Yes	Planning
Subdivision Ordinance(s)	Yes	Planning Board Code of Plandome Manor
Transportation Plan(s)	No	
Zoning Ordinance(s)	Yes	Board of Zoning Appeals Code of Plandome Manor

### Administrative and Technical Capability Assessment

Table 4 lists the assessment of existing administrative and technical tools for the Village of Plandome Manor. The Village of Plandome Manor has a high level of primary administrative and technical capabilities to support mitigation. This includes management, engineering, grant writing, administration, construction, analysis, and planning. Increasing training capacity and expertise of these individuals will support mitigation practice in the Village.

Table 4: Village of Plandome Manor Existing Staff / Personnel Resource

Staff / Personnel Resource	Yes / No	Details
Emergency Manager(s)	Yes	
Engineer(s) trained in construction practices related to buildings/infrastructure	Yes	Superintendent of Buildings
Engineer(s) with an understanding of natural and/or human caused hazards	Yes	Superintendent of Buildings
Engineer(s) with knowledge of land development and land management practices	Yes	Engineering consultant
Grant Writers	No	
Personnel skilled or trained in Geographic Information Systems	Yes	Engineering consultant, Superintendent of Buildings
Personnel trained in construction practices related to buildings/infrastructure	Yes	Superintendent of Buildings
Planner(s) with an understanding of natural hazards	Yes	Engineering consultant

Staff / Personnel Resource	Yes / No	Details
Planner(s) with knowledge of land development and land management practices	Yes	Engineering consultant
Scientist(s) familiar with natural hazards	No	
Surveyors	No	

## Fiscal Capability Assessment

Table 5 lists the assessment of existing fiscal tools for the Village of Plandome Manor. Funding is often the biggest barrier when implementing mitigation programs. The Village is primarily able to fund mitigation programs by levying taxes for specific purposes, capital improvements project funding, and state mitigation grant programs. Village of Plandome Manor should consider exploring additional fiscal capabilities in order to gain access to additional funding for mitigation.

*Table 5: Village of Plandome Manor Existing Fiscal Capabilities*

Resources	Yes / No	Additional Details
Ability to incur debt through general obligation bonds	No	
Ability to incur debt through private activity bonds	No	
Ability to incur debt through special tax bonds	No	
Authority to levy taxes for specific purposes	Yes	
Authority to utilize user fees for utility services	No	
Authority to withhold public expenditures in hazard prone areas	No	
Capital improvements project funding	Yes	
Community Development Block Grants (CDBG)	No	
Impact fees for home buyers and/or developers	No	
State mitigation grant programs	Yes	DASNY

## Community Classification Assessment

Table 6 lists the assessment of existing community classifications for the Village of Plandome Manor. Participation in the BCEGS program demonstrates increased capabilities of the Village related to mitigation. Exploring gaining additional community classifications will guide the Village's mitigation programs and support capacity building.

*Table 6: Village of Plandome Manor Community Classifications*

Classification	Yes/No (or Status)
Building Code Effectiveness Grading Schedule (BCEGS)	Yes
Public Protection Classification Program	No

Classification	Yes/No (or Status)
Community Rating System (CRS)	No
Other Classifications	No

## National Flood Insurance Program Summary

This section provides a summary of the floodplain management capabilities for Village of Plandome Manor and how the jurisdiction is meeting the requirements of the National Flood Insurance Program (NFIP). Flood-prone areas in the Village are located along North Plandome Road, Lake Road, Gulls Cove, and Water Lane.

The Village's Superintendent of Buildings is responsible for floodplain management. The Village did not note any current barriers to running a successful NFIP program. The flood maps for this jurisdiction accurately portray the current flood risk. There are currently no RiskMAP projects ongoing in this jurisdiction.

The Village of Plandome Manor is in good standing with the NFIP. Based on documentation received from NYSDEC, the Village had its last Community Assistance Contact on 01/30/2020 and its last Community Assistance Visit on 08/30/2005. There are no NFIP compliance violations that need to be addressed in this jurisdiction.

The Flood Damage Prevention Ordinance for the Village of Plandome Manor meets minimum requirements. The ordinance was last amended 01/01/2010 and can be referenced in Chapter 121 of Village of Plandome Manor Village Code.

## Mitigation Strategy

The following section provides an overview of the mitigation strategy for Village of Plandome Manor. It provides an overview of the jurisdiction's previous mitigation actions, proposed actions, and the NYS mitigation worksheets.

### Previous Mitigation Actions

This jurisdiction did not participate in the 2014 hazard mitigation plan.

### Proposed Mitigation Actions

Project Number	VPM_3	VPM_4	VPM_5	VPM_6
Project Name	North Plandome Road Culvert	Plandome Park Road Reconstruction	Village storm drain maintenance	Village tree maintenance program
Goal being met	1, 2, 3	1, 2, 3	2,3	3
Hazards to be mitigated	Flooding Ground Failure	Flooding	Flooding	Loss of property and life
Description of the Problem	The 70-year-old culvert on North Plandome Road has deteriorated and is in danger of collapsing. The culvert measures twenty feet wide and lies under N. Plandome Road connecting Leeds Pond and Manhasset Bay	Severely damaged roads that cause flooding, can be detrimental to stormwater management and can impede the travel of emergency vehicles	Clogged drains and flooding	Dead or diseased trees on/near the roadways
Description of the Solution	The repair includes insertion of a structural sleeve to reinforce the existing damaged culvert as well as the addition of a new culvert to be facilitate the volume of water between Manhasset Bay and Leeds Pond	Mill and fill roads plus regrade and install storm drains	Increased stormwater maintenance through continual cleaning and repair	Cut and prune damaged or dangerous trees
Critical Facility	Yes	Yes	Yes	Yes
EHP Issues	DEC approved	Village approved	Village approved	Village approved
Estimated Timeline	12 Years	3 Months	Ongoing	Ongoing
Lead Agency	Town of North Hempstead	Village of Plandome Manor	Village of Plandome Manor	Village of Plandome Manor
Estimated Costs	\$2,000,000	\$800,000	\$60,000	\$10,000
Estimated Benefits	Safety of Coastal Evacuation Route and maintaining the integrity of the road and surrounding area	Will allow for drainage and safer travel for residents and emergency vehicles	Eliminate flooding of roads	Safety of property and village structures
Potential Funding Sources	NY State Grant	Public and Private funding sources	Village Budget	Village Budget

## Mitigation Action Worksheets

The following pages contain mitigation action worksheets that provide additional detail some of the jurisdiction's proposed mitigation actions.



## Nassau County Multi-Jurisdictional Hazard Mitigation Plan

Name of Jurisdiction: Incorporated Village of Plandome Manor

NYS DHSES Action Worksheet			
Project Name:	North Plandome Road Culvert		
Project Number:	Leave Blank		
Risk / Vulnerability			
Hazard of Concern:	Deterioration of Culvert on North Plandome Rd. causes flooding and ground failure in the case of a 100-Year event and flooding		
Description of the Problem:	The 70-year-old culvert on North Plandome Road has deteriorated and is in danger of collapsing. The culvert measures twenty feet wide and lies under N. Plandome Road connecting Leeds Pond and Manhasset Bay		
Action or Project Intended for Implementation			
Description of the Solution:	The repair includes insertion of a structural sleeve to reinforce the existing damaged culvert as well as the addition of a new culvert to be facilitate the volume of water between Manhasset Bay and Leeds Pond		
Is this project related to a Critical Facility?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
(If yes, this project must intend to protect to the 500-year flood event or the actual worst damage scenario, whichever is greater.)			
Level of Protection:	Protection of the integrity of roadway in a 100yr. storm event	Estimated Benefits (losses avoided):	Safety of Coastal Evacuation Route and maintaining the integrity of the road and surrounding area
Useful Life:	50 Years		
Estimated Cost:	\$2,000,000		
Plan for Implementation			
Prioritization:	Leave Blank	Desired Timeframe for Implementation:	4 months
Estimated Time Required for Project Implementation:	12 Years	Potential Funding Sources:	NY State Grant
Responsible Organization:	ToNH	Local Planning Mechanisms to be Used in Implementation, if any:	Consulting engineers and ToNH DPW plus Village Building Supt.
Three Alternatives Considered (including No Action)			
Alternatives:	<i>Action</i>	<i>Estimated Cost</i>	<i>Evaluation</i>
	No action	\$0	The collapse of culvert leading to the collapse of a major evacuation route
	Complete reconstruction of the culvert	\$15 million	Traffic disruption of a major evacuation route
	Redesign the roadway with a bridge over the culvert	\$100 million	Traffic disruption for miles of a major evacuation route for a year
Progress Report (for plan maintenance)			
Date of Status Report:	July 2, 2020		
Report of Progress:	Project to begin on July 7, 2020		

Update Evaluation of  
the Problem and/or  
Solution:

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## Instructions

(Name of Jurisdiction) \_\_\_\_\_

NYS DHSES Action Worksheet			
Project Name:	Each action must have a unique project number referenced here and in the Action Tables.		
Project Number:	Each action must have a unique project name referenced here and in the Action Tables.		
Risk / Vulnerability			
Hazard of Concern:	Identify the hazard being addressed with this action.		
Description of the Problem:	Provide a detailed narrative of the problem. Describe the natural hazard you wish to mitigate, its impacts to the jurisdiction, past damages and loss of service, etc. Include the street address of the property/project location (if applicable), adjacent streets, and easily identified landmarks such as water bodies and well-known structures, and end with a brief description of existing conditions (topography, terrain, hydrology) of the site.		
Action or Project Intended for Implementation			
Description of the Solution:	Provide a detailed narrative of the solution. Describe the physical area (project limits) to be affected, both by direct work and by the project's effects; how the action would address the existing conditions previously identified; proposed construction methods, including any excavation and earth-moving activities; where you are in the development process (e.g., are studies and/or drawings complete), etc., the extent of any analyses or studies performed (attach any reports or studies).		
Is this project related to a Critical Facility?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
(If yes, this project must intend to protect to the 500-year flood event or the actual worst damage scenario, whichever is greater.)			
Level of Protection:	Identify the level of protection the proposed project will provide. Ex. 100-year (1%) flood.	Estimated Benefits (losses avoided):	Identify the benefits that implementation of this project will provide. If dollar amounts are known, include them. If dollar amounts are unknown or are unquantifiable, describe the losses that will be avoided.
Useful Life:	Identify the number of years the project will provide protection against the hazard.		
Estimated Cost:	Identify all estimated costs associated with implementation.		
Plan for Implementation			
Prioritization:	Identify the priority based on the prioritization method agreed upon.	Desired Timeframe for Implementation:	Identify the desired start time for this project. Ex. Within 6 months.
Estimated Time Required for Project Implementation:	Provided the estimated time required to complete the project from start to end.	Potential Funding Sources:	Multiple sources of potential funding should be listed when appropriate.
Responsible Organization:	Identify the name of a department or agency responsible for implementation, not the jurisdiction.	Local Planning Mechanisms to be Used in Implementation, if any:	Consider the use of local planning mechanisms that will be used to implement this project.
Three Alternatives Considered (including No Action)			
Alternatives:	<i>Action</i>	<i>Estimated Cost</i>	<i>Evaluation</i>
	No Action	\$0	
	Alternative 1 Brief Description		Include a description of pros/cons of Alternative 1.
	Alternative 2 Brief Description		Include a description of pros/cons of Alternative 2.
Progress Report (for plan maintenance)			
Date of Status Report:	This section should be completed during plan maintenance/evaluation.		
Report of Progress:	Describe what progress, if any, has been made on this project. If it has been determined the jurisdiction no longer wishes to pursue implementation, state that here and indicate why.		
Update Evaluation of the Problem and/or Solution:	Provide an updated description of the problem and solution, and what has happened since initial consideration/development.		

## Nassau County Multi-Jurisdictional Hazard Mitigation Plan

**Name of Jurisdiction:** Incorporated Village of Plandome Manor

NYS DHSES Action Worksheet			
Project Name:	Plandome Park Road Reconstruction		
Project Number:	Leave Blank		
Risk / Vulnerability			
Hazard of Concern:	Flooding and damage to vehicles		
Description of the Problem:	Severely damaged roads that cause flooding, can be detrimental to stormwater management and can impede the travel of emergency vehicles		
Action or Project Intended for Implementation			
Description of the Solution:	Mill and fill roads plus regrade and install storm drains		
Is this project related to a Critical Facility?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
(If yes, this project must intend to protect to the 500-year flood event or the actual worst damage scenario, whichever is greater.)			
Level of Protection:	100-Year flood event	Estimated Benefits (losses avoided):	Will allow for drainage and safer travel for residents and emergency vehicles
Useful Life:	20 Years		
Estimated Cost:	\$800,000		
Plan for Implementation			
Prioritization:	Leave Blank	Desired Timeframe for Implementation:	Construction to begin by Sept. 2020
Estimated Time Required for Project Implementation:	3 months	Potential Funding Sources:	Public and private funding sources
Responsible Organization:	Village of Plandome Manor	Local Planning Mechanisms to be Used in Implementation, if any:	Village engineer and building superintendent
Three Alternatives Considered (including No Action)			
Alternatives:	<i>Action</i>	<i>Estimated Cost</i>	<i>Evaluation</i>
	No Action	\$0	The continued deterioration of the roadway
	Village to take possession of roads and rebuild according to State standards	\$3,000,000	Roads would have to be widened to meet state standards. Private property would be taken by the village
	Close the roads to all traffic excluding emergency vehicles	\$0	Homeowners' property values would be greatly affected.
Progress Report (for plan maintenance)			
Date of Status Report:			
Report of Progress:			
Update Evaluation of the Problem and/or Solution:			

## Instructions

(Name of Jurisdiction) \_\_\_\_\_

NYS DHSES Action Worksheet			
Project Name:	Each action must have a unique project number referenced here and in the Action Tables.		
Project Number:	Each action must have a unique project name referenced here and in the Action Tables.		
Risk / Vulnerability			
Hazard of Concern:	Identify the hazard being addressed with this action.		
Description of the Problem:	Provide a detailed narrative of the problem. Describe the natural hazard you wish to mitigate, its impacts to the jurisdiction, past damages and loss of service, etc. Include the street address of the property/project location (if applicable), adjacent streets, and easily identified landmarks such as water bodies and well-known structures, and end with a brief description of existing conditions (topography, terrain, hydrology) of the site.		
Action or Project Intended for Implementation			
Description of the Solution:	Provide a detailed narrative of the solution. Describe the physical area (project limits) to be affected, both by direct work and by the project's effects; how the action would address the existing conditions previously identified; proposed construction methods, including any excavation and earth-moving activities; where you are in the development process (e.g., are studies and/or drawings complete), etc., the extent of any analyses or studies performed (attach any reports or studies).		
Is this project related to a Critical Facility?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
(If yes, this project must intend to protect to the 500-year flood event or the actual worst damage scenario, whichever is greater.)			
Level of Protection:	Identify the level of protection the proposed project will provide. Ex. 100-year (1%) flood.	Estimated Benefits (losses avoided):	Identify the benefits that implementation of this project will provide. If dollar amounts are known, include them. If dollar amounts are unknown or are unquantifiable, describe the losses that will be avoided.
Useful Life:	Identify the number of years the project will provide protection against the hazard.		
Estimated Cost:	Identify all estimated costs associated with implementation.		
Plan for Implementation			
Prioritization:	Identify the priority based on the prioritization method agreed upon.	Desired Timeframe for Implementation:	Identify the desired start time for this project. Ex. Within 6 months.
Estimated Time Required for Project Implementation:	Provided the estimated time required to complete the project from start to end.	Potential Funding Sources:	Multiple sources of potential funding should be listed when appropriate.
Responsible Organization:	Identify the name of a department or agency responsible for implementation, not the jurisdiction.	Local Planning Mechanisms to be Used in Implementation, if any:	Consider the use of local planning mechanisms that will be used to implement this project.
Three Alternatives Considered (including No Action)			
Alternatives:	<i>Action</i>	<i>Estimated Cost</i>	<i>Evaluation</i>
	No Action	\$0	
	Alternative 1 Brief Description		Include a description of pros/cons of Alternative 1.
	Alternative 2 Brief Description		Include a description of pros/cons of Alternative 2.
Progress Report (for plan maintenance)			
Date of Status Report:	This section should be completed during plan maintenance/evaluation.		
Report of Progress:	Describe what progress, if any, has been made on this project. If it has been determined the jurisdiction no longer wishes to pursue implementation, state that here and indicate why.		
Update Evaluation of the Problem and/or Solution:	Provide an updated description of the problem and solution, and what has happened since initial consideration/development.		