



# EPOA NEWS

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

[www.gcepoa.org/](http://www.gcepoa.org/)  @GardenCityEPOA /  @GC\_EPOA /  @GCEPOA

—105 Years Representing Residents of the East—  
1918-2023

**Annual EPOA Joint  
Public Meeting**  
Monday, June 5  
7:30 pm, Senior  
Center, Golf Club Lane

**Election of EPOA  
Officers & Directors**

**Updates from EPOA  
President Jon Debrich,  
Village Trustee Ed  
Finneran, School Board  
Trustee Joe Sileo,  
Library Trustee Mary  
Maguire, and East  
Representatives to  
Village Boards**

**All Residents Welcome**

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**The EPOA is now on  
Memberhub.**

**Please see page 8 for  
details and how to join.**

Spring Sp

Spring 2023

## President's Message

by Jon Debrich

As I close my term as EPOA president, I would like to thank all of the residents and say how great it has been to work with an EPOA board that cares so deeply about the Village. I also wanted to share a few lessons I have learned.

- Citizen engagement and involvement create the community we want to live in. We need diverse and varied backgrounds and opinions of both the people in charge and the people participating in our community. If it's always the same small group of concerned citizens, we could miss a good idea or necessary perspective.
- Young and growing families are an important part of the Village. While it is often tough to find the time, many decisions are made about the Village's future everyday, and we need more engagement from this group to ensure their views are represented.
- Dialogue is the key to growth. Engaging in discussion and outreach allows people to come together, solve problems and improve our community. Garden City residents want to gather all of the facts and hear multiple views before forming their own opinion.

The EPOA has a steadfast focus on community engagement and outreach. We have expanded this outreach over the past year through numerous email updates, information sessions and surveys to both keep residents informed and solicit their feedback. Our Board and Directors will continue this work to ensure residents across demographics and areas of the Village have their opportunity to voice their opinions and be heard by the Trustees. We welcome all residents to join us, to share thoughts and engage with their neighbors. We will continue our work to encourage dialogue, bring people together and make sure that all residents feel like they have a voice.

Specifically, over the past year, the EPOA has hosted the St. Paul's Committee to update residents on potential rehabilitation issues and organized a survey soliciting feedback from more than 150 households about planned renovations at the Country Life Press Train Station. Upon hearing of the potential casino development at Nassau Coliseum, as well as its potential impacts on our Village at the start of the year, we hosted County Executive Blakeman so he could hear from residents directly about their concerns regarding the project. The EPOA also hosted an "Evening of Resident Action" in March in which residents wrote more than 500 postcards to elected officials outlining their concerns. Traffic continues to be a focus of residents throughout the Village, especially in the East. A more in-depth analysis can be found on page two.

continued on page 2

## President’s Message (continued)

Engagement, with a large group of residents, will be crucial as different traffic alternatives and plans are considered. The EPOA looks forward to working with the Village Trustees to solicit feedback and information from a wide array of residents to help find solutions that benefit the most residents.

June Michalak will be leading the EPOA as its next president. She has been an exceptional vice president. Her passion and dedication to the Village and all of its residents will allow her to successfully lead the EPOA into the future. I thank June as well as corporate secretary Ralph Healey, corresponding secretary Paul Dirck and treasurer Sprio Dorizas. Places like Garden City exist and are desirable places to live because of organizations like the POA. I am proud to have served residents in the East the past two years and look forward to what the EPOA can do for our community in the future.

We want to hear from you, so please email us at [contactus@gcepoa.org](mailto:contactus@gcepoa.org) or through the “Contact Us” link on our website.

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## Traffic Report—Bruno Cerrone

We have a vibrant community known for its picturesque landscapes, charming neighborhoods, and bustling commercial areas. However, some of these very same reasons which make Garden City an idyllic place to live are also key causes of Garden City’s traffic-related challenges.

As the world continues to normalize on the heels of the COVID pandemic the residents have seen a significant increase in traffic throughout the Village, as more people are returning to and commute to work, and popular shopping centers and commercial areas in GC attract visitors.

The existing road network around the Village struggles to accommodate the rising number of vehicles, resulting in traffic bottlenecks. The direct impact on the Village is that traffic spill-over from these congested routes increases traffic throughout the Village as drivers take advantage of GC’s grid layout using residential streets as cut throughs to avoid traffic on County roads and highways.

Due to limited authority over County roads' traffic patterns, the Village Board of Trustees (BOT) has enlisted the services of an external firm, Creighton Manning, to conduct a comprehensive traffic calming study. This study incorporates both statistical data and feedback from residents. The study focused on three key areas in the East: (1) Hemlock area between Russell and Lefferts Rd; (2) the Mott section encompassing Wyatt, Huntington, and Osborne; and (3) South of Stewart from Brook to Meadow between Clinton and Oak St. Based on their findings, Creighton Manning has recommended various traffic calming measures to promote safer streets, deter drivers from using Village roads as shortcuts, and effectively reduce traffic speed throughout the community.

The Village intends to implement speed humps, acknowledged as a successful strategy for reducing vehicle speed. These speed humps offer practicality by not requiring any road alterations and provide the flexibility to be deployed temporarily, allowing the Village to assess their effectiveness before considering permanent installation. Residents will be invited to provide feedback and any proposed solution will require majority approval from residents in the affected area for adoption.

In addition to the traffic calming study, the Village is actively considering a reduction of the Village speed limit from 30mph to 25mph. Regarding the Eastern section, the Village is focused on addressing concerns related to Clinton Rd. Ongoing discussions between the Village BOT and Nassau County Executives are aimed at finding solutions to several issues affecting Clinton Rd, including (1) the possibility

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**EPOA Officers:**

President Jon Debrich  
 Vice President June Michalak  
 Corp Secty Ralph Healey  
 Corres Secty Paul Dircks  
 Treasurer Spiro Dorizas

**Directors:**

Samantha Amato  
 Eric Breusch  
 Donald Byrne  
 Bruno Cerrone  
 Jonathan Cruickshanks  
 Grace Chan  
 Andrew deLannoy  
 Barbara Garry  
 Steve Ilardi  
 Joe Nadolny  
 Michael Nagler  
 John Pittoni  
 Shane Pomeroy  
 Robert Schoelle, Jr.

**Representatives (East):**

Associate Village Justice  
 Peter Menoudakos  
 Village Trustees  
 Ed Finneran  
 Larry Marciano  
 Library Board Trustee  
 Mary Maguire  
 School Board Trustee  
 Joe Sileo  
 ADRB (all a-l)  
 James Bauer  
 Sean O'Brien  
 Celia Petersen  
 William Alisse (Alt)  
 Cultural & Recreational Affairs  
 Bill Garry  
 Judy Courtney (a-l)  
 Grace Li (a-l)  
 Environmental Advisory Board  
 Elizabeth Bailey (a-l)  
 John Manning (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)  
 Alex Bachowski (Alt)  
 Village Historian  
 Bill Bellmer  
 Editor  
 Christine Mullaney

**Village Update—Trustee Ed Finneran**

1. Las Vegas Sands - Potential Nassau Coliseum grounds casino development: the new BOT unanimously passed a resolution opposing the LV Sands plan for the site; we have also been active in supporting the "Say No to The Casino" group. Additionally, we have engaged in outreach to other communities in the vicinity of the Coliseum who share our concerns; we have spoken to numerous Nassau County legislators (including Laura Schaefer) about our opposition. At press time, the NC legislature was scheduled to vote on the lease sale/transfer on May 22, 2023. We continue to urge all residents so inclined to join the "Say No...." group. The grassroots effort is absolutely key.

2. St Paul's: we have been in contact with the Westerman Group re: cost estimates for the three current proposals (Re-purpose, Facadism and Demolition). Once that review is complete the Mayor and Board will decide the next steps. The goal, of course, is to bring "the issue" to a Village wide referendum as soon as is practicable.

3. Traffic: the Traffic Commission has had consistent and considerable contact with the East residents who live on or close to Clinton Road. The GCPD has been very active in addressing resident concerns. The Commission recently voted to ban truck traffic on Clinton and Washington from 9pm to 6am; how and when to implement the ban is currently being developed by the GCPD and DPW. There are other strategies being considered regarding Clinton as well. There is also a traffic calming study that's going to be undertaken on Stewart Avenue between Franklin and Clinton. Finally, the BOT authorized funding for a study to reduce the Village-wide speed limit to 25mph...it has yet to commence.

4. The Village Promenades: the BOT voted to reduce the number of events from 14 a season to eight...essentially two per month from June to September. While the Board is a huge supporter of the fun, family-oriented Friday summer evenings, we felt it was time to address their frequency, impact on the non-participating vendors, 7th Street residents and declining attendance during some of the Fridays later in the season.

5. The Village hired John Borroni earlier this year as the new Superintendent of the DPW. John comes to us from Nassau County where he was engaged in similar matters. The addition of Mr. Borroni to the senior staff has already streamlined various traffic, sanitation, engineering and other related matters.

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**Traffic Report (continued)**

of addressing uneven road surfaces, particularly south of Stewart Ave; (2) reducing truck traffic and (3) implementing traffic and speed control devices, such as speed limit restrictions, speed cameras, etc.

The traffic situation in Garden City presents challenges that affect the safety and quality of life for residents. Implementing a comprehensive set of measures can alleviate traffic congestion, enhance safety, and improve the overall quality of life for both residents and visitors.

### Cultural and Recreation News—Judy Courtney

The Garden City Pool will open for the season at 12 noon on Saturday June 10. Registration is now open, and residents can download the application to join the pool and for swim lessons (pool members only) and mail it in or drop it off at the Recreation and Parks office at 108 Rockaway Avenue. Online registration is also available if you have a password for the Recreation registration system. If you need a password you must visit the Recreation office to verify residency. Membership at the Pool is open only to GC residents. Please visit the website, [www.gardencityrecreation.org](http://www.gardencityrecreation.org), for further information.

The Senior Recreation Center, located at 6 Golf Club Lane, has re-opened with a full schedule of activities. The Center was refurbished after suffering from a burst water pipe this past winter. In addition to being completely repaired and repainted, new laminate flooring and a new air conditioning system has been installed. Please check the recreation website for the senior events page and the monthly calendar.

The Recreation Departments' Dance Ensemble is scheduled to perform their annual Dance Recital at the Adelphi Olmstead Theater on Friday June 2 and Saturday June 3. This exciting show will spotlight dancers of all ages who have been participating in our Lesson and Performance Programs. We are excited to announce a new addition to the show, a Mother/Daughter performance that will undoubtedly be a highlight! Tickets will be available in the Recreation Office for this showcase.

The playground at Saint Paul's, which has been closed due to construction, was expected to re-open during the week of May 15. A new synthetic turf safety surface has been installed, along with new concrete walkways, and a free style shade structure. At the neighborhood playgrounds, new court lines have been painted at all parks, except for Tullamore Park, which will be undergoing court renovations in the next few weeks. National Construction has been awarded the job of repairing and re-coating the tennis court. Two Pickleball courts will also be painted on the court at this time. Renovations on the Nassau Haven court will be going out to bid in the next couple of weeks.

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### Civic Beautification Committee Report—Althea Robinson

Sadly, the glorious array of red and yellow tulips which traditionally herald spring in Garden City are currently on the wane. The result of 48,000 bulbs planted last fall (with 50,000 bulbs planned for fall of 2023), the tulips were ablaze this spring throughout the business districts and also adorned areas at Village memorials, monuments, signs and other common areas. While the beautiful tulips are short-lived, throughout the summer Village residents and visitors will be treated to a display of baskets burgeoning with pink and white Petunias to bedeck light poles on Franklin Ave., Seventh St., and New Hyde Park Rd., and an array of floral plantings at all common areas throughout the Village.

The Village possesses more than 12,000 trees on public land throughout the Village, with two trees planted for each diseased tree removed. Village crews are in the process of planting 122 new trees this spring with an additional 85-100 to be planted later in the fall. Since 1987, the Civic Beautification Committee has continued to meet seasonally as an advisory committee to the Parks Department in the planning of floral plantings and shrubs throughout the commercial districts and at common areas throughout the Village for spring/summer and fall. Appointed annually by the sitting mayor, the CBC is represented by Kathleen Auro (Estates), Maureen Lyons (WPOA), Althea Robinson (EPOA) and Patricia Siler (CPOA).

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### Library Update—Mary Maguire

The GC Public Library is moving closer to reopening the Children's Room! Punch list items are being completed, and certificates of occupancy are pending. There will be two program rooms equipped with seating, technology and play areas for interactive learning. The new Toddler area includes a variety of brand new soft seating, including a colorful flower-shaped bench at the center of the space, toddler-sized tables and chairs, and colorful "oodle" stools that wobble, stack and rock. The new and improved Reading Room will focus on reading-based activities and offer fun and creative programs for toddlers and young readers. Librarians will also use a new Smartboard to encourage interactive play.



## Facts of the East—Bill Bellmer

With the encouragement of Gage Tarbell, president of the Garden City Company and a founder of Garden City Estates, the Doubleday, Page & Company under the direction of its president Frank Nelson Doubleday, then located in New York City, purchased 30 acres in Garden City in 1908. This comprised all the area east of Franklin Ave. from the RR south to Main St. There they built a book manufacturing facility in 90 working days starting in 1910.

To allay the fears of Garden City residents that a factory was to be built, the building was constructed to resemble that of Hampton Court in England and was complemented by magnificent gardens with fountains and a pool [which also served as a fire protection resource]. A roadway was laid out from Sixth St. to Chestnut St. in the newly developing Village area to the east, with an underpass for the railroad. A train station was added to the railroad for use of the employees and was named Country Life Press, as this was the place where Doubleday's "Country Life in America" magazine was printed. At its start the facility was turning out some 6,500 books a day, with receiving and shipping handled by a railroad siding at the rear of the building connected to the RR branch to West Hempstead.

The company also bought property west of Franklin Ave., erected houses for its executives on both Fifth and Fourth Streets, and maintained a nursery between Third and Second Streets as well as an area to the east which later became Damson St. The ten Stewart era workmen's houses which had been located toward the north end of the property were relocated to the newly laid-out Franklin Court area on Third and Fifth Places. The building on the north side of Chestnut St. was later constructed as a powerhouse with a tall chimney and a tunnel under the street [still there] to connect to the buildings to the south.

The company continued to expand as the largest publishing company in the country with annual sales of 30 million books in 1947. This, unfortunately, required the grounds to be used for additional buildings and parking spaces at the sacrifice of the gardens. By 1956 the 400,000 square feet in eleven buildings on the site had all been converted to office space, with manufacturing done in plants in other states.

In 1986 the company was sold to Bertelsmann, a privately-owned German company and in 1989 the property was acquired by the Rockrose Development Corporation. The new owners wanted to demolish all the buildings on the site and to increase the size of a new building complex footprint [the floor area ratio], which became part of a massive dispute in the Village over the subject of building density. The issue for the Doubleday property was finally resolved in 2000, when new owner Bookspan decided to retain the façades of the original building and convert the basement space to be the new ground level by excavating around it. So today the front entrance is a floor lower than before, as evidenced by the two datestones at its left side, one marked 2002 and the original one above marked 1910.

The property now includes four buildings. #301 is the Doubleday Court condominium, built in 2013. #401 and #501 [the original building] are multi-tenant offices. #601 [the original powerhouse] is an adjunct building of the Garden City Medical Center.

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## Library Update (continued)

The S.T.E.A.M. Workshop (Science Technology Engineering Art Math) will offer activities designed to boost critical thinking, creativity and problem-solving skills through unique hands-on learning opportunities. In this new space, children will enjoy experimental learning with iPads, a Smartboard, LEGOS and robotic toys all while participating in some of our most popular programs, including Lego Club, The Baking Coach and Arts & Crafts programs.

In the Circulation Desk area, low transaction counters and work surfaces will be a more convenient option for children. Highlights include: a feature wall with a digital display for Library programs and information; glass windows to observe the STEAM Workshop and Story Room; the new Story Room boasts a circular design with windows and bench seats; the Librarians Desk has a door to the Circulation Office and a distinctive ceiling cloud with recessed lights. Please visit the Library website at [www.gardencitypl.org](http://www.gardencitypl.org) for further information or call the Library at 516-742-8405.

## **Purpose of the Eastern Property Owners' Association Annual Meeting** **June 5, 2023**

**To Elect** (1) EPOA Officers and Directors for the 2023/2024 term.  
(2) Four members of the seven member Director & Officer Nominating Committee that proposes candidates for EPOA directors and officers.

**To Conduct** Other such business as may properly be considered.

In accordance with the EPOA by-laws, a Public Notice listing the names and addresses of the following persons and the offices for which they were nominated, as well as the procedures and requirements for placing additional person(s) in nomination for said officers and/or directors, was published in the *Garden City News*. No additional nominations for EPOA officers and/or directors were received by the Corporate Secretary as of press time. The current nominating committee has placed the following candidates in nomination:

### **EPOA Officers, for a term of one year:**

President: June Michalak, 38 Spruce Street  
Vice President: Steve Ilardi, 139 Meadow Street  
Corresponding Secretary: Paul Dircks, 62 Saint James Street S  
Corporate Secretary: Ralph Healey, 177 Willow Street  
Treasurer, Spiro Dorizas, 29 East Drive

### **EPOA Directors, for a term of three years:**

Eric Breusch, 5 Beech Street  
Jonathan Debrich, 90 Huntington Road

### **EPOA Directors, for a term of two years:**

Donald Byrne, 19 Kingsbury Road  
Jon Cruickshanks, 14 Seabury Road

### **EPOA Directors, for a term of one year:**

Juliet Acquavito, 215 Wetherill Road  
Bill Sweeney, 67 Russell Road

Juliet Acquavito is a lifelong resident of Garden City where she now resides with her husband and three children. She was a collegiate swimmer for the University of Connecticut where she studied communication disorders. Juliet received her Master's degree from New York University where she was a double major in early childhood special education and general education. She now teaches preschool at Lutheran Church of the Resurrection in Garden City. She also enjoys coaching with the Centennial Soccer Club.

William Sweeney has been a Garden City resident for 17 years. Bill and his wife have three children in the Garden City schools, with the oldest heading off to college in the fall. He is a graduate of the University at Albany. He and his wife started and continue to manage an online and events business since 2005. Bill also works as a Project Manager at SupplyHouse.com. Locally, he is a member of the Garden City Scholarship Fund board, as well as having coached various times for GCAA baseball and Centennials soccer.

Participating members of the current Director & Officer Nominating committee are: Joe Owens (chair), Mary Cetta, Michael Divila, Jeanie Madelmayer, Robert Stark Jr., and Leo Stimmler.



### 2023 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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**105 YEARS REPRESENTING RESIDENTS OF THE EAST  
Founded 1918**

**Save the Date: Monday, June 5  
Annual EPOA Joint Public Meeting  
7:30 pm, Senior Center on Golf Club Lane**

**The EPOA is on Memberhub!**

Please join our free online e-mail list for news updates, digital copies of our newsletter, and links to POA surveys, which have proven effective to quickly gather resident input on important village matters.

Updates since last newsletter:

**St. Paul's Committee Meetings**

**Village Traffic Survey**

**Potential New Traffic Light – Garden Street and Clinton Road**

**Country Life Press Train Station Renovation Survey**

**Casino Development at Nassau Coliseum Site – Initial Meeting**

**Joint POA Meeting with County Executive Bruce Blakeman**

**POA Evening of Action – Village-Wide Effort to Fight the Hub Development and Hochul's Zoning Changes**

**Clinton Road Engineering Study Presentation**

**Community Agreement Party Meet & Greet Events**

**Future of St. Paul's Meeting**

**Updates on Nassau Coliseum Development**

Create your free account today at [www.memberhub.com](http://www.memberhub.com).

EPOA NEWS

Eastern Property Owners' Assoc. Inc.

P.O. Box 7525

Garden City, New York 11530



To: