



## **THE ST. PAUL'S SENTINEL**

### ***Honoring and preserving our community's heritage***

***A publication of the Committee to Save St. Paul's/St. Paul's Conservancy Corp., November 6, 2007***

#### **A TALK WITH OUR SUPPORTERS**

Last week, the CSSP Executive Committee had the opportunity to get together with about 35 of our core supporters, as well as a few residents who live in close proximity to St. Paul's School.

As way of background, Peter Negri reported that CSSP is proud of its accomplishments. Because of its presence in the Village's Request for Proposal process, our grassroots organization has had a significant impact. We were able to show the trustees and other RFP respondents that our guiding principles—namely, no “sale” of the public land, no “luxury” condos, ample community space, and historic preservation—are sound. These principles also reflect an appropriate mixed use for St. Paul's and are desired by residents.

Mr. Negri explained that while CSSP's proposal included costs and revenues comparable to AvalonBay, the Mayor's Committee held the perception that the Village would be at risk with our mid-sized developer (we believe otherwise), and therefore, chose the large, nationally-operated Real Estate Investment Trust (REIT). Additionally, after hearing Trustee Mauk's presentation, which included several gross misstatements, we believed that any side-by-side comparison of CSSP/Canus and Avalon would be meaningless since the Board had already designated Avalon and would perpetuate an inaccurate portrayal of Canus Corporation, which could damage its future business dealings on Long Island. The Board and the Mayor's Committee had emphasized that they would not return to the Canus proposal. These unfortunate circumstances led Canus to protect itself and withdraw its proposal.

#### **CSSP'S OCTOBER ACTIVITIES**

--requested the submissions of AvalonBay and the Albanese Organization for our review.

Recently, we also received Avalon's most current site plan and its plans for the first floor and lower level, which contain public space. (We understand that the Avalon proposal is now available for review in the public library.)

--met with representatives of Albanese to determine if there was any possibility of our joining in a new proposal, but such an effort did not materialize.

--met with Senator Kemp Hannon to apprise him of the current situation and to ask for his guidance concerning the issues involved with parkland alienation.

--Peter Negri and Matt Whalen, Avalon's Vice President for development on Long Island, had a brief meeting, the first since Avalon's designation.

--continued to monitor the Village's application for funding for St. Paul's under the County Environmental Bond Act and the activity in Albany to improve the state tax credit legislation.

--had several meetings of the CSSP Executive Committee to review new developments and assess our options.

### **WHERE WE GO FROM HERE**

The Committee to Save St. Paul's has an excellent opportunity to continue to be involved in shaping the best possible solution for St. Paul's. Here is what we plan to do:

- Gain a better understanding of the full Avalon proposal.
- Analyze the feedback to the Avalon plan that we receive from residents.
- Consider a meeting in the coming weeks between Avalon and CSSP's Executive Committee.

### **WHAT YOU CAN DO...**

- If you'd like to tell us what you think about the AvalonBay proposal, please direct your comments to Maureen Traxler at [mtraxler@optonline.net](mailto:mtraxler@optonline.net).
- You can also make your comments and reactions known to Senator Kemp Hannon.
- Please note that the Board of Trustees will hold only one public meeting in November and that meeting takes place this **Thursday, November 8, at 8 p.m. in Village Hall**. We encourage you to attend. The next meeting of the Board will be December 6.

***The Committee to Save St. Paul's/St. Paul's Conservancy Corp.***

*PO Box 7642, Garden City, New York 11530, [www.savestpauls.org](http://www.savestpauls.org)*

***Donations accepted to "St. Paul's Conservancy Corp." All donations are tax deductible.***