

January 2008

# epoa news

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

## Nominating Committee Selects Nicholas Episcopia for Village Board

### Electors to Vote at January 15 Public Meeting at Stewart School

The elected members of the EPOA's 10-Member Nominating Committee have nominated Nicholas Episcopia, current Trustee from the East, to a new two-year term as Village Trustee. Mr. Episcopia, who was first elected a Trustee from the East in 2005, expressed his interest in continuing to serve our Village and the Committee agreed that he has done an outstanding job representing not only the interests of the East but of the entire Village.

From 1998 to 2005, Nick served on the EPOA Board, holding the positions of VP and President. As a Trustee from the East since 2005, he has chaired the Environmental Advisory Board and has helped for-

mulate strategies to oppose the LIRR third rail, including speaking at the MTA's "Scoping Sessions." As a result, the Capital Review Board required full disclosure of the rail project's effects on nearby businesses and residences, a major accomplishment.

Nick is the current Fire Commissioner and previously served as Building Commissioner. He is also the Board of Trustee's liaison to the business community and to the library board.

Nick is a former President of the Garden City Jaycees and a previous Director of the GCHS Men's Association. He and his wife Dorothy have been residents of the East for 34 years. Their son and daughter attended GC public schools and their daughter, son-in-law and grandsons reside in the East.

*continued on page 2*

**Save the Date:**  
**Tuesday, January 15**  
**Stewart School**  
**Auditorium**  
**7:30 p.m.**

**Resident Electors**  
**Meeting to**  
**Designate**  
**Candidate for**  
**Village Trustee**

**Avalon Bay to**  
**Present St. Paul's**  
**Proposal**  
**Details on Back Page**

**Newsletter Editor**  
**Christine Mullaney**

### Development Inside and Outside Village Among Major Issues Facing Residents of GC and the East

As we celebrate the Holiday Season, it is a pleasure to see how beautiful the Village looks, lit up and decorated.

The employees have done a great job of collecting the leaves in a very difficult winter period and are ready for snow plowing.

Please join us at the January 15<sup>th</sup> Public Meeting to hear all about Avalon Bay's proposal for the redevelopment of St. Paul's. Matt Whalen, Vice President of Avalon Bay, will present a slide presentation of their plans for St. Paul's, as well as a review of their company's history and de-

velopment background. This will be an opportunity for all the residents of the East to ask questions and hear first hand the un-

varnished facts surrounding the St. Paul's issue.

Our Mayor, Peter Bee, and Trustee, Nick Episcopia, also will be available that night to fill us in on issues affecting the Village.

I would like to praise the volunteers who represent you, residents of the East, on various boards and commissions. They dedicate their time and energy to insure that we continue to preserve the beauty and character of our Village.

*continued on page 2*

#### President's Message



**by Dennis Donnelly**

# epoa officers and directors 2007 - 2008

**President** Dennis Donnelly  
**V. President** Harrison Oelrich  
**Secretary** Allison Sparacino  
**Treasurer** Karl Schmidt

**Directors**  
 Mathilde Bellmer  
 Patrick Bradley  
 Jamie Gans  
 Hal Hecken  
 Anthony Libertella  
 Frank Livoti  
 Thomas Logan  
 Cheryl McAuliffe  
 Walter McKenna  
 Christine Mullaney  
 Neil O'Malley  
 Barbara Ruggiero  
 Leo Stimmler  
 Rex Wood

## representatives from the east

**Village Mayor**  
 Peter Bee  
**Village Trustee**  
 Nicholas Episcopia  
**School Board**  
 Laura Brown  
**Library Board**  
 Elizabeth "Libby" Huschle  
**Cultural & Recreation Affairs**  
 Andrew deLannoy  
**Planning Commission**  
 James Noonan  
 H. Bradford Gustavson  
 Robert Schoelle, Jr.  
**Board of Zoning Appeals**  
 Brian Paradine  
**Environmental Advisory Board**  
 Leo Stimmler

## EPOA President's Message continued

*continued from page 1*

As we look forward to 2008, many issues face our Village. Development in surrounding communities poses problems with increased traffic and transportation. Nassau County's Hub and Coliseum development projects are massive in size and scope.

Internally, we have residential development at 550 Stewart Avenue and a new commercial venture at 551 Stewart Avenue. The uncertainty of the "P" zone litigation continues and development talks with the owner of the corner property at 7th Street & Franklin Avenue, site of the old gas station, are ongoing.

The Garden City School Board faces infrastructure issues throughout the school system that could result in a major bond issue. The EPOA representative on the school board, Laura Brown, will continue to keep us informed as the process moves forward. The Board of Education is forming a committee of residents to evaluate potential capital projects and the EPOA will be appointing members to this important committee.

To end on a positive note, the old Food Basket property has been leased and will be a food store. Renovations are underway and an opening is expected soon.



Please renew your membership in the EPOA or sign up today. The strength of the EPOA is in the membership. We represent you, our neighbors, on all issues in the Village. We have a unique form of government in Garden City, with participation and volunteerism the cornerstones of our success.

If there are any quality of life issues you would like addressed, please let us know. We are convening a Quality of Life summit in the near future and would like the input of you, our neighbors. Join us to preserve our quality of life.

## Committee Selects Episcopia

*continued from page 1*

Jim Carney is chairperson of the 10 Member Nominating Committee, which also consists of Maureen Clancy, May Conti, Sue Ellen Davis, John Delaney, Hal Hecken, Janet Kenny, John Pittoni, Karl Schmidt and Rex Wood.

<b>Police Emergency</b>	<b>911</b>	
<b>Non Emergency</b>	<b>465-4100</b>	
<b>Fire Emergency</b>	<b>746-2800</b>	
<b>Non Emergency</b>	<b>746-1301</b>	
<b>Water/Sewer</b>	<b>465-4020</b>	
<b>Village Hall</b>	<b>465-4000</b>	

# **EPOA**

## **Membership Drive**

### **2008**

**The Eastern Property Owners' Association Represents  
the Interests of Every Resident of the Eastern Section of  
Garden City.**

**Key Objective of the EPOA: To insure that important issues facing the East are effectively communicated to the residents and to the Village Board of Trustees.**

**Key Issues: There are five MAJOR issues currently facing Garden City, of which the first three particularly impact the East. These issues are discussed in detail by EPOA President Dennis Donnelly and Trustee Nicholas Episcopia within this newsletter.**

**The "HUB" transportation system  
The development of 550 and 551 Stewart Avenue  
The "P" zone development  
The LIRR third track  
The resolution of St. Paul's**

**Make Your Thoughts & Opinions Heard: In order to effectively communicate your viewpoints and concerns, the EPOA urgently needs your help. One of the easiest ways to help is to renew your membership or become a new member of the EPOA for an annual family membership fee of only \$15.**

**A membership form and an addressed return envelope are enclosed.  
Please take a moment of your time to join the EPOA.**

**"Progress only comes through community participation."**

# Library News

by Libby Huschle



The renovations of the library are nearing completion. If you visit in the next few weeks, check out the bright new Young Adult room. It will certainly create a cheerful atmosphere for the teens. Though you can't view the new reading room at present, you will find it comfortable and bright. Downstairs, the computer lab, audio visual room and café are almost ready for activity. Look forward to more computers, hot and cold drinks and healthy snacks, and numerous new movies, DVD television programs, books on CD and more music.

The library has received the playaway books (books on Ipods). At present these are being processed and will arrive on the floor very soon. They are a wonderful companion while driving or when taking that long walk. Come in and browse the extensive new DVD selections. You will find many classic films from the American Film Institute's list of top 100 films of all times and many of the New York Times List of 1000 top films. If you have missed any of your favorite TV shows, select one of the series we've purchased, such as *Alias*, *Gray's Anatomy*, *House* and *24*, to name a few.

There are wonderful bookmarks for Tutor.com. They will explain how to get online with a live tutor for help in math, science and English. Students who have connected recently found the program very helpful. *Newsday* recently printed an article about online tutors that you might find helpful. Ask your librarian to get you a copy.

If you are having a problem finding those oversize books that were in the balcony, know that they have been moved. All those titles have been interfiled with similar titles on the first floor. It is our hope that this should make finding the perfect title for your project easier.

Finally, watch the local newspapers for the date of the dedication of the newly renovated library. Make 2008 your year to enjoy all the programs, services and materials provided by the Garden City Public Library!

---

## School Report

by Laura Brown



The schools have had a wonderful fall semester. December was filled with many holiday celebrations and concerts throughout Garden City schools.

The school district has been reviewing and testing our district-wide safety plans to ensure the safety and security of all of our students and staff.

The school district's Web site has a new look. The site has been redesigned to offer more information in a more user friendly and visually appealing manner. Check it out at [www.gardencity.k12.ny.us](http://www.gardencity.k12.ny.us).

Many of our students have received awards for both academic and athletic achievements. Congratulations to all.

# Village Board Confronts Several Serious Issues

As President Dennis Donnelly's letter indicates, there are serious situations impacting Garden City and the residents of the East. Mayor Bee and I, along with the rest of the Board of Trustees (BOT), are monitoring these issues closely and acting to protect our residents.

We are following the proposed HUB development and the light rail line with great interest. As we have stated many times before, we are totally against the light rail proposal and we will oppose any development of the HUB site that will adversely affect our business community and way of life.

The developers of the 550 Stewart Avenue site and the residents of Raymond Court have reached an agreement on the purchase of the buffer strip. This purchase was recommended by the Village Planning Commission and it will allow a more attractive unit layout. Counsel for the developers has stated that construction should begin by early fall.

The ACORN litigation on the "P" zone property is now in the discovery stage and depositions should be finished in January. Counsel advises that when discovery is finished our strategy will most likely be to motion for summary judgment and hope the judge dismisses the suit.

In October the Mayor's Committee on St. Paul's, which consists not only of three Trustees but also of citizen volunteers, selected Avalon Bay Communities Inc., a Real Estate Investment Trust with over \$3 billion in net worth, as the developer for St. Paul's. This decision was made on the basis of their solid track record, very strong financial condition and a project scenario that will have little or no risk for the taxpayers. Please note that, although we believe solid progress has been made, we do not have all the elements of a development plan totally worked out as yet. All residents will be receiving a copy of "Village Facts," which will outline in detail how the Committee and the BOT arrived at the decision to go forward with Avalon. Representatives of Avalon Bay will be making a presentation at the January EPOA general meeting, so please make every effort to attend.

There have been meetings with the owner about developing the Franklin Avenue & 7<sup>th</sup> Street gas station

site with a combination of apartments and first floor retail space. The owner has asked for some relief on the parking requirements and we are presently trying to work out a compromise.

The Saks building continues to move forward and we anticipate a truly first class improvement to Franklin Avenue. We are also pleased to report that the vacant

Food Basket space on 7<sup>th</sup> Street has been leased to a "fresh produce" operator. We are told by the Chamber of Commerce that it will be an operation similar to "Sweet Pea," which is located off Hericks Road.

The BOT approved the building of a new dormitory by Adelphi University. This new space was needed to alleviate crowding and a 3-in-1 room situation which has caused Adelphi to lose new students. The BOT believes that a vibrant Adelphi is in the best interests of Garden City but we will always carefully analyze any new proposals for their affect on the quality of life of our residents.

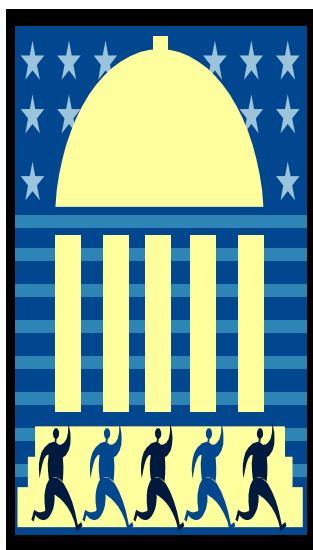
Trustee and former mayor Gerry Lundquist is now leading our efforts to oppose the LIRR's planned third track and he will continue to cooperate with the other surrounding Villages which believe as we do, that this track is planned strictly to increase freight traffic on the main line of the LIRR.

Many thanks to our Fire and Police Departments for their first class efforts to protect us. This was especially evident when the first firefighters arrived at a home in the eastern section approximately two minutes after the alarm was called in. This rapid response helped the situation from becoming far worse. Please try to attend the Fire Department's annual "Fire Prevention Day" and Open House in October. This is always an interesting and enjoyable event.

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

The Mayor and the entire BOT wish all of you a happy and healthy New Year.

## Trustees Update



**By Nicholas  
Episcopia**

# **Meeting Notice: Tuesday, January 15 Stewart School Auditorium**

## **7:30 p.m.: Resident Electors' Meeting**

The Resident Electors of Garden City, residing east of the center of Franklin Avenue (hereinafter known as Resident Electors of the East), **will meet Tuesday, January 15, 2007 at 7:30 P.M. in the Stewart School Auditorium** for the purpose of designating one candidate for election to the office of Village Trustee from the East for a term of two years. The following name has been placed in nomination by the elected Ten Member Nominating Committee, elected entirely by Resident Electors of the East, which is otherwise known as the Garden City East Nominating Committee:

### **For Village Trustee: Nicholas Episcopia**

Independent nominations may be made by petition in accordance with the following procedure excerpted from the Eastern Property Owners' Association of Garden City, Inc. By-Laws and Procedures for nominating Village Officials and Trustees: Additional proposals for nominations may be made by petition filed at the January Resident Electors' Meeting and signed by not less than 15 qualified Resident Electors\*. Any nominating petitions so filed shall, in addition, set forth the names and addresses of the signers and the name and address of the person proposed for nomination and the office for which he or she is nominated.

*\*(Qualified Resident Elector shall mean any resident of Garden City residing East of the center of Franklin Avenue then eligible to register to vote in any applicable school or Village election.)*

**Immediately following the EPOA General Meeting,  
stay for a presentation by Avalon Bay Vice President Matt Whalen  
on their plans for St. Paul's, plus a review of the company's  
history and development background.**

**Mayor Peter Bee and Trustee Nick Episcopia  
will discuss Village issues and answer your questions.**