

7.1 INTRODUCTION

Community character is an amalgam of the various elements that give communities their distinct “personality.” These factors can include land use, aesthetic resources, historic features, traffic volumes and circulation, noise levels, and other physical or social characteristics that define a community.

7.2 EXISTING CONDITIONS

Garden City is predominantly a village of single-family homes on well maintained and landscaped properties. It contains a Central Business District, which is a quintessential suburban Village center.

Garden City is also home to the A.T. Stewart Era Buildings district, which comprises late 19th century residences and monumental structures, including St. Paul’s School Main Building. Garden City is a community of immense civic involvement and pride. It contains significant public and private open space, including three private golf courses. Public spaces within the Village are extremely well maintained and attractive, as are the residential, commercial, and institutional developments. Residential developments surround the St. Paul’s property to the south, west and north. Garden City has major streets and traffic corridors, such as Rockaway Avenue, Franklin Avenue, Clinton Avenue, and Stewart Avenue, but probably best typified by the quiet residential side streets with large, mature trees.

7.3 POTENTIAL IMPACTS WITH THE PROPOSED ACTION

The proposed project would have a significant impact on that component of community character relating to aesthetic and historic resources because it would cause the loss of the historic Main Building, deemed by some to be an iconic structure within the center of the Village. However, it would also provide a benefit to community character in the form of seven acres of additional public open space. *