



THE ST. PAUL'S SENTINEL

Honoring and preserving our community's heritage

A publication of the Committee to Save St. Paul's, January 10, 2007

“Sadly, razing the old and making way for new development is too often the fate of so many beautiful and historic edifices that could otherwise be a great resource to the community. And St. Paul's, with its exquisite architecture and rich history, is no exception and should certainly be preserved.”

Taylor Van Arsdale, CSSM Class of 1982
Screenwriter, now living in Southern California

HAPPY NEW YEAR

BOT MEETING, THURSDAY, JANUARY 11, VILLAGE HALL, 8 P.M.

The Village Board of Trustees only meets once during the month of January. The next meeting will be on Thursday, February 1.

COMMITTEE BRINGS ON AN ADDITIONAL DEVELOPER

Since our last submission to the Village and its consultant, K. Backus & Associates, on November 3, in which the Committee to Save St. Paul's answered a litany of questions designed to help the Trustees further analyze and understand our proposal, the CSSP has engaged a second developer, Paul Rabinovitch, of Canus Development, based in Philadelphia. Paul joins our current team of consultants, Murray Gould of Port City Preservation, and Steve Tilly, Architect, Westchester, NY. Canus is a highly regarded firm that specializes in historic preservation, adaptive reuse and development of downtown areas. They have completed projects of the size and complexity of St. Paul's in Philadelphia, Northern New Jersey and Long Island (Brookhaven)

As the Village recognizes, removal of the parkland and public trust designations on the St. Paul's property can be time consuming, and can only take place with community support and the support of the state Parks Department and Legislature. While this has been an obstacle for many developers, Paul Rabinovitch, who served for 10 years as Executive Director of The Nature Conservancy, Long Island Chapter, has an impeccable environmental reputation regionally as well as statewide.

A graduate of the University of Pennsylvania, Paul holds a master's degree in a unique program that combines environmental planning courses at the School of Planning with real estate finance coursework at the Wharton Real Estate Program. Paul is excited about serving as the developer in the joint venture, proposed by the CSSP, which will carry out the renovation and preservation of St. Paul's.

COMMITTEE TO SAVE ST. PAUL'S MEETS TRUSTEES' SUBCOMMITTEE

Representatives of the CSSP and our professional consultants met with the Village Board's 8-member Subcommittee on St. Paul's, headed by Trustee John Mauk, on December 12. The meeting resulted in still further questions of the CSSP and our team, and we were given an extension (until February 2) to continue verifying our construction numbers and supporting our financial plan.

NEW DEVELOPER INSPECTS ST. PAUL'S BUILDING AND PROPERTY

Together with a principal of PHB Catalyst, a Manhattan-based construction/development/management firm, Paul Rabinovitch walked through St. Paul's on January 3 to learn more about the building's construction, check details against the architectural drawings in the CSSP proposal, and determine if any alternate opportunities had been overlooked.

COMMITTEE KEEPS SENATOR HANNON INFORMED

The Committee continues to keep Senator Kemp Hannon up to date on our progress and our discussions with the Village. The Senator has a very thorough knowledge of the steps we have taken to bring our plan to fruition.

Senator Hannon and the Village Trustees should still be the focus of your letter-writing. We thank those of you, too, who have written to Senator Hannon on our behalf...every letter is read, and the Senator replies promptly. His address is 224 Seventh Street, Garden City, NY 11530. If you're sending email, the Senator's email address is Hannon@senate.state.ny.us. (Mailing information for Trustees can be found on our website "News" page.)

COST OF DEVELOPING PROPOSAL

While the task we are pursuing involves challenging and time-consuming work, we are making huge strides and we are very optimistic. The CSSP Executive Committee couldn't do it without your support. We thank you.

The Committee to Save St. Paul's is very fortunate, too, to have engaged the services of such well-seasoned experts in historic preservation, adaptive reuse of buildings with historic significance, understanding environmental aspects of development, and knowledge of the government process and grant funding. Over the months that we have worked with these professionals, CSSP has asked residents who feel strongly about our cause and have the financial ability to assist in this effort. If you can help in any way, please make your check payable to "St. Paul's Conservancy Corp." and mail to: Committee to Save St. Paul's, P.O. Box 7642, Garden City, New York 11530. Your name will be kept in the strictest confidence; donations are tax deductible. Again, we thank you for walking with us on this long road to preserving St. Paul's.

**Please consider writing a Letter to the Editor of *The Garden City News*
to express your views about St. Paul's.**

To read previous issues of *The St. Paul's Sentinel*, log onto our website "News" page.

***The Committee to Save St. Paul's, P.O. Box 7642, Garden City, New York 11530,*
www.savestpauls.org**