



EPOA NEWS

The official newsletter of the
Eastern Property Owners' Association
Garden City, New York 11530

www.gcepoa.org /  @GardenCityEPOA /  @GC_EPOA /  @GCEPOA

—102 Years Representing Residents of the East—
1918-2020

Fall 2020

Save the Date

Resident Electors' Meeting

Tuesday, January 19
7:30 pm
Senior Center
Golf Club Lane

EPOA Public Meeting Immediately Follows:

Updates from EPOA
President Steve Ilardi,
Village Trustees John
Delany and Mark Hyer,
Library Trustee Charlie
Murphy, School Trustee
Michael Cassaro and
East Representatives to
boards & commissions.

All are Welcome

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President's Message

by Steve Ilardi

I hope this newsletter finds you and your family well during these difficult times. That's how I began my spring message and unfortunately, we are still dealing with the pandemic, although I think we are all getting better at this 'new normal'. Hopefully, by next spring's newsletter, we will be closer to a vaccine or antidote and will be able to enjoy many of the things we took for granted prior to COVID-19. As we approach the holiday season, I want to wish everyone a wonderful and safe Thanksgiving, Happy Winter Holidays and a healthy and Happy New Year! As I write this, the Independent East Nominating Committee is in the process of their annual task of designating residents for trustee positions. This is an open and transparent process that allows and encourages anyone from the East to submit their interest to the Chair of the Committee and subsequently be interviewed by the 15-member committee. I thank this group for their important work in accordance with the Community Agreement. The EPOA will hold the Resident Electors' meeting on Tuesday, January 19, 2021 at 7:30 pm at the Senior Center on Golf Club Lane for designating a resident from the East for Village Trustee for a term of two years. We will also designate an East resident for School Board Trustee for a term of three years. Our EPOA public meeting will follow.

Nassau County has finally signed off on the water main replacement project planned for Meadow Street. Once the water main has been replaced, the paving of Meadow Street from Grove Street to Main Street, as well as the paving of Commander Avenue and Lindbergh Street, will follow. The next step for the Village is to go out to bid on this project. The work most likely will not begin until the early spring.

National Grid is making a significant investment to modernize their natural gas system in Northwest Nassau County. This project, known as the Northwest Nassau Natural Gas Integrity Project, will help improve system safety and provide Long Island's gas system with greater operational flexibility, according to National Grid. In the Village of Garden City, National Grid **had planned** to install a new underground gas main beginning north from Stewart Avenue and continued on Wetherill Road, Transverse Road, Lefferts Road, Fair Court and Washington Avenue. Residents of the Mott section were rightfully concerned that a 24-inch wide gas main was to be installed in front of their homes. In addition to safety concerns, the disruption this long-term project would create in their quiet neighborhood was troubling.

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President's Message (continued)

Our East trustees, John Delany and Mark Hyer, worked with National Grid over many months presenting other viable routes that would avoid residential areas in the East. After much debate, the gas main will be routed down County Seat Drive, avoiding the entire Mott section. This is a huge win for our East residents and I want to thank John, Mark and National Grid for working to get this change. This is an example of how concerned residents can raise issues at a POA meeting directly with our trustees and get results. One of the hallmarks of the Community Agreement is to have equal representation on the Board of Trustees, two trustees from each of the four sections. This system ensures that no one section will dominate the Board, as well as a section either being under-represented or possibly having no representation on the board at all.

Regarding St. Paul's there has been some misinformation written about what is occurring with the building. The items that the Village has agreed to perform are necessary regardless of what may happen with the building in the future, including demolition. The broken or damaged windows have been boarded up, the holes in the roof have been patched and the ivy has been removed. This has been referred to as the stabilization of the building. This will now allow personnel to go into the building and evaluate what abatement needs to occur. At that point the Village will hire a firm to perform the abatement. The Village is also having the stained glass removed, protected and stored. These are the only things that the Village has approved for St. Paul's. The concept plans presentation in 2018 showing a hockey rink, etc. were just that: a possibility of what may be done with the building. Once this last phase is completed there will most likely be focus groups to determine what the public would like to see, if anything, at St. Paul's. Focus groups were scheduled last spring but did not occur due to COVID. Once a possible plan is developed, several trustees have stated publicly that they favor a village-wide referendum on any proposed St. Paul's project. The EPOA has and will continue to monitor the work and plans for St. Paul's.

There is a new parking area on the north side of Stewart Field that will be opening soon. To access this lot take Raymond Ct. to the end and make a left. This additional parking will allow for easy access to the playing fields and alleviate overflowing parking on Raymond Ct. There will be historical markers added to this area to help educate visitors to the significance of the Long Island Motor Parkway, the first roadway designed for automobile use only in the United States, which ran through this area of Garden City.

When you pay your dues to the EPOA you may provide up to two email addresses that will allow us to include you in our e-bulletins or e-blasts as the need arises. You may also select to get our newsletters via email instead of a mailed hard copy. This option saves us on printing and postage expenses.

The EPOA has put a tremendous effort into increasing communications with our members and all residents of Garden City. You can find more information about the EPOA and issues concerning the East through our website (gcepoa.org), e-bulletins which are emailed to EPOA members, our Facebook page which is run by our talented social media director, Joe Nadolny (search: "Garden City Eastern Property Owners' Association"), and our Twitter account (search: "GC_EPOA") handled by Tom Hogan. We generally share our Facebook posts with the Garden City groups to provide the most exposure. Communication from our residents is also required for the EPOA to perform its role, so please feel free to email us at contactus@gcepoa.org or through the "contact us" link on our website www.gcepoa.org. We will work hard to get you the answer or response you desire by contacting the correct village personnel when necessary.

Please support our efforts by becoming a member of the EPOA. Joining only costs \$20 per family annually or \$40 for two years and entitles you to receive our e-bulletins and emergency notifications, vote in EPOA elections, and participate as an EPOA director, if elected. We are always happy to welcome any new volunteers. If you haven't already joined for 2021 please sign up by going to our website at www.gcepoa.org and click on "Membership." Or see page 11 of this newsletter and use the enclosed envelope to mail your check. We are all volunteers but the EPOA does have ongoing expenses (e.g., newsletter distribution, elections, etc.).

Thank you, neighbors, for supporting the EPOA. We are honored to serve you.

EPOA Officers:

President	Steve Ilardi
Vice President	Jon Debrich
Corp Secty	Colleen Ciullo
Corres Secty	Paul Dircks
Treasurer	Joe Courtade

Directors:

Eric Breusch
 Bruno Cerrone
 Andrew deLannoy
 Spiro Dorizas
 Barbara Garry
 Tom Hogan
 Jose Iudica
 Danielle Kilkeny
 June Michalak
 Joe Nadolny
 Michael Nagler
 Shane Pomeroy
 Lauren Scarantino
 Robert Schoelle, Jr.

Representatives (East):

Village Trustees
 John Delany
 Mark Hyer
 Acting Village Justice
 Brian Deveney
 Library Board Trustees
 Charlie Murphy
 Peter D'Antonio (a-l)
 School Board Trustee
 Michael Cassaro
 ADRB (all a-l)
 Sean O'Brien
 Celia Petersen
 Cultural & Recreational Affairs
 Bill Garry
 Judy Courtney (a-l)
 Environmental Advisory Board
 Leo Stimmler
 Elizabeth Bailey (a-l)
 John Manning (a-l)
 Carol Neidich-Ryder (a-l)
 Planning Commission (all a-l)
 H. Bradford Gustavson, chair
 Keith Galanti
 Allyson Murray
 Zoning Board of Appeals
 Brian Paradine
 Jim Van Schoick (a-l)
 CBRAC
 Shane Pomeroy
 Roger Canales (a-l)
 Village Historian
 Bill Bellmer
 Editor
 Christine Mullaney

Village Update

Trustees John Delany and Mark Hyer

Village of Garden City Financial Position

During the last few weeks there has been both letters and social postings questioning the financial stability of the Village. These letters and postings are either purposefully misleading or lack financial understanding. This misleading or wrong information is being spread to cause controversy.

FACT-The Village enjoys a AAA+ rating from Moody's Investment service. In its last report Moody's commented in part "...The Village benefits from strong fiscal management, ample reserves and liquidity, minimal debt burden..." The Trustees anticipate that at the end of our fiscal year (May 31) the Village will again have a surplus.

FICTION-*The Board is planning development of a \$80 million hockey rink at St Paul's.*

FACT-The Board has never discussed or voted on such a matter. The Board has only voted funds to abate and stabilize the building. We are advised that this action would be required even if the building is demolished.

FACT-The Trustees determined to use bond anticipation notes (short term debt securities or BAN) to help offset the cost of the containment of 1.4 dioxane. This was done because the Trustees at this time do not know the total cost of this project or how much total reimbursement the Village will receive from the State. However, we did not want to wait but wanted to immediately address this water issue. As of now, the Village has been awarded grants of some \$9 million. We will be filing for additional State grants and, after total reimbursement is determined, the Village will issue normal long-term debt for the amounts not reimbursed.

FICTION-*The Board is not transparent in reporting financial information.*

FACT-The Village Treasurer reports at least monthly at public Trustee meetings on the Village's financial position.

FICTION – *The Village is in fiscal chaos and may have to declare bankruptcy and/or lay off employees.*

FACT-This is totally wrong. The Village has no need to file for bankruptcy or lay off employees. The Village is in a strong financial position and has more than adequate reserves. At present the Village employs approximately 260 full time employees. During the recent pandemic, our employees stepped up to get the job done and keep the Village running. Due to their efforts the Village is not facing massive layoffs or massive tax increases. To make comments about layoffs is wrong on so many levels and is divisive.

ST PAUL'S-As stated above, the Trustees have funded the abatement and stabilization efforts for the building which would be required even if the building is demolished. At the present time no further action for St Paul's is contemplated until the 1.4 dioxane issue is satisfied.

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Village Trustees' Update continued

DPW – Water- Wells 10 & 11- AOP System installation complete- Final Health Department samples being done. Building housing AOP System should be completed in the next few weeks. All outstanding work will be completed by the 2021 pumping season. Well 7- AOP installation complete- performance testing is being conducted. Permanent design of the building is complete and should be bid out in the next few weeks. Wells 13 & 14- AOP Systems are in place. Work is progressing and system should be up and running in 4 to 8 weeks. Functionality testing and Health Department approvals will be done when the system is up and running. Wells 8 & 12- Plans are in place, installation of GAC vessels and interim treatment systems are expected to be operational in summer of 2021. Wells 15 & 16- Wellsite is offline for the winter (normal operating procedure). It is the largest of all the well projects with the installation of an AOP System, GAC and air stripping tower. Plans are complete and the project was awarded on 11-5-20. Expected completion is summer of 2021. Well 9- 1.4 dioxane levels are low but high enough to warrant action by the Health Department. Pilot tests are complete and an engineering report will be submitted to the Department of Health within the next few weeks.

DPW – Water Tower – construction is progressing. Sandblasting and inside painting being done at this time. Exterior painting will commence upon completion of interior.

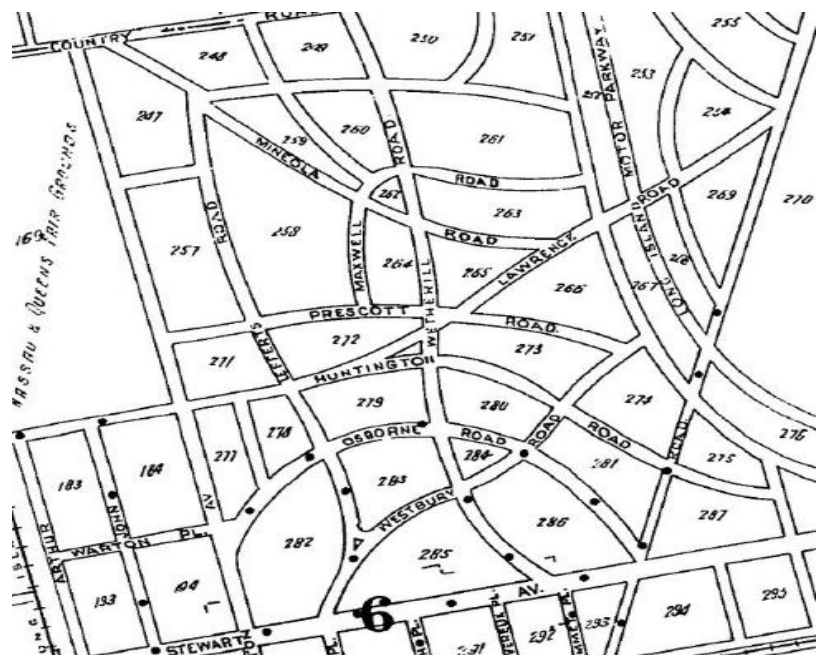
DPW – Water Main- Meadow Street- Plans are approved by Nassau County. Project will now be advertised for bid (usually a 3 or 4 week process). The project includes the mains on Commander Ave, Lindberg St. and Grove St. south of Meadow and an upgrade of the interconnect with the Village of Hempstead.

Stewart Field Parking – Substantially complete – waiting for light pole installation (poles are on backorder). Historic markers need to be placed around the parking area and street signs for Raymond Court are still outstanding.

Police – The Police Department received the prestigious Platinum Award from the American Automobile Association (AAA) for its traffic enforcement efforts for 2019. As a result of Garden City's initiative, the Village saw a decrease of 8% in auto accidents, including a 10% reduction on Cathedral Ave, a 19% reduction of injury related accidents and a 30% reduction of pedestrian related accidents.

1915

What might have been: Streets named after Stewart heirs.



Library News—Charlie Murphy

Library Programs

Garden City library “in-person” programs have been canceled indefinitely. With that said, many of the Garden City Library departments continue to run programs virtually. Please see our website for additional information. <https://www.gardencitypl.org>.

Library Cards

Expiring library cards have been extended to December 31, 2020.

Website

Please check the Library’s website and social media pages for updates regarding our online resources and services as more information becomes available. <https://www.gardencitypl.org>.

Digital Resources

Nassau County digital resources are available 24/7 with a valid library card. New copies of eBooks and digital audiobooks are being added for all on the *Nassau County Digital Doorway* platform. This is an outstanding service for Garden City and Nassau County residents. Why purchase books on a Kindle when they can be delivered for free on that same device?

Digital Library Cards

Digital library cards are available to Garden City residents who do not have valid library cards. Apply for digital access at <http://nassaulibrary.org/digital-card-application>.

Teen Department

Teen Librarian Laura Giunta continues to post events and activities for Garden City teenagers. Please see our website or the Garden City News for all of the outstanding programs for our middle and high school children.

Children’s Room Renovation

Please go to the following link to see the new children’s room plans and renderings:
<https://www.gardencitypl.org/2020/07/21/childrens-room-renovation-approved/>.

Thank you for your patience until we return to normalcy.

School Board Report—Michael Cassaro

This school year has indeed been like none other. Students, families, teachers, custodians, nurses, administrators, bus drivers and everyone else have been forced to rethink how we experience life in Garden City schools. Despite the challenges that everyone has faced, the Board of Education is truly thankful for the wide range of feedback that our community has shared and truly amazed at the resilience of our students and teachers.

Re-Opening Update

Overall the feedback has been that student experience is strong, with some important work being done to improve the 6-12 experience. For example, seniors and middle school students in co-taught classes are beginning to return to school every day. Recent student half-days provided time for teachers to engage in much needed planning and preparation for in-person, remote and hybrid instruction. Our strong safety protocols have ensured that our schools largely remain open. For more information about how the school year is unfolding, please visit the district website.

Board Policy Function

One core function of all boards of education is to maintain an up-to-date policy book that provides the framework within which the school district operates. Policy is revised according to changes in the law, and certain policies are reviewed annually. For example, we recently reviewed and updated several policies in response to the new Ed Law 2-d, which strengthens data privacy protections. This year the policy committee has begun a systematic review of the entire policy book in order to ensure that it is entirely up-to-date and provides effective guidance for the district.

District Finances

At the October 20th meeting of the BOE, Michael Nawrocki of Nawrocki Smith presented the audit report for the 2019-2020 school year. The audit was clean, and Mr. Nawrocki thanked the district business office for their excellent work. Bond refunding is underway, and Moody's maintained the district's AAA rating. This refunding will result in significant savings over time for the district. For more information on district finances, please visit the district website.

Budget Season

Each year the Board spends several regular and work sessions discussing the upcoming year's budget. In this time of great financial uncertainty with state and federal funding, in addition to the stresses of the pandemic response, there will be a lot of work to do. Yet we are confident that a history of fiscal responsibility will continue to carry us forward. We hope that interested community members will join us in-person and virtually. The BOE meeting schedule and links to join the meetings virtually are available on the district website.

Finally, I thank you all once again, our community, for the immense support and incredible adaptability that you have modeled for our students. These times are difficult for us all, especially difficult for some. How we as adults respond to these challenges and crises matters.

"Children have never been good at listening to their elders, but they have never failed to imitate them." (James Baldwin)

www.gardencity.k12.ny.us

Cultural and Recreation News—Bill Garry

Parks improvements and programs:

The Recreation Department purchased and installed concrete cornhole games in Grove and Hemlock Parks. In addition, Grove also had a concrete chess/checkers table installed this fall. Hemlock will be receiving an outdoor table tennis game this winter with equipment available for use this spring.

The Rec’s fall programs have begun while keeping social distancing regulations in mind. Programs include youth and adult tennis lessons, women’s tennis leagues, dance, roller hockey, and platform tennis.

We have seen a huge upswing in enrollment in both adult tennis and platform tennis this season, which we attribute to people working from home. Please go to the Recreation Commission website to find out more information.

Ongoing projects to maintain and improve the community-wide recreation facilities:

Community Park’s LED field lighting renovation went well with minimal interference of field use. The last part of this project will be the Roller Rink’s lights that will be addressed this fiscal year. This program aims to save upwards of 40% of lighting electrical costs.

Edgemere Park’s playgrounds were renovated with a new turf safety surface that looks beautiful. St. Paul’s playground is slated to receive the same surface this year.

The indoor tennis facility’s heating and lighting is being addressed to ensure a pleasant experience for our residents.

The parks’ outdoor tennis facilities are being evaluated for improvements. Grove Park tennis court drainage is being addressed as part of this assessment.

Recreation and Parks Administrative Office
108 Rockaway Avenue
Mon-Fri: 8:30 am to 4:30 pm
Office: 516-465-4075

EPOA 2021 College Scholarship Announcement

It is with pleasure that the Eastern Property Owners’ Association announces that it will once again award a \$1000 scholarship for 2021 to a graduating senior who resides in the eastern section of Garden City.

The candidates or their family must be dues paying members of the EPOA. They must be currently attending public or private high school and plan to attend college full time in the fall. The focus of this scholarship is community service.

Candidates can obtain applications from the GCHS Guidance Department or the EPOA website (www.gcepoa.org) after January 14, 2021. The deadline for applications will be in April of 2021.

Civic Beautification Committee Report—Althea Robinson

Due to the Covid-19 virus pandemic, along with various unavoidable circumstances, the Village Civic Beautification Committee (CBC) was unable to hold its traditional meeting with Paul Blake, Chairman of the Board of Commissioners and Recreational Affairs this past August. The CBC was to address the design and plantings at 41 Village sites for fall of 2020. Now, however, the CBC is about to resume its function.

As a reminder, and for the information of new residents of our Eastern section, the CBC acts as an "advisory committee" to the Village Parks Department. It meets seasonally with Commissioner Blake and a representative from the Parks Department to plan both fall and spring/summer floral and shrub plantings at the 41 sites throughout the Village. Included are flag poles and commemorative monuments.

While the CBC was unable to share its input for fall plantings this year, we are pleased to report that it will meet with Commissioner Blake on November 30 to discuss design, floral colorations and shrub plantings throughout the commercial districts and beyond for spring/summer 2021.

The Village Civic Beautification Committee is appointed each spring by the sitting mayor and Board of Trustees with one volunteer representing each POA. As is the custom, the CBC is chaired by the POA representative from the section represented by the mayor. As is that custom, Patricia Siler (CPOA) will serve throughout Mayor Trouve's term. CBC representatives serving the other POAs are Kathleen Auro (Estates), Maureen Lyons (WPOA) and myself, representing our EPOA.

The Civic Beautification Committee, along with the Village Board of Trustees and POAs, feel that our residents benefit by knowing that there is a functioning committee working with the Village to help keep "the gardens in Garden City."

EPOA Seeks Junior Ambassadors

The Garden City Eastern Property Owners' Association will be seeking applications for Junior Ambassador positions for the years 2021-2023. The program is designed to introduce high school sophomores entering their junior year to Village government through participation in EPOA meetings, attendance at government meetings, and promoting civic participation in our community. This is an exciting opportunity for students to become involved in local affairs and to learn about our unique form of local government.

The Junior Ambassador is designed as a two-year commitment encompassing junior and senior years. Preference will be given to students who reside in the Eastern section of Garden City and whose families are dues paying members of the EPOA.

Students who attend Garden City High School may obtain an application from the Social Studies Department office or the EPOA website after January 14th, 2021. High school sophomores who attend private schools may access applications from the EPOA website. The deadline for applications will be in April of 2021.

EPOA website: www.gcepoa.org

Garden City Government

Why was the Community Agreement developed?

The Community Agreement developed as a compromise solution to prevent any one section of the Village from dominating the Board of Trustees or the School Board. When it was adopted in 1919, as today, the number of property owners, population density and physical size of each area of the Village were not equal.

At Garden City's incorporation in 1919, there were three developed areas: Old Garden City, or the Central section, with 50 homes; Garden City East, the Eastern section, with 160 homes; and Garden City Estates, or the Estates section, with 160 homes. The current Western section was mostly undeveloped land within Estates until 1931, when it formally became its own geographic section of the Village.

Until 1919 two development companies owned and managed the unsold land within each of the sections. The Garden City Company controlled Old Garden City and Garden City East. The Estates Corporation owned Garden City Estates. The development companies owned the roads, provided fire and police protection and controlled their own zoning by determining the size and allowable usage of each plot of land they sold to individual property owners.

For practical reasons, in 1919, individual property owners in all of the sections, along with the developers, decided to unite as an incorporated village, with one government to provide uniform municipal services and zoning codes. A debate ensued on how to prevent any one section from dominating the Board of Trustees or the School Board. The Community Agreement was adopted as a compromise solution that has been honored ever since.

Under the Community Agreement, each section is responsible for providing its own candidates for the annual General Village Election, held in March and governed by NYS Election Law. The candidates from the four sections are presented as The Community Agreement Party. Each of the four sections has two seats on the Village BOT, one of which is the Mayor's. All eight Trustees, including the Mayor, are elected to serve two-year terms. At the conclusion of the Mayor's term, the Mayor's seat rotates to another section of the Village.

Each section of the Village has a nominating committee that presents candidates for the March General Election to form the Community Agreement Party slate. Under the Unified Procedure, residents of the respective sections meet on the same date in January. At this meeting of resident electors additional nominees may be presented by persons eligible to vote in general elections who reside within that section. Should that occur, a local "run-off" or primary election is held two weeks later. Only persons residing within that section may vote in the primary election. The winner becomes that section's nominee on the Community Agreement Party's ballot for the March General Election.

What is the role of the Property Owners' Associations?

Each section of the Village has its own Property Owners' Association, in accordance with the Community Agreement. The POAs adhere to the Unified Procedure. Each POA has its own governing by-laws and procedures that form its nominating committees. Each POA is responsible for holding primary elections as necessary.

The POAs have two critical functions: first, to provide the mechanism for nominating candidates for election to the Village BOT and the School Board. The nominating committees traditionally seek people for Mayor and Trustee who have experience working within the POAs, so as to ensure that our Village officials bring to the table an overall understanding of the Village infrastructure, the various commissions and the Village Code, as well as the duties and responsibilities of a mayor and trustee vested by New York State.

The second function is to serve as a civic association, so that residents can bring concerns to their POA as well as the BOT. To promote communication and cooperation among all four POAs, the section presidents and vice presidents form the Joint Conference Committee to discuss issues that affect the Village as a whole, and to create village-wide awareness of issues that are unique to any given section.

Why keep the Community Agreement?

Since 1919, the Community Agreement has ensured that two elected officials from each section of the Village will serve on the BOT at all times. Under NYS law, anyone may present a petition to the Village Clerk to be included on the General Election ballot. This practice has been discouraged because it could tip the balance of representation on the BOT, since the top vote-getters win the open trustee seats, no matter which section they reside in.

The Community Agreement prevents domination by one section over the others, avoids control of our Home Rule by a major political party, produces elected officials who have demonstrated a thorough knowledge of Village affairs, and, along with the POAs, provides an open form of government rooted in cooperation, compromise and respect among residents from all four sections of the Village.



2021 EPOA Dues for Household

One Year Membership.....\$20

or Commit to a Two Year Membership.....\$40

THANK YOU FOR YOUR SUPPORT!

Please make check payable to the EPOA and mail in the enclosed envelope, pay online at gcepoa.org via PayPal under "Membership," or by Venmo @GCEPOA. When paying by check, the cancelled check is your receipt.

Registration

Designated Members: Wife, Husband, and Any Adult Residents

First Name _____ **Last Name** _____

First Name _____ **Last Name** _____

First Name _____ **Last Name** _____

Household Address: _____ **Garden City,**
NY 11530

Email* _____

Email* _____

*As a dues paying member, if you provide us with an email address, you are eligible to receive our monthly e-communications bulletins. Two email addresses allowed per household. Please print clearly.

By selecting this box, you consent to receive the EPOA newsletter via email (as provided above), which helps us save on mailing costs. If you do not select this box, the newsletter will be mailed to your household address.

P.O. Box 7525, Garden City, New York 11530

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**102 YEARS REPRESENTING RESIDENTS OF THE EAST
Founded 1918**

Save the Date: Tuesday—January 19—2021 Resident Electors' Meeting

7:30 pm, Senior Center, Golf Club Lane

EPOA Public Meeting Immediately Follows

All Residents Welcome

Updates from EPOA President Steve Ilardi, Trustees John Delany and Mark Hyer

School Trustee Michael Cassaro and Library Trustee Charlie Murphy

—Bring your concerns and comments to the meeting—

102 Years Representing Residents of the East: 1918-2020

EPOA NEWS

Eastern Property Owners' Assoc. Inc.

P.O. Box 7525

Garden City, New York 11530



To: