



EPOA NEWS

The official newsletter of the
Eastern Property Owners' Association
Garden City, New York 11530
www.gcepoa.org
twitter: @GC_EPOA

—Representing Residents of the East since 1918—

Winter 2017

Resident Electors'

Meeting: January 17

Senior Center at Golf

Club Lane, 7:30 pm

Mark Hyer Nominated
for Village Trustee

EPOA Public Meeting follows with updates from EPOA President Joe Moody, Mayor Nick Episcopia, Trustee John Delany, Library Trustee Charlie Murphy, School Trustee Bob Martin and East representatives to GC commissions and boards.

All are welcome!

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President's Message

by Joe Moody

As the year 2017 begins, I would like to wish all residents a happy and healthy New Year, on behalf of myself and the officers and directors of the Eastern Property Owners' Association (EPOA). I hope to see as many of you as possible at our public meeting on Tuesday, January 17 beginning at 7:30 pm at the Senior Center on Golf Club Lane. There will be updates on Village issues from Mayor Episcopia and Trustee Delany, from myself and other EPOA directors and representatives, plus the School and Library Trustees.

Financial issues normally dominate the beginning of the year, as the next Village budget needs to be finalized by the Trustees for the fiscal year that begins June 1. The Citizens Budget Review Committee (CBRC) once again will be an important contributor to the budgeting process, offering recommendations that potentially affect every department. The two CBRC representatives from the East are Steve Forte and Danielle Kilkenny. The EPOA looks forward to having Steve and Danielle utilize their skills and knowledge to benefit our community.

Budget work sessions normally start in late January to early February. Police, fire, public works, parks and recreation—every departmental budget—have each undergone vigorous review during the Village budget work sessions. These sessions, usually held in the Village Hall board room, are open to the public and are well worth attending. Please check the Village website at www.gardencityny.net for a list of the meeting dates and locations.

I would like to congratulate EPOA Director Mark Hyer on being nominated for a two-year term to the Board of Trustees by the independent Garden City East Nominating Committee (also known as the 15 Member Nominating Committee). The Committee made its selection after two days of interviews in which they considered several candidates. I would like to thank Chris Mullaney, chairperson of the Committee, for coordinating the Committee meetings, setting up the interviews and ensuring the process was completed according to our EPOA procedures.

I would also like to thank Jim Bauer and the Mayor's Committee On Building Code Changes for their hard work over the last year. Jim is the East representative and Chairperson of the Mayor's Committee. At a December meeting of the Board of Trustees, the code changes recommended by the Mayor's Committee were unanimously approved. These updated laws seek to balance the preservation of the unique character of the Village's neighborhoods with the right of a homeowner to improve his or her property and the right of neighboring property owners to continue to enjoy the character and curb appeal of their homes. They are also designed to ensure that new construction does not impact the light, air and privacy rights of the neighboring property owners. Jim has pledged to continue to analyze these code changes and monitor their effectiveness.

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President's Message (continued)

EPOA Public Meetings

January 17

March 28

April 18

June 5

*All meetings begin at
7:30 PM*

*All meetings are in the
Senior Center at
Golf Club Lane*

*For updates, check EPOA
website
www.gcepoa.org*

The EPOA is on Twitter @ GC_EPOA. The EPOA utilizes this account to provide another communication tool for notifying members quickly and efficiently about Village notifications, meeting times, events, and related articles. For EPOA members who already have a Twitter account, you can follow the EPOA's account by searching "GC_EPOA." For members who do not have a Twitter account, you can set up your Twitter account at <https://twitter.com>, search under "GC_EPOA" and select to follow this account. There is no charge for this service, so please sign up and follow us.

Finally, January marks the beginning of the EPOA member drive for 2017. As an organization, we are only as strong as our members. For current members, we are counting on your continued support. For residents who are not members, we ask that you consider joining as a paid member. Membership is \$20 per year per family. These funds support all printed material, including this newsletter that is mailed to every resident of the East, our public website, and primary elections. There is a member form on the next to last page of this newsletter and a printed envelope enclosed for your convenience. If you join as a paid member and supply your email address to us, we will send you our electronic bulletin updates and notices in emergencies. Thank you and best wishes for 2017.

EPOA Fun Facts—Did You Know?

Two Major League Baseball teams played an exhibition game on the St Paul's fields on October 16, 1917.

The Chicago White Sox came to Garden City two years before the Black Sox scandal of the 1919 World Series. They came here just after their victory over the New York Giants in the 1917 World Series.

Major League Baseball had arranged with the U.S. Military to play an exhibition game at St. Paul's School field to entertain the troops at Camp Mills. Camp Mills was established in August of that year in the southeastern section of Garden City after the U.S. entered World War I. The camp was south of Commercial Avenue and east of Clinton Road across the barren plains.

The troops lined the field along with many residents and St. Paul's students to watch the game. Some attendees viewed from the roof of St. Paul's. On that warm, sunny October day, back in 1917, people watched the Chicago White Sox beat the New York Giants 6 to 3 on Garden City's own Field of Dreams.



epoa officers and directors

President	Joe Moody
Vice President	Tom Hogan
Corp Secty	Joe Courtade
Corres Secty	Robert Rymers
Treasurer	Sal Norberto

Directors:

Andy deLannoy
Paul Dircks
Brian Finneran
Barbara Garry
Mark Hyer
Steve Illardi
Tom Mastanduono
Marc Mehlman
Barbara Moore
Tom Nappi
Michael Nagler
Robert Schoelle, Jr.
Jennifer Sullivan
Theodore Ucinski

representatives from the east

Village Trustees	Nick Episcopia (Mayor) John Delany
Acting Village Justice	Brian Deveney
Library Board Trustee	Charlie Murphy Peter D'Antonio (a-l)
School Board Trustee	Robert Martin
Architectural Design Review	Barbara Ruggiero
Cultural & Recreational Affairs	Ken Moody Judy Courtney (a-l)
Environmental Advisory Board	Leo Stimmler Elizabeth Bailey (a-l) Carol Neidich-Ryder (a-l)
Planning Commission	William Bellmer Keith Galanti H. Bradford Gustavson Neal J. Sweeney
Zoning Board of Appeals	Brian Paradine
CBRC	Steve Forte Danielle Kilkenny
Editor	Christine Mullaney

Village Update

Mayor Nick Episcopia and Trustee John Delany

Mayor's Committee on Changes to Chapters 57 & 200 of the Village Code

The Mayor's Committee on Building Code Changes has worked diligently since 2015 to propose revisions to certain sections of our Village Code. The project was commissioned in response to the concern expressed by many residents from different areas of Garden City regarding the proliferation of large homes built to replace existing residential structures on relatively small lots.

The Committee's mission was to fully review and discuss our Village Code *"...to include, but not be limited to, the charge to the Architectural Design Review Board contained therein, as well as the existing allowable height, width, overall bulk, and set-backs of residential structures within the respective residential zones; and thereafter, to propose amendments that will preserve the unique character of the Village's neighborhoods without denying an owner the right to improve his or her property while ensuring the right of neighboring property owners to continue to enjoy the character and curb appeal of theirs."* This is particularly critical because the vast majority of residential plots throughout the Village are relatively small and only 60' to 75' in width.

Comprised of members of the Architectural Design Review Board [ADRB], the Board of Zoning Appeals [BZA], and other residents, the Committee had a combined aggregate of approximately 75 years of experience in service to the Village. Chaired by our neighbor, Jim Bauer, assisted by the ADRB Chairman Hugh Lacy, and the BZA Chairman Bob Cunningham, the Committee did an outstanding job of proposing revisions to the codes which were unanimously adopted into law by the Board of Trustees at our December 15 meeting. Throughout the process, the Committee was totally transparent and responsive to suggestions by Village Trustees, the POAs, and other residents.

The effects of the changes to Chapter 200 of the Village Code concerning single and aggregate setback requirements for residential buildings, and to Chapter 57 establishing new requirements on the issuance of demolition permits for residential buildings, as well as to modify the list of Building Department applications subject to review by the ADRB, will in no way impact the ability of homeowners, particularly on the smaller plots in the Village, to build or expand houses up to the maximum lot coverage of 25%. (Details and architectural drawings on this topic have been presented at most of the meetings and can be found on the Village website.)

In the case of an existing home tear-down to make way for the construction of a new one, before a demolition permit is granted, the applicant must send written notice of the tear-down to the neighbors; and, to ensure the integrity of the streetscape, even if the required building permits and approvals of the ADRB for the replacement structure have been granted, the applicant must submit a plan to the Building Department that includes removal of the foundation, leveling of grade, planting of grass and maintaining the site to ensure the integrity of the streetscape in the event a new home is not constructed within a reasonable period of time.

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Trustees' Update (continued)

Requirements for single and aggregate setbacks have been modified to preserve a reasonable distance between houses. No changes have been made to the allowable height of residences because in the 2011 code changes, height limits were already reduced. In today's environment, homeowners and prospective homeowners want the ability to have rooms with high ceilings and open concept floor plans.

The Mayor's Committee, the ADRB and BZA all believe that these changes are designed to ensure the preservation of neighborhoods as well as property values and that the great majority of our residents support them.

Proposed LIRR Third Track

Over the last six months the Board of Trustees and many residents have been wrestling with the plans of the MTA/LIRR to construct a third track on the main LIRR line between Westbury and Floral Park. Although this addition will be on the south side of the tracks and will directly affect residents in our Western and Estates sections, I personally believe this huge project will impact most of our Village, including the distinct possibility of reducing service to one track on the Hempstead line east of Floral Park.

Many residents and Village and officials of the other communities on the main line are opposed to this project because MTA has not clearly shown what benefit the third track will provide to benefit adjacent business districts and residential neighborhoods. This past spring, the MTA produced a scoping document that was to show an overview of the project. In conjunction with Floral Park, we retained the environmental law firm of Beveridge and Diamond who critiqued this document and pointed out severe deficiencies. They found that the MTA/LIRR outlined no specific plans and claimed they are using a technique called "Design/Build" which effectively says they do not need a specific set of plans and specifications and will design and build the project as they go forward during construction.

In late November, the MTA/LIRR produced their more than 1,000 page Draft Environmental Impact Study (DEIS), which is full of technical data that is virtually impossible for a layman to understand or critique. To make matters worse, the public comment sessions will be held on January 17 and 19 and all comments must be submitted no later than January 31. This short time frame is totally unacceptable and a slap in the face to villages and their residents. Our representative in the NYS and Nassau County Legislatures and the Town of Hempstead Council have all written letters which can be seen on the Village website. All of these elected officials have severely criticized the short time frame given to evaluate this document and have asked for at least a two month extension. To date, the Governor has not replied to these requests.

The MTA/LIRR is using a "carrot and stick" approach in dealing with upset residents. They keep emphasizing the removal of all the grade crossings which is undoubtedly desirable by eliminating the need for horn blowing, as well improving safety and traffic flow. However, the Governor's representatives have firmly stated that the elimination of grade crossings will happen only if the third track goes forward. Clearly, this is a form of legal blackmail which again shows a total lack of consideration for the affected residents.

As of this writing, your BOT is considering retaining the environmental engineering firm of Vertex to review and critique this massive document. Vertex is highly regarded by municipalities and private sector companies and comes strongly recommended by Beveridge and Diamond, our environmental attorneys. We are presently negotiating the scope and price of this study and hopefully will be sharing the cost with other main line villages.

If the DEIS contains glaring deficiencies, we will ask the MTA/LIRR to cure them and if they refuse, we would have to consider obtaining an injunction which would stop the project until the deficiencies are cured.

The estimated cost of the slightly less than 10-mile third track has risen to \$2 billion, which is up from \$1.5 billion since last spring. I discussed this with our Assemblyman and NYS Senator and they have no idea where this huge amount of money will come from. They are confident that upstate NY communities will protest this project and ask that a similar amount of money be spent in their communities. Although the Governor's representatives have said several more rush hour trains would stop at the Merillon Avenue station, they have no idea how high the fares will go. There have been six increases in LIRR fares since 2008.

Garden City Police and Fire Departments

Our Police Department continues to do a superior job both in protecting us from crime and

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Trustees' Update (continued)

enforcing our traffic regulations. Calendar year-to-date ending November, 2016, shows that offenses reported to the FBI are down 23% from the same period in 2015. Between January and November, 2016, 9,600 moving violation traffic tickets were issued, as well as 19,170 for parking, clearly showing that we are strictly enforcing our traffic and parking regulations.

Our Volunteer Fire Department members continue to do an excellent job protecting our lives and property. Their Recruitment Program is very successful and over the last 15 months approximately 12 new members have been sworn into this Department.

Labor Negotiations

CSEA:

Regrettably, as of this writing, we still have not settled with the CESA rank and file. Since 2013, Village negotiation teams have made fair and reasonable offers to the CSEA negotiators who accepted the terms and promised to convince their members to accept them. However, on all three occasions, the terms were turned down by a large majority of the union membership.

The BOT believes that these workers should make a small contribution to their health insurance and our last set of contract terms offered to compensate them for making this contribution so that their aggregate income would not decline. It should be noted that according to Labor Law, the required Fact Finding Report issued by an independent fact finder essentially agreed that the Village's terms were fair and reasonable. As a result of the union's failure to approve the terms, as required by law, the BOT went to "legislation determination" and the union members received no raise. We will continue to attempt a fair and reasonable settlement with these workers.

Paid Firefighters:

All of our attempts to negotiate a reasonable settlement with our paid firefighters have been unsuccessful and most likely the matter will end up in binding arbitration as required by law.

Moody's Rating

On December 5 Moody's Investors Service continued to assign the Village of Garden City an Aaa rating. In assigning the rating, Moody's stated "...the Aaa rating reflects the village's sizeable and affluent tax base, ample reserves, and manageable debt and pension burden."

2017-2018 Budget

The dates for the review of the Village budget including public comments for fiscal year 2017/2018 are March 1, 9, 15 and, if necessary, March 23. The reviews will be held in the Village Board Room at 7:30 pm. Please try to attend these sessions.

Building Department

The Village has hired an Assistant Superintendent of Buildings, Giuseppe Giovanniello. This is a position that has been vacant for some time. We anticipate with Giuseppe coming on board to assist Superintendent Ozzie Huertas that the response time in the department will improve.

Digital Scan Project—Building Department

We expect that the bids for the digital scanning of the department files will be received by the end of January with a bid awarded shortly thereafter. As soon as the bid is awarded, the scanning project will begin. The first phase—the scanning of the Building Department files—should take about 10 months. The second phase will consist of the scanning of the Zoning Board of Appeals and Architectural Design and Review Board files.

Marriott Residence Inn—Ring Road

In October, OTO, the Marriott developer, made a public presentation. After that presentation, the Board of Trustees approved only a change to the Zoning Code to allow a hotel as a permitted use on the land west of Ring Road. That approval did not include the building of the hotel. OTO, as required, filed an application with the Planning Commission which was approved. OTO's next step is to file an application with the Village Board of Trustees for site and permit use. Check the Village website for further information for this application.

GC East Supports Mark Hyer for Trustee

The independent Garden City East Nominating Committee has voted to support the nomination at the January 2017 Resident Electors' meeting of Mark Hyer for the position of Village Trustee from the East for a two-year term commencing in April 2017.

Committee members who interviewed Mr. Hyer were impressed with his professional background, as well as his volunteer service. A current EPOA director and chair of the Streets & Traffic Committee, Mr. Hyer has been a resident for 17 years and a 13-year active member of the GC Volunteer Fire Department. He is married, with one son who attended the GC public schools.

Mr. Hyer spent just over 20 years with the New York City Police Department, where his assignments included managerial positions in law enforcement and administration and where he developed hands-on practical skills in union issues, personnel supervision, operations management, budgeting, purchasing, contract review and construction oversight.

After retiring from the NYPD with the rank of Sergeant, Mr. Hyer has held several positions in the private sector, including nine years as the Director of Security, Telecommunications and Transportation for Forest Hills Hospital within the North Shore/Long Island Jewish Health System. He is currently a consultant for a security/emergency management company specializing in emergency preparedness training.

"I am ready and willing to undertake the extensive responsibility and time commitment necessary to serve as a Village Trustee," Mr. Hyer assured the nominating committee, noting that his professional experience has required him to look at the same type of issues that Village Trustees must deal with on a regular basis.

Voting members of the 2016 GC East Nominating Committee are: Jill Bauer, Joe Courtade, Bill Graham, Steve Ilardi, Ken Moody, Christine Mullaney (chair), Joe Nadolny, Heather Nielsen, Brian Paradine, Karl Schmidt and Ted Ucinski.

Civic Beautification Committee Report—Althea Robinson

Working in cooperation with the Village Department of Recreation and Parks, including Director Kevin Ocker, Chairman of the Board of Commissioners and of Cultural Affairs, along with Michael Dydik, Parks General Supervisor, Garden City's Civic Beautification Committee continues to enhance the Village landscape with seasonal displays which provide a sequence of bloom in GC throughout the seasons.

In recent years, additional plantings have been added to areas around Village Hall and have continued on entryways to the Village, all railroad stations, parks, Village monuments and at the Library.

This past spring/summer, tulips bloomed throughout the business districts and pink and white wave petunias filled 108 baskets along Seventh Street, Franklin Avenue and New Hyde Park Road. One landscape improvement was at the clock bed at Franklin and Stewart Avenues, where old plantings were replaced with Knockout Roses, hydrangeas and yews. This fall, mums in fall shades were ablaze at various Village sites with vinca and other annuals in bloom until frost.

The Civic Beautification Committee, appointed by the Mayor of Garden City each year, consists of representatives from all four property owners' associations who work along with Messrs. Ocker and Dydik to both designate and design various landscape improvements. The program, reactivated in 1988, is ongoing with the Committee's chairperson customarily serving from the property owners' association represented by the mayor.

Currently, the Committee is chaired by Althea Robinson (EPOA) throughout Mayor Nick Episcopia's term. Representing the other three POAs are Suzi Alvey (WPOA) and Kathleen Auro (Estates POA). Recently, the committee was pleased to welcome Patti Siler as the new member representing the CPOA. Patti has replaced Janet Curtin, long-time CPOA representative.

*"Gardens are made by singing
Oh how beautiful and sitting in the shade"*
Rudyard Kipling

Cultural and Recreation Affairs—Ken Moody

Senior Center on Golf Club Lane

We are happy to announce that the Garden City Department of Recreation and Parks will now have our new Senior Center on Golf Club Lane available for rental to residents. The south room of the Senior Center can be rented on a week night or on the weekends when not in use for a senior event. Our new facility offers comfortable, climate controlled community rooms year-round at an affordable price. Options include intimate meeting rooms that are perfect for smaller groups or business meetings to parties, christenings, anniversaries, family celebrations and so much more. Our facility also has a full commercial kitchen used for your choice of caterer and alcohol is permitted. No matter what size your function is, our Center has the perfect space for you and your guests. For more information go to <http://www.gardencityrecreation.org/rentals.html>.

Beginner Mah Jongg

Recreation and Parks is pleased to offer beginner Mah Jongg lessons to our seniors. This 6 week course will cover the basics of the game and the rules so you can enjoy playing. The class will meet every Monday from 1 to 3 pm beginning Monday, January 24. For an application go to <http://www.gardencityrecreation.org/seniors.html>.

Exercise for Seniors

Recreation and Parks is offering the following exercise classes for seniors at the Senior Center on Golf Club Lane. For the next few months the classes will be free, in order for you to try each class; after which they will be offered at a nominal charge. Classes are open to all seniors ages 60 and older who are residents of Garden City. Classes might be cancelled due to a special event or trip, so please check the bulletin board at the Senior Center for updates.

MONDAY

Exercise with Felicia at 10 am
Tai Chi with Connie at 1 pm
Meditation with Connie at 2 pm

TUESDAY

Yoga for all levels with Allie at 10:30 am
Chair Dancing with Felicia at 2:30 pm

WEDNESDAY

Exercise with Felicia at 9:45 am
Chair Yoga with Allie at 12 noon
Yoga for Fitness with Allie at 1 pm

THURSDAY

Exercise with Joy at 9 am (paid class, prior registration is needed)
Chair Yoga with Connie at 11 am
Zumba Gold Fitness with Felicia at 2:15 pm (paid class, prior registration is needed)

FRIDAY

Exercise with Felicia at 9:45 am
Resistance Bands with Felicia at 10:45 am
Meditation with Connie at 12 noon
Tai Chi with Connie at 1 pm

Library News—Charlie Murphy

Bloomberg Terminal – New to Garden City

Recently, the Garden City Public Library purchased a *Bloomberg Terminal* subscription. This is available to all village patrons for their own personal and business needs. The Bloomberg Terminal gives our community access to business trends, forecasts, news and up-to-the-minute stock, bond, and currency pricing. In fact, the Bloomberg Terminal is the most powerful and flexible platform for financial professionals who need real-time data to make informed business decisions. For more information about this new database, please call the reference desk at 516-742-8405, ext 222.

Chromebooks – New to Garden City

Similar to a laptop, the Chromebook is one of the newer tablets on the technology market. The Garden City Public Library has purchased several Chromebooks for our patrons to try out. We invite residents to check one out, settle into a comfortable spot in the library, and browse the web. The Chromebooks may be checked out for two hours at a time. Enjoy!

Borrow an iPad

iPads are also available for patron use. We hope our residents are able to take advantage of these wireless tablets rather than being tied to the downstairs hardwired computer room.

Document and Photo Scanning

Our librarians are available to teach residents how to scan, save, and digitalize documents and photos. Do you have printed documents that you would rather scan than retype or would like to further protect your photographs for the future? The Scannx station, with updated hardware and software, makes it easy to digitize these hard paper copies. The cost for the Scannx training is free. The cost for use of the Scannx station is also free. The Scannx skills though are priceless.

EPOA College Scholarship

It is with pleasure that the Eastern Property Owners' Association announces that it will once again award a \$1,000 scholarship to a graduating high school senior who resides in the Eastern section of the village.

The candidates, or their family, must be dues paying members of the EPOA. They must be currently attending public or private high school and entering college full time in the fall. The focus of this scholarship is community service. Candidates must be involved in some form of community service and must submit an application on the EPOA website at www.gcepoa.org.

All interested seniors are encouraged to apply. The deadline for applications is Monday, April 10, 2017.



School Board Updates—Bob Martin

Thank you for your continued support of the Garden City Schools. Our students continue to perform at outstanding levels, in the classrooms, at extracurricular activities and on the playing fields.

At the Dec 6 work session, the annual Student Achievement Report was delivered to the community. GC students' academic performance continues to rank at the very top of Nassau County school districts.

To list just a few of the 2016 examples:

- 97% of the graduates in the class of 2016 attend college.
- 1,292 AP exams were administered in May 2016: 86% of those exams received a score of 3 or higher, and 25% of those exams received a score of 5, the highest score.
- 257 students took AP tests. 238 of those students achieved AP Scholar status, and 31 students were named National AP Scholars.
- Garden City had the highest mastery rate in the English Regents exam in Nassau County.
- Garden City had the third highest mastery rate in the Geometry Regents exam in Nassau County.
- Garden City had the highest mastery rate in Earth Science, Living Environment and Physics Regents exams and the fourth highest mastery rate in Chemistry Regents exam in Nassau County.
- Garden City had the second highest mastery rate in Global History and U.S. History Regents exams in Nassau County.
- High School students are offered 16 art courses and 12 music courses.
- 79 students performed at the Tilles Centre for the 2016 NMEA All-County Music Festival.

The district truly fosters a culture of success across and between all grade levels. The academic results for our high school students could not be achieved without the firm foundation laid in the primary and elementary schools. Middle school results are equally impressive and contribute to the excellence achieved by our graduates.

Lead Testing and Follow Up:

In response to news of lead in school drinking water in several out of state schools, Garden City began a program to test the water in school buildings last Spring. The District retained the firm of J.C. Broderick to test all potable water outlets in all buildings. Testing was later expanded to include all outlets. The results were returned to the District in mid-October. Several deficiencies were found in all buildings and those water sources were immediately taken out of service. Parents were notified by letter of the location of each water source that exceeded the permissible standard. This information was also posted on the District web site. Remediation began when the sources of the contamination were confirmed.

Panorama Survey:

The results of the panorama survey on student engagement in grades 3 to 12 were presented at the Nov 9 work session. The survey measured student perceptions of teaching and learning. The results provided valuable and actionable data. In general, the results were very positive. Most students felt a part of their school, they successfully developed learning strategies and had an interest in the subjects taught.

Other Matters:

It is never too early to begin thinking about the 2017–2018 school budget. Planning for the next school year is underway with the first public presentation scheduled for the work session on Feb 7, 2017.

Garden City athletes continue to excel in fall sports. The girls' field hockey team, the girls' soccer team and the boys' football team were all Long Island Champions.

Facts of the East—Bill Bellmer

Village Boundaries

Garden City starts in the East. Of course, we know that. But here's why.

Properties in this part of the country are defined by "metes and bounds." The boundaries are defined by a "point of beginning," with measurements in successive lengths and directions around the property until the beginning point is reached again. Your property deed has a description of this sort.

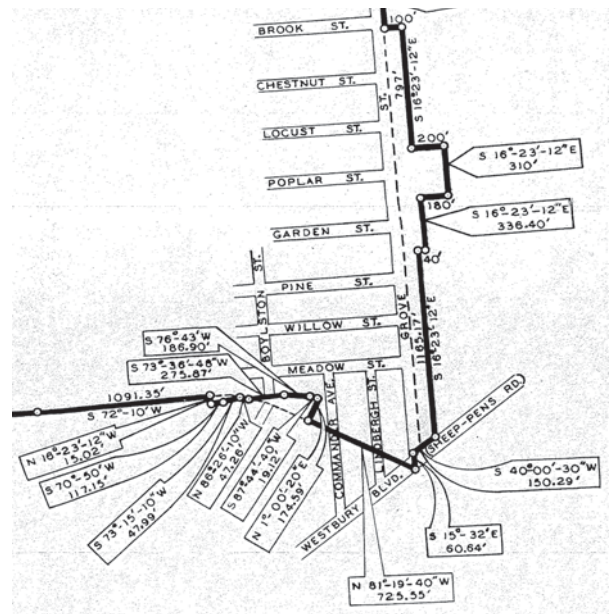
When A. T. Stewart bought his property from the Town of Hempstead in 1869, it appeared to be enough to state in his deed that he bought "The Hempstead Plains," as no more detailed description exists. However, when the Village was incorporated in 1919 its boundaries were defined more precisely, using the metes and bounds method, generally following the boundaries of the School District which were established earlier.

A point was established in the southwest corner of the Village land (for unknown reasons), and lines were drawn generally northward to the Town of Hempstead/North Hempstead border (500 feet north of the LIRR main line on New Hyde Park Rd.), then eastward on the Town line to the corner of Old Country Rd. and Clinton Rd., then southward to Sheep-Pens Rd. (now Westbury Blvd.), then westward with many small offsets to the starting point. A large map with a written description of these lines was produced.

In subsequent years, the boundaries were revised, especially in the West, where properties west of Jefferson St. and also north of the LIRR main line were ceded to Stewart Manor (1926) and New Hyde Park (1925). Each time, a new map had to be drawn. Finally, on the tenth iteration in 1958 it was decided to relocate the point of beginning to the south side of Stewart Ave., 2018.29 feet east of Clinton Rd. (on the original line in that area, just a new beginning point). Although the ends of line segments were previously often marked by stone "monuments" flush with the ground and often obliterated, this point is identified by a small raised stone which still exists marked "G C LINE." It can be seen next to the sidewalk just across from the exit from the Roosevelt Field Shopping Center. Most of the ten boundary maps are available to view in our Garden City Public Library collection on www.NYHeritage.org by searching "boundaries." The 1958 map, Map 10, has 114 line segments around the Village periphery. It is intriguing that something that started out so simply should become so complicated.



The Beginning Point monument of GC on Stewart Ave.



A detail of the boundary map in the SE corner.



2017 EPOA Dues: Please remit as soon as possible!

One Household.....\$20.00 (maximum)

Please make check payable to the EPOA and mail in the enclosed envelope or pay online at www.gcepoa.org.
The canceled check is your receipt.

Registration

Designated Members: \$20 for Husband, Wife or Any Adult Residents

Name

Amount Due: \$20

First _____ Last _____

First _____ Last _____

Household Address: _____
Garden City, NY 11530

Email*: _____

Email*: _____

- * **As a dues paying member, you are eligible to receive our e-communication bulletins!**
- * **Two email addresses allowed per household. PLEASE PRINT CLEARLY!**
- * **Join us on Twitter @GC_EPOA.**
- * **Any questions or concerns about the Village or the East, let us know at contactus@gcepoa.org.**

Thank You for Your Support!

Box 7525, Garden City, New York 11530
www.gcepoa.org

REPRESENTING RESIDENTS OF THE EAST
————— **SINCE 1918** —————

Save the Date: Tuesday, January 17, 2017 at 7:30pm

**Resident Electors' Meeting
Senior Center at Golf Club Lane**

EPOA Public Meeting Immediately Follows

All Residents Welcome

Updates from EPOA President Joe Moody, Mayor Nick Episcopia, Trustee John Delany

School Trustee Bob Martin and Library Trustee Charlie Murphy

—Bring your concerns and comments to the meeting—

Representing Residents of the East Since 1918

EPOA NEWS

Eastern Property Owners' Assoc. Inc.

P.O. Box 7525

Garden City, New York 11530



To: