

Potential Uses Of St. Paul's

The Programmatic Use and Analytics Committee was charged by the Mayor in January 2022 to identify, categorize, and evaluate all historic and current potential uses of the St Paul's Campus.

Additionally, all identified potential permitted uses were to be analyzed for their legal, engineering, architectural and financial components and impact on the Village.

Once the historical and current potential permitted uses were identified, the Committee was to evaluate the range of possible Demolition options for the buildings on the campus.

The Committee's preliminary evaluations and final recommendation were to be available to the residents.

Additionally, all residents were to be invited to speak to the Committee in at least two public sessions.

Finally, the residents were to be surveyed as to their thoughts, preferences and sensitivity to potential permitted uses and annual costs.

Permitted And Restricted Uses

Initially, the Committee reviewed the NYS Supreme Court decision in the Raftery-McDonough-Kenny lawsuit (the "Kenny" lawsuit). The Kenny lawsuit held that the Village could not permit the campus or buildings to be used for any private purpose unless that private purpose was approved by the NYS legislature in "Home Rule" legislation. Consequently, previously considered private and /or public-private uses as well as "Shared Responsibility" projects were prohibited. Specifically that means private development similar to Avalon Bay, real estate Co-ops and Care Matrix Senior Care were prohibited.

Simultaneously, the Committee researched all the uses suggested by residents since 1992 to date as well as surveyed the entire St Paul's



Committee to determine if any committee member had a preference or suggested use. Research into other National and New York community efforts at similar or adaptive re-use projects was completed. The Preliminary Catalogue of historically resident suggested uses was further categorized into several similar uses.

Those similar uses included:

"Municipal Use"

generally refers to use by the Village government/administration.

"Parkland Use"

generally refers to community activities that are athletic, artistic, theatrical, musical, educational and recreational.

"Judicial/Court Permitted"

use generally refers to those uses that have been specifically permitted by judicial approval.

"Non-permitted Uses"

refer to those uses that are generally private and/or public-private and/or "Shared Responsibility" uses.

Historically Requested Uses

The complete list of historically requested uses by Village residents follows. This preliminary list will be expanded by resident comments received by the Committee during the two scheduled public sessions as well as the Resident Survey. The only limitations which constrained the Committee were the final engineering and architectural review which determined that the buildings were structurally sound and could accommodate the range of historical uses the Committee was then reviewing.

The Committee will also review and evaluate the range of possible Demolition alternatives for the campus. These alternatives will be presented to the residents in the same manner that the Permitted Programmatic Uses will be provided to residents.

The Committee welcomes all residents to share their thoughts, preferences and ideas on potential permitted uses as well as thoughts on Demolition at the initial Public Session to be held June 21, 2022 at Cluett Hall at 7:30pm.

6/17/22

Resident Requested Uses

The following is a documented list of uses of St. Paul's requested by residents over the years. No decisions have been made and the Committee is asking for your feedback.

Historical Resident Requests

Adult Education
 Art Studios R
 Bandshell
 Bridge/Cards/Mahjong/Bunko
 Central Park/Sensory Garden R
 Chapel: Tiffany Glass
 Chess Club – ALL ages/intergenerational
 Collaborative space R
 Community Center R

Exercise – various workout areas R
 Exhibition Space
 Farmer's Market
 Fundraisers (Andy Foundation)
 Game Room R
 Garden Club
 GC Charitable Organizations
 Intergenerational programs: Youths and Seniors working together!
 Lab Space R

Technology area where students help residents with their computer/cell needs.
 Theater Programs/Films/Recital Hall R
 Tutoring Rooms
 Wellness Programs (e.g.: RVC and other LI towns have a nurse visit their community center for seniors to continue wellness and ask questions. R



Community Service Opportunities R
 Computer Rooms
 Cooking Classes
 Craft Rooms R
 Daycare
 Educational Use R
 Events/Catering

Lecture Hall R
 LEGO® / Robotics Lab R
 Library Outreach
 Meeting Space
 Mentorship Programs
 Music Programs/Practice space
 Pre K Programs
 Reading Rooms
 Recreation – the rec dept needs space! R
 Respite Program for Special Needs families
 Scouts: Girl Scouts, Boy Scouts, etc.
 Senior Center – more space for a vibrant, active senior population
 Snack Bar/Coffee Station
 Special Needs programs R
 Sports: indoor turf, etc R
 S.T.E.A.M. Science Technology Engineering Arts Mathematics (Rec Dept's programs are so successful they need more space to expand programs) R

Not An Acceptable Use

Apartments / Co-ops / Condos
 Assisted Living Facility
 Commercial
 Hotel
 Housing
 Medical Facility
 Private Use
 Shared Responsibility

Demolition Proposals are invited to be presented at the Town Meeting June 21 Cluett Hall

R = Recreation already has a program but needs to expand to a larger age group. Many Recreation Department activities sell out within hours.

6/17/22