



# EPOA NEWS

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

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—106 Years Representing Residents of the East—  
1918-2024

EPOA Public Meetings are held throughout the year. Our next meeting will be Tuesday, Dec 17. Please check the EPOA website for updates on meetings and issues of importance to residents.

Updates from EPOA  
President June Michalak  
Village Trustees :  
Judy Courtney  
Ed Finneran  
Vinny Muldoon  
School Board Trustee  
Joe Sileo,  
Library Trustee Mary  
Maguire, and  
East Representatives to  
Village Boards

**All Residents Welcome**

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**Fall 2024**

## President's Message

**by June Michalak**

Loss of any measure serves as a poignant reminder of how fleeting and fragile life can be. As I begin my second year as President, it has become clear that what truly defines a community is not just the homes we share but the care we extend to one another. When faced with loss, challenges, or adversity, it has been heartening to witness our community coming together, offering support, comfort, and companionship. These gestures—both small and large—reflect the strength of our community spirit.

As we continue to navigate uncertainties and the changing landscape around us, I want to look to these shared moments, to look out for one another, and to keep building the connections that make this Village so special.

As President of the EPOA, moving forward together has always been my goal. While opinions may vary, we are far better working together than at odds.

Our community is built on shared values—a safe, peaceful, and enjoyable neighborhood. Maintaining these qualities is at the heart of everything we do. The list of challenges and tasks ahead is ever-growing, but together, we can tackle them. I extend my gratitude to those who continually fight for our community, from our police and fire departments, our Mayor and Board of Trustees, Village Departments, Staff and to all residents who engage this community in a positive way. Your efforts do not go unnoticed.

Our success lies not just in what leaders do, but in what we accomplish together to make the Village the best version of itself. I encourage you to participate in Village activities, join discussions, volunteer, and share your insights. Your contributions, no matter how big or small, will shape the future of our Village and ensure that it thrives for generations to come.

Whether it's maintaining public spaces, supporting local businesses, or strengthening community engagement, every step we take is guided by the goal of enhancing the quality of life for all residents. Thank you for your trust, participation, and commitment to making our neighborhood a place we are all proud to call home.

Let's move forward with a shared purpose—preserving what we love about our Village while embracing new opportunities to grow, improve, and make this community a place where everyone feels welcome and proud.

Warm regards,  
June

### Library Update—Mary Maguire

The **Garden City Library** has so much to offer that you might not even be aware of - all **FREE** with your Garden City Library Card:

- If you want to borrow books?  
Check out Libby and Hoopla.
- If you want to borrow e-books for children?  
Check out Libby, Hoopla and Tumblebooks.
- If you want to have books read to children, as they follow along, in any of 74 languages?  
Sign on to "LOTE4Kids".
- If you want to take a course in so many fields - from Accounting to Video Production?  
Go to "LinkedinLearning"
- If you want to borrow e-books for Kindle?  
Check out Libby.
- If you want to listen to audiobooks on your mobile device?  
Listen with Libby and Hoopla.
- If you want to listen to music on your mobile device?  
Listen with Freegal and Hoopla.
- If you want to watch movies and TV shows?  
Watch with Hoopla.
- If you want to read magazines on your mobile device?  
Read with Flipster and Libby.
- If you want to learn a new craft?  
Craft with "creativebug".
- If you need to have a form notarized?  
Come to the GC Public Library.

These services and so much more can be found at the **Garden City Public Library**. If you need help getting started with many of these services, contact one of the staff Librarians.

Consider signing up for one of the scheduled Training Classes on Libby and Hoopla, as shown on the Library's Program Calendar - to be found **at [www.gardencitypl.org/calendar](http://www.gardencitypl.org/calendar)** or by using the QR Code below.



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### EPOA 2025 Scholarship

It is with pleasure that the Eastern Property Owners' Association announces that it will once again award a \$1000 scholarship to a high school 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 either public or private high school and planning to attend college full time in the fall of 2025. The focus of this scholarship is community service. Candidates can obtain applications from the EPOA website or the Garden City High School Guidance office after January 16, 2025. The deadline for applications will be in April 2025.

**EPOA Officers:**

President June Michalak  
 Vice President Steve Ilardi  
 Corp Secty Ralph Healey  
 Corres Secty Paul Dircks  
 Treasurer Spiro Dorizas

**Directors:**

Samantha Amato  
 Eric Breusch  
 Donald Byrne  
 Bruno Cerrone  
 Grace Chan  
 Jonathan Cruickshanks  
 Jon Debrich  
 Barbara Garry  
 Joe Moody  
 Christine Mullaney  
 Michael Nagler  
 John Pittoni  
 Shane Pomeroy  
 Robert Schoelle, Jr.

**Representatives (East):**

Associate Village Justice  
 Peter Menoudakos  
 Village Trustees  
 Judy Courtney  
 Ed Finneran  
 Vinny Muldoon  
 Library Board Trustee  
 Mary Maguire  
 School Board Trustee  
 Joe Sileo  
 ADRB (all a-l)  
 James Bauer  
 Sean O'Brien  
 Celia Petersen  
 William Alisse (Alt)  
 Civic Beautification Committee  
 Althea Robinson, co-chair  
 Cultural & Recreational Affairs  
 (all a-l) Jon Debrich  
 Bill Garry  
 Grace Li  
 Environmental Advisory Board  
 Elizabeth Bailey (a-l)  
 Alison Parks  
 Planning Commission (all a-l)  
 Allyson Murray, chair  
 John Delany  
 Zoning Board of Appeals  
 Brian Paradine  
 Richard Williams  
 Jim Van Schoick (a-l)  
 Alex Bachowski (Alt)  
 Village Co-Historian  
 Bill Bellmer  
 Editor  
 Christine Mullaney

**Village Update****Trustees Judy Courtney & Ed Finneran**

**Traffic:** The Board and Traffic Commission continue with their ongoing efforts to address the frustrations caused by and issues raised on Clinton Road: the County will be repaving the entire length of the roadway this year and the GCPD continues its active patrols by writing numerous tickets for traffic infractions; speed levels and truck traffic remain in focus as well. We have directed our traffic consultant, Creighton Manning, to undertake a study of the "cut-through" traffic and rampant speeding in the Mott Section. This will help us develop a comprehensive plan to address same...we should be in receipt in the next few weeks. We recently received an updated draft of Nassau County DPW's plan for updating the Merillon and Rockaway intersection by the high school; this has been in the works for some time now. Additionally, the TC will be considering speed limit adjustments across the Village in an effort to fight back against the intractable problem of impatient and speeding drivers. Finally, if you have a traffic issue, please feel free to reach out to any of us (Ed, Judy or Vinny) at any time. We have all found Comm'r Jackson and DPW head John Borroni to be enthusiastic partners on all issues.

**Legal:** the Board continues to actively monitor the State's plan to award three "downstate" casino licenses and LV Sands' strong desire to build a mega-casino at the Coliseum with the assistance of both outside and Village counsel. The SEQRA process is now in full gear, while legal and zoning developments are, if not daily occurrences, always a major focus. Additionally, the Board is sharpening the Village Code in several areas ... building uses and outdoor dining are two examples.

**St. Paul's:** The BOT is continuing to work on this issue, with the current focus on two important activities. First, we have continued working with BCI to finalize a St. Paul's survey, to be sent to all residents. A recent Work Session enabled residents to hear the discussion between the Board and BCI about the design of the survey, questions and suggestions. We are waiting for BCI to incorporate the feedback into the next version of the survey. Our hope is that the final design is completed and ready to be sent to residents shortly. In addition, the newly formed BOT St. Paul's Committee had its kick-off meeting recently. Led by Trustee Muldoon, the Committee is made up of residents with a variety of skill sets, who will provide guidance and assistance as we continue this process. Chaired by Bob Catell and Frank Tauches, the Committee will be meeting on a regular basis and provide on-going updates to residents.

**Village Upkeep:** We continue our focus on continuous improvement of the physical appearance of the Village, especially our shopping areas. You'll notice the beautification of flowers, maintenance of stores and cleanliness of public areas are all improving.

**Toll House:** The work on the historic Toll House continues. The roof and exterior work is almost completed, presenting a renewed beauty to the building. Interior work, including things such as electrical upgrades, painting, and plumbing are happening now. Be sure to drive by and take a look at the beauty that has been restored to this important building.

continued on page 4

### Village Update (continued)

**West Firehouse:** Another major project in the works is the renovation of the West Fire House, located on Stewart Ave and Clinch Ave. This historic building has been in need of significant repair for many years and has not been very useful to our Volunteer Firefighters. A recent BOT meeting included a presentation of several options for this renovation. The discussion focused on the balance between fire-fighter's needs for safety and upgrades with the challenges of cost management. The BOT requested some additional information and will consider these options. A decision will be made shortly.

**EAB and Water Quality:** The Environmental Advisory Board's recent meeting focused on water quality in the Village. Stan Carey, who heads the Village's Water Department, gave an excellent presentation on the work his team is doing. He reviewed the Village's recent study of Village water lines, identifying those that may/may not have lead in their pipes. He also reviewed all that the Village offers to residents to help them understand their own circumstances. The Village offers free lead testing for all residents; will provide an inspector to look at your situation, if requested; and has even developed an interactive map of the current assessment of water infrastructure in the Village (this can be accessed through the Village website).

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### Halloween Decorating Contest Winners

October closed out with the first annual Halloween House Decorating Contest, sponsored by your four POAs: Central, East, Estates and West. All residents were welcome to enter and to vote. Eleven homes were entered and 267 residents cast their votes. The winners were 109 Arthur St (1<sup>st</sup> place); 141 Chestnut St (2<sup>nd</sup> place); and 135 Whitehall Blvd (3<sup>rd</sup> place). Congratulations and thank you to all who participated!

Stay tuned for information on the second annual Holiday House Decorating Contest, brought to you by your POAs, and coming up soon!

Earlier in October, more than 500 residents enjoyed the second annual POA Fall Festival, held at the Bird Sanctuary.

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### Cultural and Recreation News—Jon Debrich

Recreation and Parks Superintendent Paul Blake retired from the Village in October. The EPOA would like to recognize and thank Mr. Blake for his many years of service to the Village and the positive impact he had on countless numbers of residents. Assistant Superintendent Andy Hill was appointed interim head of the department. Good luck Paul!

Late fall is the time for upkeep and repair to many of our recreation facilities. Our focus remains on improving athletic fields across the Village, including analyzing the installation of additional turf playing surfaces. At Tullamore Park, work has begun to install a new safety surface in the playground area. Specifications for bids to renovate the Grove Park Tennis Courts is almost complete, while a renovation of the Tennis Building at Community Park remains in the design phase.

The Fall is also a time for planting around the Village. Fall tree removals, pruning and stump grinding will begin in the coming weeks. We are removing 170 dying or diseased trees. We are also planning 201 new trees, a mix of Maples, Lindens, Oaks, Zelkova’s, and Honeylocust, across the Village. We are looking forward to a successful growing season.

Programming continues in many ways. Our adult indoor programs are now underway at the Field House. Pickleball is available Tuesday through Friday from 9:30 to noon. Basketball is offered Monday and Wednesday evenings from 7:30 to 10:00pm, while on Thursdays, volleyball is available from 7:30 to 10:00pm. Daily admission is \$6, but if you purchase a 10-trip pass, the cost is \$5 per day.

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### Civic Beautification Committee Report—Althea Robinson

The 2024 spring/summer season of beautiful floral plantings throughout the Village and bursting hanging baskets of Petunias throughout the commercial districts are sadly a memory. Even the Village’s extensive displays of mums in spectacular colorations are now on the wane.

But, while we ease into a rather colorless season, the Parks staff is busily planting hundreds of tulip bulbs to adorn the commercial districts to welcome spring of 2025, and the newly expanded Civic Beautification Committee (CBC) turns its attention to another direction - the preservation, maintenance and restoration of our Village trees and with the development of a new formal tree policy adopted at the October 17 Board of Trustees meeting.

Last March, Mayor Mary Carter-Flanagan, with the approval of the Board of Trustees, expanded the Civic Beautification Committee (CBC) of 4, representing each of our four POAs, with the appointment of a full committee of 9 individuals: Chris Broder, Monica Kiely and Althea Robinson, co-chairs, along with Betsy Andromidas, Kathleen Auro, Bill Kuhl, Maureen Lions, and Kate Schmidt. Trustee Vinny Muldoon serves as Trustee Liaison.

While the charge of the long standing POA committee was to work with the Parks Department to plan spring/summer floral and shrubbery plantings throughout more than 42 Village sites, the POA committee has now morphed into a subcommittee of the newly formed larger group whose main task is to address the new tree policy and development of trees which in many cases will affect resident tree plantings and removals throughout the Village (stay tuned to detailed Village reports).

As chair of the former POA CBC and a co-chair of the newly formed committee, I express our disappointment that, since his recent retirement, the CBC will no longer work under the direction of Paul Blake, former Chairman of the Board of Commissioners and of Cultural and Recreational Affairs with whom the POA CBC had served as an advisory committee with great pleasure for many years. The newly formed CBC welcomes Assistant Superintendent of Recreation Andy Hill, as he steps into Paul Blake’s role. The newly formed CBC looks forward to working with both Andy and our dedicated Village Arborist Joe Umana.

## Facts of the East—Bill Bellmer

### The Second Camp Mills

The first Camp Mills, the WWI army facility located south of the RR and east of Clinton Rd., was established in 1917, and has been described in the EPOA newsletter of June 2017. It was a tent encampment which did not survive the winter of 1917-18. This is a description of the second iteration.

The War Department decided to reopen the camp in the Spring of 1918 with more substantial structures and including a Base Hospital. As recruits were arriving who had contracted the Spanish Flu, the Fair Grounds buildings west of Washington Ave. were first commandeered to treat them while the hospital was being constructed, centered on what is now Transverse Rd. and Wetherill Rd. The complex ultimately had ten 250-bed ward buildings.

The camp itself was centered around the Headquarters Building, located just south of what is now Locust School. The main east-west streets were Main St., located about 50 feet north of present Locust St. with entrance from Clinton Rd., and New York St., now Chestnut St. The main north-south street was Avenue D, 300 feet east of Boylston St., with entrance from Stewart Ave. and ending at the Headquarters Building. The camp extended south to present Meadow St. with the eastern part extending to Hempstead Tpk., and east to present Quentin Roosevelt Blvd. in Mitchel Field. Over 800 buildings were erected, with a water and sewer system, sidewalks, and landscaping. Some trees, such as on Boylston St., exist to this day.

The new camp had hardly been completed when the armistice of 11 November 1918 was declared. So, it then became a disembarkation location for those returning from Europe. In September 1919 all the returning soldiers had been released and the camp was officially closed. By 1921 almost all the buildings had been dismantled.

Some 184 photos of Camp Mills can be seen at [www.NYHeritage.org](http://www.NYHeritage.org). Once there, select Contributing Organizations, G, Garden City Public Library and search "mills". A map of the camp can be seen at "fmap65" and of the hospital at "fmap66".



Headquarters Building



**2025 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](http://gcepoa.org) via PayPal under "Membership," or by Venmo @GCEPOA. When paying by check, the cancelled check is your receipt.

**Registration**

**Designated Members: 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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**106 YEARS REPRESENTING RESIDENTS OF THE EAST  
Founded 1918**

**THE EPOA HOLDS PUBLIC MEETINGS THROUGHOUT THE YEAR**

**Please check our website—[www.gcepoa.org](http://www.gcepoa.org)—for updated information and bring your concerns and comments to our meetings.**

**Next scheduled EPOA Public Meeting December 17**

**Public meetings include updates from EPOA President June Michalak  
Village Trustees Judy Courtney, Ed Finneran, Vinny Muldoon  
School Board Trustee Joe Sileo  
Library Trustee Mary Maguire  
East Representatives to Village Boards**

**Representing the East for 106 Years**

**All Residents Welcome**

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P.O. Box 7525

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To: