

October 2007

epoa news

The Official Newsletter of the Eastern Property Owners' Association, Garden City, New York 11530

Village Facing Many Tough Issues in Coming Months Public Meeting October 9 at Garden City Library

president's message



by Dennis Donnelly

**Save the Date:
Tuesday, October 9
Lower Level
Garden City Library
7:30 p.m.**

**Reports on
Development in the
East**

***Read this Newsletter
for Details***

NEWSLETTER EDITOR
Christine Mullaney

Even as the last days of summer dwindle to a beautiful few, the Village government must address a myriad of issues in the coming months. The new administration headed by Peter Bee, our new mayor, will face tough decisions on the fate of St. Paul's, development issues at the Hub, the proposed 3rd track on the LIRR main line, continuing water supply issues, as well as annual budget fine tuning. At our October 9th public meeting, to be held in the large meeting room of the Garden City Public Library at 7:30 p.m., we will discuss these issues, as well as items of interest to all residents of our Village.

Development in the East

Several development projects are proposed for the East. At the area known as 550 Stewart Avenue, the developer has proposed town house development on the north side of the street and an office building on the south side.

The RFP (Request for Proposal) for the vacant property (11.8 acres) within the Roosevelt Field complex was issued by the county and no determination as to the disposition of this parcel has been announced by Nassau County Executive Tom Suozzi. The current zoning for the property is "CR" Commercial. This zoning would permit office buildings, not residential housing of any type. Currently there

are no plans to rezone this property.

The area around the Social Services Building on 11th Street and Washington Avenue is currently involved in a lawsuit by the Association of Community Organizations for Reform Now (ACORN). Until such time as this action is adjudicated, it will remain as it is currently used.

In the next few months, we are anticipating a proposal for the old gas station at the corner of Franklin Avenue and 7th Street, the opening of the renovated Saks building, a decision on plans for the Food Basket location, as well as the Bookspan Office complex.

The residents of the East should be assured that your fellow residents who volunteer their time to serve as members of the Board of the EPOA will remain ever vigilant in protecting your interests and concerns in the coming year. We represent the residents of the East on the planning commission, the environmental advisory, zoning, architectural review, recreation, library and school boards, and of course we work with the Mayor and Board of Trustees. Remember our slogan, "Progress through Participation."

Make your voice heard. Let us know your opinions, tell us your concerns, become involved. Most importantly, renew your EPOA membership. If you are not a member, join today!

Join us October 9th at 7:30 p.m. at the Garden City Public Library for an update on the issues.

epoa officers and directors 2007 - 2008

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Your Board of Trustees is looking forward to a very busy fall season.

The Trustees Committee on St. Paul's, which consists not only of three trustees but also of citizen volunteers, will soon present its plan to the BOT and the public. The proposals on the table have their advantages and disadvantages and the decision will not be an easy one. We do not expect the final decision to please everyone.

The ACORN litigation on the "P Zone" property is now in the discovery stage and depositions are being taken. Counsel remains optimistic that we will prevail, but will have a stronger opinion once the discovery phase is completed.

There have been some very preliminary meetings between the building department and the owners of the 550 Stewart site, but we cannot presently say when any construction will begin.

Meetings with the owner of the Franklin Avenue and 7th Street gas station site about developing a combination of apartments and first floor retail space also have occurred. Again, these were very preliminary meetings and no firm decisions have been made.

On a positive note, development on the Saks building

continues to move ahead and we look forward to a truly first class improvement to Franklin Avenue.

As was stated in our president's letter, an RFP (Request for Proposal) has been issued by Nassau County for development of an 11.8 acre site on the southern portion of Ring Road. To date we have not been informed by the county of which project was chosen. The site

is zoned Commercial by Garden City (no residential housing of any type permitted) and there are no plans to change this.

The library construction has begun (see Library News) and both the Library Board and the Garden City Public Works Department believe it will be completed by December.

The Adelphi University construction is moving forward.

When completed, the result will be a more attractive campus and a full north/south street through the campus.

Trustee and former mayor Gerry Lundquist is spearheading our efforts to oppose the LIRR's planned third track. He will continue to cooperate with surrounding villages which believe, as we do, that this track is planned strictly to increase freight traffic on the main line of the LIRR.

Several trustees attended a presentation by Scott Rechler, partner with Charles Wang in developing the Coliseum/Hub site. The

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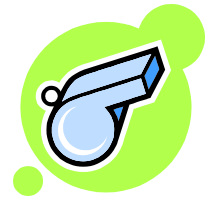
Trustees Update



by
Nicholas Episcopia

Cultural and Recreation News

by Andrew deLannoy



Village Baseball Fields

The Village is evaluating the renewal of a one-year lease to the Town of Hempstead for two baseball fields on Cherry Valley Avenue (south of the Village's Municipal Service Yard and Community Park). This has been a long-standing lease with the Town of Hempstead (25 plus years) for the primary use of Franklin Square's Little League program.

In addition, in keeping with the recreation department's commitment to enhancing our community, they are helping to restore two school district fields at Stratford School. This will benefit the Stratford School children as well as other Village-based baseball organizations.

Community Park Renovation Project

Our Community Park renovation project started last fall with the demolition of the miniature golf course. The new course opened in June and its use is up approximately 40 percent over last year.

The platform tennis courts were removed in the late spring to make way for a new clubhouse and courts. Arrangements have been made for the Village's platform tennis league to play at Manorhaven and Clinton G. Martin parks through the end of November. If all goes well with the court contractor, we should be back on our new courts in November.

2008/2009 Recreation Budget

We have started to analyze/work on the recreation department's 2008/2009 budget. Our goal is to hold the line on the programs offered and develop a conservative capital request that allows for good stewardship of our aging facilities. Your input is always welcome.

Streets and Traffic Update

by Walter McKenna



The Department of Public Works has reported that the road paving, curb and sidewalk projects are almost complete. In addition, a section of pavement on Wyatt Road, just off Clinton Road, will be repaved by the contractor.

The Village has been working as quickly as possible to correct the issues related to the Franklin Court water main. The bid for this water main replacement project is expected to be awarded by the Board of Trustees at the October 4th public meeting. It is anticipated that the construction will start shortly thereafter and would be completed by early December.

Should you have any questions or concerns regarding streets and traffic issues in the East, please feel free to write to me care of the Village offices.

School is Open—Please Drive Safely and Observe the Village speed limit of 30 MPH.

School Report

by Laura Brown



The district successfully completed the Summer Enrichment and the AIS (Academic Intervention Services) Programs over the summer.

There has been construction occurring at several sites. The Middle School fields are almost complete. Final preparations are being made so that the sod and seed can be put down as early as next week. The district is hoping to allow some limited use of the fields this spring. There was roof work done at both the Middle School and Hemlock. There was also a thorough cleaning of every classroom as well as some painting and replacement of floors in some of the classes.

Our technology infrastructure initiative (installing new fiber connections between buildings) is complete.

We hired over 60 new teachers and support staff in the district. This was due to retirements, leave replacements and resignations. Those to take special note of: Ms. Linda Norton, appointed as the principal at Stewart School; she was previously the principal at Hemlock; Ms. Jean Ricotta and Ms. Audrey Bellovin, the new principals at Locust and Hemlock respectively; Mr. Bill Marr, hired as the new Middle School assistant principal. Jeannette Balantic is the new social studies coordinator and Maxine Brogan is the new special education coordinator.

There was also a lot of curriculum development over the summer. Curricula was written for our new Advanced Placement World History and Statistics in Sports classes as well as revisions and updating of course materials in journalism, world languages, elementary health, elementary science and extended courses for classified students, among others.

A new pathway was installed on the Stewart School field inside the fence along Stewart Avenue. This was installed in response to parent concerns about students walking to school and bus stops along Stewart Avenue. A similar path was already installed at Stratford.

Library News

by Libby Huschle



The library renovations are coming along as planned. We will have a larger Young Adult section, comfortable Adult Reading lounge, an expanded Computer area with a computer lab and a large diverse Audio/Visual department on the lower level. The façade will be slightly different but most welcoming. We look forward to a grand opening in early December.

Patrons will find numerous new audio books and DVDs in the collection. A new product called Playaways, which are books on individual MP3 players, is being introduced. These books are self-contained, enabling you to start listening right away. They are small enough to slip into your pocket when you go walking.

Also new is a service called Live Homework Help, provided by a company called Tutor.com. When school is closed from 3 p.m. to 9 p.m. seven days per week, students can get live homework help from an online tutor. The sessions usually last about 20 minutes.

Live Homework Help serves students in grades 4 through 12. An icon to access this service is prominently displayed on the library's web site and the library staff will assist students and parents as needed. Arrangements are currently being made to provide an online training session for the school media specialists in the district.

Check out the library web site at <http://www.nassaulibrary.org/gardenc/index.html>.

continued from page 2 (Trustees Update)

Town of Hempstead, not the county, controls the zoning and will continue to push for the “softest” possible development plan. We do not see the need for the developers to include an additional 500,000 square feet of retail space in their proposal. The BOT also remains unalterably opposed to any Light Rail System coming from Mineola through Garden City and linking up with the Hub via the central extension. We are fortunate to have former Mayor Hal Hecken heading a “Citizen’s Committee” to monitor development to the east of Garden City. Hal and his group have been very helpful and the BOT will continue to seek their counsel.

Many thanks to our Fire and Police Departments for their first class efforts to protect us. This

was especially evident when the first firefighters arrived at a home in the eastern section approximately two minutes after the alarm was called in. This rapid response helped the situation from becoming far worse.

Please try to attend “Fire Prevention Day” on October 14. The activities will run from 12 noon to 3 p.m. at department headquarters on the west end of Village Hall, 347 Stewart Avenue. There will be demonstrations and activities for village residents. This is always an interesting and enjoyable event.

Finally we are all honored to have our Mayor, Peter Bee, on the executive board of the Nassau County Village Officials Association. He is eminently qualified to serve in this capacity and I am sure he will do an excellent job.

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Progress Through Participation!

To successfully deal with the very serious issues facing our Village, we need informed citizens working through our POAs and in concert with our Board of Trustees. Please join us at our next EPOA public meeting on October 9, 7:30 p.m., in the Garden City Library. Listen to your neighbors and voice your concerns. Become an advocate for your Village. Offer whatever time you can spare to help in specific ways, on projects big and small. Attend Board of Trustees meetings, generally held the first and third Thursdays of the month (check the Village Web site—www.gardencityny.net— for specific times). Become involved!

Save the Date: Tuesday, October 9, 7:30 p.m.
EPOA Public Meeting
Garden City Library, Lower Level

***Learn about Important Issues Confronting the Village
including
Development in the East***

epoa news

Eastern Property Owners' Assoc., Inc.
P. O. Box 7525
Garden City, New York 11530

DATED MATERIAL

Or Current Resident