

**Minutes of the Property Owners' Association of Garden City Estates  
Held on Wednesday, October 13, 2010, at Stratford School  
Auditorium at 8:10 p.m.**

The monthly meeting of the Property Owners' Association of Garden City Estates was held on Wednesday evening, October 13, 2010 at the Stratford School Auditorium commencing at 8:10 p.m. Approximately fifty residents were in attendance. President John DeMaro led the assembly in the Pledge of Allegiance and a moment of silence was held for Paul Muscarella, a Garden City resident who recently passed away.

**Committee Reports:**

**Library Trustee**

Randy Colahan, the Library Trustee, reported that while circulation of materials from the Library was down, the number of visits were up. A number of people are using the internet facilities at the Library and are borrowing such items as DVDs, *etc.* Local Library employees have attended different programs with a view toward expanding online services offered by the Library. It is anticipated that the Library will be able to offer online meetings in the future and that people will also be able to remotely access databases for searches. The Library recently reopened on Sundays and will be opened on Sundays until the end of April.

**Zoning Board**

The next report was from Mike Schroeder, the Estates Representative on the Zoning Board. Mr. Schroeder discussed issues that frequently before the Zoning Board such as accessory structures. The rule is that these structures must be in the rear half of the home. This includes such items as air conditioning units, which also need to be ten feet away from the borderline of the property.

**Citizens Budget Review Committee**

The next report came from Christina Russo of the Citizens Budget Review Committee. The Budget Review Committee has two opening for residents from the Central Property Owners Association and Christina urged anyone who has friends who live in the Central section and who have a financial background to become involved. Adelphi University is providing us with financial interns who are assisting the Citizens Budget Review Committee.

### **Traffic Commission**

A report was presented by Doug Singer, the Traffic Commission representative. Doug said that the Commission primarily deals with parking and stop signs. There was a proposal presented by Dr. Esposito for a stop sign to be put at the corner of Somerset and Brompton Road (a two way stop sign) and a four way stop sign to be put on the corner of Brompton and Newmarket. There was a long conversation concerning the necessity for another four way stop sign on Newmarket and the proposal will be presented to the Traffic Commission and thereafter the Police Department who will do a survey. Mayor Rothschild, who was present, pointed out that four way stops signs are not always useful to slow down traffic.

### **Committee to Save St. Paul's**

A presentation was made by the Committee to Save St. Paul's and the Garden City Historical Society. The presentation was made by Frank McDonough of Hampton Road and the materials presented by the Committee are attached hereto. Mr. McDonough pointed out that the Committee to Save St. Paul's plan was reasonable, affordable and realistic. The Committee to Save St. Paul's wants to have the building used for public use in a financially acceptable manner. The Committee to Save St. Paul is not looking to renovate the whole building and will do the renovations over a period of years. The methodology proposed was a conservancy. Approximately \$8 million to \$10 million would be spent to stabilize the building, patch the exterior, put on a new full roof, paint the masonry, put on new doors, replace and repair windows as necessity and to put a dry sprinkler system through the whole building. Lead paint in the building would also have to be mitigated. Approximately 10,000 square feet would be renovated and a new HVAC system would be installed. The upper floors would be closed off. The estimated cost of these repairs was \$8 million with \$2 million saved for operating costs. The proposal would be to create a conservancy with a citizen board who would purchase the building from the Village of Garden City for a nominal sum. Garden City would retain the rental lease under the conservancy and would ultimately have control over the way in which the building was used. A 501(c) charitable trust would be created which would attract charitable contributions as well as grants. Mr. McDonough pointed out that the project would be funded by bonds which could be issued over a fifteen year period of time to finance the renovations. If the project was to be demolished, any demolition bonds would have to be paid off over ten years under state law. Ultimately the Committee to Save St. Paul's believes it will be cheaper to preserve rather than demolish the building because of, *inter alia*, the costs of hauling away debris. Mr. McDonough emphasized that the Committee to Save St. Paul's plan was not a complete fix and was never intended to be. Tearing down St. Paul's wipes away the premium that most of us have paid to purchase a home and to leave in Garden City.

With respect to the other 120,000 square feet in the building which remains unused at the present time, this would be closed off. John Sweiger, the former President of the Estates Property Owners, suggested that 10,000 square feet be renovated but that the rest of the building be demolished. Mr. McDonough indicated that Village activities would certainly support the use of 10,000 square feet, particularly for senior women's activities. The Committee to Save St. Paul's agrees that there should be a vote on whether to demolish the building but believes that we need to get the accurate cost of demolition. The new figures are between \$1 million and \$2 million for demolition are not realistic, in the view of the Committee to Save St. Paul's.

### **Next G**

The next discussion was of Next G. Director Cathy Wood inquired whether the Town planned to sue Next G to halt the boxes from being put on utility poles. Mayor Rothschild explained that every option has been examined, that Next G has met all legal requirements and that under the FCC Act, Next G has an absolute right to put its boxes on the public utility poles.

### **Village Matters**

President DeMaro pointed that the teachers had signed a new three contract with pay raises averaging 1.33% over the next three years. School Board President Colleen Foley advises that this is the lowest average increase in Nassau County.

President DeMaro also emphasized the need to get e-mail addresses for as many residents as is possible to cut down the cost of mailing notices to the residents

The meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Michael J. Holland  
Secretary