

May 2004

**Results of Garden City Property Owners'
Associations (POAs) Public Opinion Survey
Regarding St. Paul's**

Nava Lerer, Ph.D., Director
Office of Research, Assessment and Planning

Louis H. Primavera, Ph.D., Dean
The Derner Institute of Advanced Psychological Studies

Raymond Hicks, Ph.D., Senior Research Analyst
Office of Research, Assessment and Planning

Adelphi University

Public Opinion Survey regarding St. Paul's

The Public Opinion Survey regarding St. Paul's was authored by a committee with representatives from each of the four Village Garden City Property Owners' Associations (POAs). The survey, which was mailed to all Garden City residents, asked the residents to respond to various alternatives for the future of St. Paul's Main Building as presented in the October 2003 "Village Facts" published by the Village. Participation in the survey allowed residents to be included in the decision process about St. Paul's and to voice their support for one of the alternatives available at this time.

The surveys were returned to, scanned, analyzed and summarized by the Office of Research, Assessment and Planning and the Dean of the Derner Institute of Advanced Psychological Studies at Adelphi University who volunteered to help the committee. A total of 7,420 surveys were mailed to Garden City residents, divided into 4 POAs: Eastern (2,687), Western (1,264), Central (1,498), and Estates (1,971). There was a 38 percent response rate – with 2,818 responses for Adult A and 2,214 for Adult B. Eastern had 998 responses for Adult A and 800 for Adult B. Western had 501 responses for Adult A and 386 for Adult B. Central had 463 for Adult A and 304 for Adult B. Estates had 856 for Adult A and 724 for Adult B. The attached tables provide summary results for Adult A and Adult B; however, because the responses of Adult A and Adult B did not differ by much, especially at the aggregate level, the focus of this summary will be on Adult A.

When respondents were forced to choose one option (the first question), 40 percent of respondents overall were in favor of using St. Paul's Main Building for private use as residential condominiums or an assisted living facility. The option cited second most frequently was demolition (25 percent). Threshold use and stabilization received the least support (7 percent and 4 percent, respectively). Within POAs, private use was always the most frequently cited choice, though there was some variation in the percentages as 34 percent of respondents from Estates and 35 percent from Western favored private use compared to 44 percent from Eastern and 47 percent from Central. Respondents from Eastern, Western, and Estates cited demolition second most often while it was third most often for respondents from Central, slightly behind a Library/Community Center.

When analyzing questions A, B, and C, which asked respondents if they would accept use of the Main Building for several options if it was decided to use the Building for public use, private use or demolition, many respondents left at least one of the items in a question blank while answering other items. It was decided to code blank responses as responding "No" if the respondent indicated "Yes" to any one of the other items in the question. So, for example, if on question A, a respondent answered "Yes" to stabilization, but left threshold use blank, threshold use was recoded as "No." When responses had a combination of "Yes," "No," and blank responses, the blanks were coded as missing. Because respondents could answer "Yes" to more than one item, the totals will not sum to 100 percent.

Respondents preferred to dedicate St. Paul's to private use or demolish it than to dedicate it to public use. The most common "Yes" response was building and creating a Village Park which 74 percent of respondents would agree to if it is decided that the Main Building would be demolished. Forty-nine percent would also accept building and developing additional playing fields. If it was decided to use the Main Building for private use, 58 percent would accept condominiums and 55 percent an assisted living facility. When forced to choose a single alternative, more respondents indicated that they would prefer a library/community center to stabilization or threshold use. However, if it was decided that the Main Building would be for public use, a larger proportion preferred stabilization to relocation of the Library/Community Center, suggesting that, except for the respondents who would make the Library/Community Center their first choice, most respondents preferred not to relocate the Library/Community Center.

The ordering of the options did not vary much by POA, though the proportion of respondents indicating a "Yes" response did fluctuate by POA on some items. If the Main Building were demolished, between 72 and 77 percent from the different POAs preferred a Village Park, a rate about 25 percent higher than those who would accept additional playing fields. The percentages varied more by POA if the Main Building was used for private use. A smaller proportion from the Western and Estates would accept using the Main Building for condominiums or for an assisted living facility than would respondents in the Eastern or Central, though the proportion was high in all four POAs. The only difference between POAs if St. Paul's was dedicated to public use was that a higher proportion of Central respondents (35 percent) would accept using the Main Building for the relocation of the Library/Community Center than would respondents from the Eastern (26 percent), Western (28 percent), or Estates (29 percent). Still, if the Main Building were to be for public use, the highest proportion of voters from all POAs except Central would accept it for stabilization.

Respondents preferred very small or no increases in taxes to larger ones. Overall, 38 percent of respondents would only accept no increases in taxes and 21 percent would accept increases of no more than \$75 per year. Only 7 percent would accept increases of up to \$500 per year and 6 percent would accept increases of more than \$500 per year. Again, there was some variation across POAs. Respondents from Estates were more likely than respondents from the other POAs to accept some increase in yearly taxes. A little more than two-thirds (68 percent) of respondents from Estates would accept some increase in taxes compared to 60 percent from Central and 59 percent from Eastern and Western.

Open ended responses to the first question

Of the residents who did not respond to the first question or who provided additional comments (about 10% of the total number of respondents), the majority indicated a preference for a recreation center. Most indicated that the center should include a sports center, preferably with an indoor pool; others suggested an arts and cultural center; and a few suggested moving the village hall and other administrative offices and functions,

including continuing and adult education to the main building. Many of these respondents recommended that the recreation center should also function as a youth and/or a senior center. Some of these respondents indicated that they did not choose the library/community center option because they did not think the library should move to St. Paul's; others wrote-in more specific functions for the community center such as a museum, or a recreation, sports, arts, youth, or senior center.

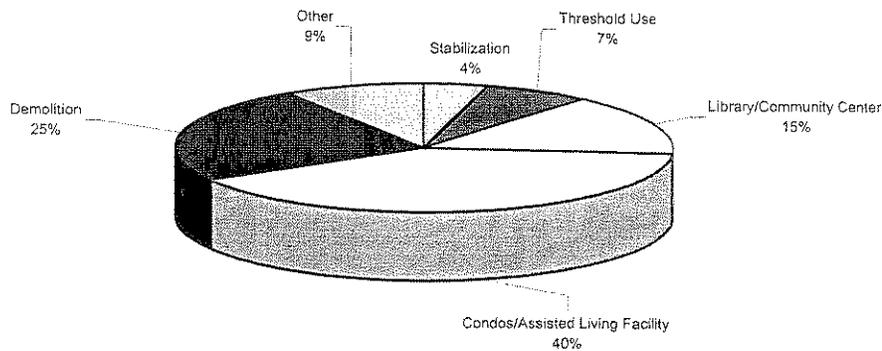
The second most popular write-in choice was for private use for only residential homes or condos (some thought it should be used only for 55+ adults or senior citizens) and not for assisted living. Demolition was the third write-in option most frequently mentioned. However, about half of the respondents who chose this option recommended re-building the area for public or private uses.

In addition, although only few explicitly mentioned it, many indicated their preference for a mixed use option by suggesting several ways of financing public use alternatives. Examples include: selling part of the property for private homes or assisted living, moving the Village Hall or the schools to St. Paul's and selling their current sites or renting some of the building. Other income producing ideas were membership fees to use the recreation facilities and fund raising.

**Responses to the Public Opinion Survey Regarding St. Paul's
All Respondents**

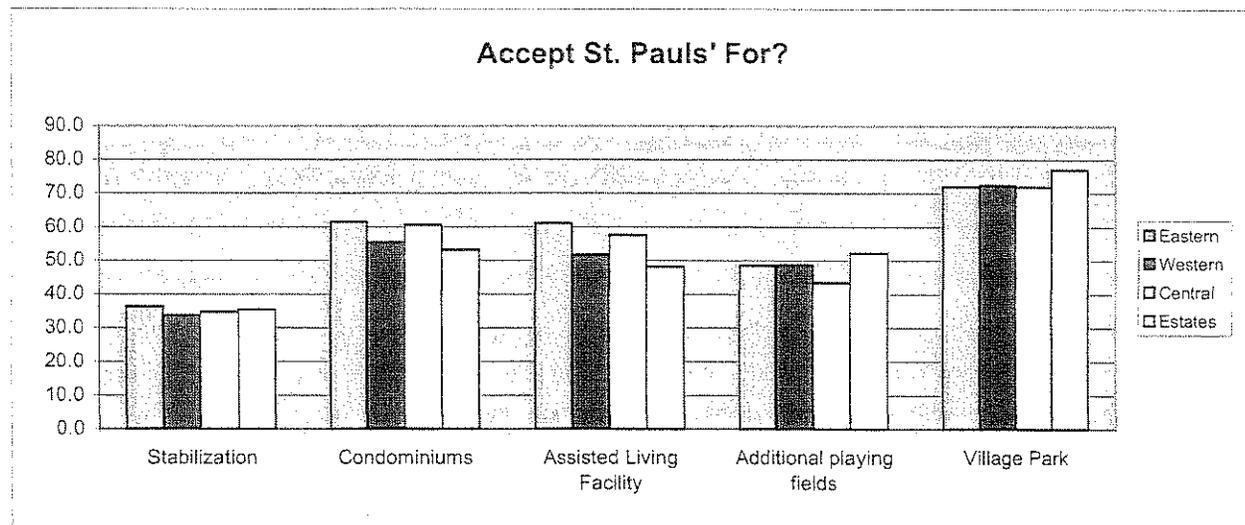
	Adult A	Adult B
Number responding	2,818	2,214
Future use of St. Paul's Main Building if final decision made today:		
Public Use - Stabilization	4.2	4.0
Public Use - Threshold Use	6.8	7.0
Public Use - Library/Community Center	15.2	16.7
Private Use - Residential Condominiums/Assisted Living Facility	40.1	38.2
Demolition	24.5	23.3
Other	9.2	10.7
If St. Paul's Main Building used for public use: (% responding "Yes")		
Stabilization	35.3	34.9
Threshold Use	29.9	29.6
Relocation of the Library/Community Center	28.8	30.2
Other	37.0	37.9
If St. Paul's Main Building used for private use: (% responding "Yes")		
Condominiums	57.6	55.0
Assisted Living Facility	54.8	52.6
Other	21.7	21.7
If St. Paul's Main Building demolished: (% responding "Yes")		
Building & developing additional playing fields	48.8	51.4
Building & creating a Village Park (landscape/paths/benches)	73.6	73.1
Other	24.3	19.9
Would accept an increase in yearly Village taxes of:		
No increase in yearly Village taxes	38.2	37.8
No more than \$75.00 per year	20.6	19.2
No more than \$150.00 per year	16.6	16.3
No more than \$300.00 per year	11.4	12.6
No more than \$500.00 per year	7.2	7.3
More than \$500.00 per year	6.0	6.8

Future Use of St. Paul's - Adult A



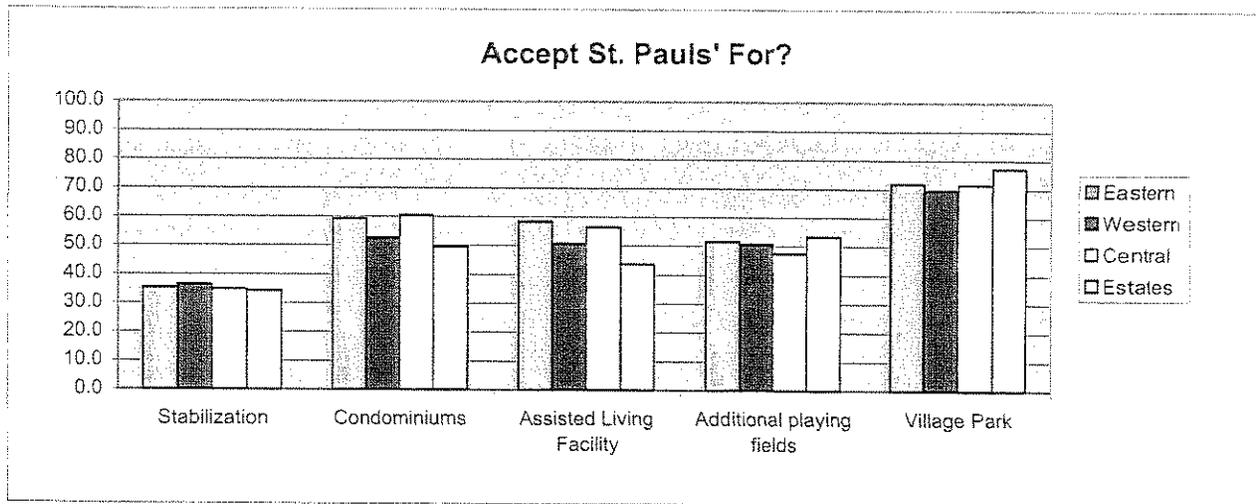
**Responses to the Public Opinion Survey Regarding St. Paul's
By Area for Adult A**

	Eastern	Western	Central	Estates
Number responding	998	501	463	856
Future use of St. Paul's Main Building if final decision made today:				
Public Use - Stabilization	4.3	4.9	3.6	4.1
Public Use - Threshold Use	5.6	8.5	5.3	8.1
Public Use - Library/Community Center	13.6	14.6	19.8	14.8
Private Use - Residential Condominiums/Assisted Living Facility	44.2	35.3	47.4	34.1
Demolition	23.1	26.8	19.2	27.5
Other	9.2	9.9	4.7	11.4
If St. Paul's Main Building used for public use: (% responding "Yes")				
Stabilization	36.3	33.7	34.7	35.4
Threshold Use	29.3	31.2	30.0	29.9
Relocation of the Library/Community Center	26.4	27.6	35.4	28.8
Other	34.4	33.3	33.1	44.2
If St. Paul's Main Building used for private use: (% responding "Yes")				
Condominiums	61.4	55.3	60.5	53.1
Assisted Living Facility	61.0	51.6	57.5	48.1
Other	23.4	18.0	21.8	21.9
If St. Paul's Main Building demolished: (% responding "Yes")				
Building & developing additional playing fields	48.5	48.6	43.4	52.1
Building & creating a Village Park (landscape/paths/benches)	71.9	72.4	71.9	77.0
Other	21.4	27.9	21.2	27.1
Would accept an increase in yearly Village taxes of:				
No increase in yearly Village taxes	41.1	41.2	40.0	32.3
No more than \$75.00 per year	21.1	18.9	18.3	22.3
No more than \$150.00 per year	16.4	20.1	13.6	16.4
No more than \$300.00 per year	9.9	11.3	11.2	13.3
No more than \$500.00 per year	7.3	4.5	7.4	8.6
More than \$500.00 per year	4.2	4.1	9.6	7.2

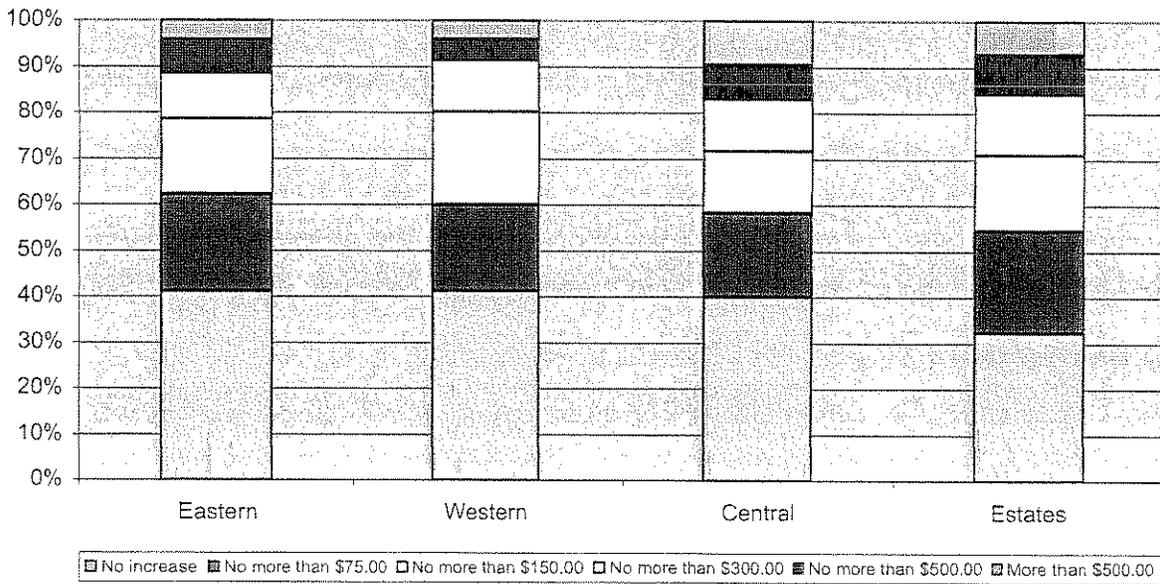


**Responses to the Public Opinion Survey Regarding St. Paul's
By Area for Adult B**

	Eastern	Western	Central	Estates
Number responding	800	386	304	724
Future use of St. Paul's Main Building if final decision made today:				
Public Use - Stabilization	3.9	5.1	3.1	4.0
Public Use - Threshold Use	5.5	8.4	6.4	8.0
Public Use - Library/Community Center	15.4	14.4	21.4	17.5
Private Use - Residential Condominiums/Assisted Living Facility	43.1	34.4	43.7	32.6
Demolition	22.2	26.3	19.0	24.9
Other	9.9	11.4	6.4	13.1
If St. Paul's Main Building used for public use: (% responding "Yes")				
Stabilization	35.2	36.2	34.7	34.1
Threshold Use	27.5	29.7	30.9	31.4
Relocation of the Library/Community Center	28.7	26.9	37.1	30.8
Other	34.2	34.9	37.0	43.7
If St. Paul's Main Building used for private use: (% responding "Yes")				
Condominiums	59.2	52.5	60.4	49.5
Assisted Living Facility	58.3	50.7	56.4	43.6
Other	24.2	18.1	21.9	20.6
If St. Paul's Main Building demolished: (% responding "Yes")				
Building & developing additional playing fields	51.5	50.7	47.5	53.3
Building & creating a Village Park (landscape/paths/benches)	71.8	69.5	71.5	77.1
Other	17.7	22.4	19.3	21.1
Would accept an increase in yearly Village taxes of:				
No increase in yearly Village taxes	41.4	42.2	35.7	32.2
No more than \$75.00 per year	21.4	17.0	15.3	19.5
No more than \$150.00 per year	14.0	19.9	15.0	17.5
No more than \$300.00 per year	10.9	12.5	13.3	14.3
No more than \$500.00 per year	7.7	3.7	8.2	8.5
More than \$500.00 per year	4.5	4.8	12.6	7.9



Increase in Yearly Village Taxes—Adult A



Increase in Yearly Village Taxes—Adult B

