



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., March 5, 2008

PETER NEGRI RESPONDS TO TRUSTEE MAUK'S RESIGNATION

The follow Letter to the Editor has been submitted to the two local papers:

CSSP Continues Commitment

To the Editor:

The Committee to Save St. Paul's was organized with the following objectives in mind: 1) save the main building that is a priceless treasure; 2) provide meaningful historical renovation; 3) provide quality community space in the building; 4) have no or minimal additional development; and 5) retain Village control, and last but not least, do so at a reasonable cost to the taxpayers of this Village.

As a group of concerned citizens, funded and staffed by volunteers, with the active support of hundreds of residents, we partnered with leading professionals and an experienced developer, and submitted a proposal to the Village that met all of our objectives. We wanted our proposal to be wholly "transparent" to the residents and made countless public and private presentations, established a website, and had open and honest communication with all.

The Mayor's Subcommittee did not select our proposal, but we continue to remain active as advocates for development that would serve the best interests of the taxpayers who purchased the site and building and who retain ownership.

In light of the above, the Committee to Save St. Paul's commends Trustee Mauk for resigning as a leader and member of the Subcommittee, and we hope he will be true to his word, that by stepping aside, he removes himself from further decisions regarding an AvalonBay redevelopment of St. Paul's.

The Committee to Save St. Paul's will continue its efforts, and welcomes the input and support of our fellow residents and concerned Village officials.

Peter Negri

President, Committee to Save St. Paul's

BOARD OF TRUSTEES MEETING THURSDAY, MARCH 6, 8 P.M., AT VILLAGE HALL

This will be the first Board of Trustees meeting following Trustee Mauk's resignation from the Mayor's Committee. Although St. Paul's is not an item on tomorrow's agenda as posted on the Village website (<http://www.gardencityny.net/gcvillage.htm>, click on Administration at left, then Meeting Agendas, then Village Board of Trustees), the public has an opportunity at the end of the meeting to address or question the trustees on any Village issue. We urge you to attend this meeting.

MEN'S ASSOCIATION HEARS FROM AVALONBAY

Residents should continue to listen for information on St. Paul's, ask questions about the proposal coming forth in late March, and formulate informed opinions. It is hopeful that the Mayor's Committee, under new leadership, will provide the necessary transparency and factual information residents seek. This decision is too important...residents should not be excluded from having a significant role in its making.

AvalonBay made a presentation at a recent meeting of the Men's Association. A couple of interesting questions and answers arose, underscoring the need to remain vigilant:

AvalonBay was asked if proposed state legislation on workforce housing could be used to expand the scope of Avalon's original project. The answer was "yes," by 10%.

A questioner asked how tall the new townhouse construction will be, and the answer: **4 stories tall** - equivalent to the existing 3rd story of St. Paul's. The number of townhouse units would be between 37 and 55, with a breakdown of 35% one bedrooms, 60% 2 bedrooms, and 5% 3 bedrooms. Avalon said this would not impact the school district, because of the minimal amount of 3-bedroom apartments. They added that payments-in-lieu-of-taxes (PILOTS) would "mitigate" the cost to the village for increased services of fire, police and schools.

CSSP does not agree with a sweeping statement that new townhouses will have minimal impact on the schools. If these townhouses, for example, are purchased by Garden City residents who sell their own homes, that will make room for new families with many children who could impose a significant burden on an already over-burdened school system. This type of situation demands the input and review of our school administration.

Avalon said that the multi-level parking lot is off the table. In addition, Avalon said that *many* residents they spoke to were unhappy with the community space option and Avalon is exploring the possibilities of renovating Cluett Hall and the Feringa Field House as an alternative. Residents should ask questions and think about whether this type of alternative will provide the venue for the type of recreation benefits they seek and whether it will eliminate all availability of community space inside the renovated and restored historic St. Paul's building.

CSSP is extremely concerned about the many different versions of the AvalonBay plans that keep coming forward. We are equally concerned and dismayed by the prospect of more, rather than less density at the St. Paul's site. The CSSP proposal called for NO new construction at the site, and we continue to question why new construction, on the scope and scale proposed by AvalonBay, is good for the Village.

Please remain alert ... this is a crucial time for our community.

CSSP'S EFFORT TO KEEP THE ST. PAUL'S ISSUE IN THE PUBLIC EYE

In case you've missed any of the Committee to Save St. Paul's recent ads or Letters to the Editor, we have posted them on the News page of our website, www.savestpauls.org.

As always, we urge you to listen, ask questions and react! Write your opinions to the Editor of the *Garden City News* and *Garden City Life*, as well as your Mayor and Trustees (MayorPBee@gardencityny.net), and most especially, to Senator Kemp Hannon (Hannon@senate.state.ny.us).

The Committee to Save St. Paul's/St. Paul's Conservancy Corp.
PO Box 7642, Garden City, New York 11530, www.savestpauls.org