

Lynbrook Police Department

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Mayor

BRIAN PALADINO
Chief of Police

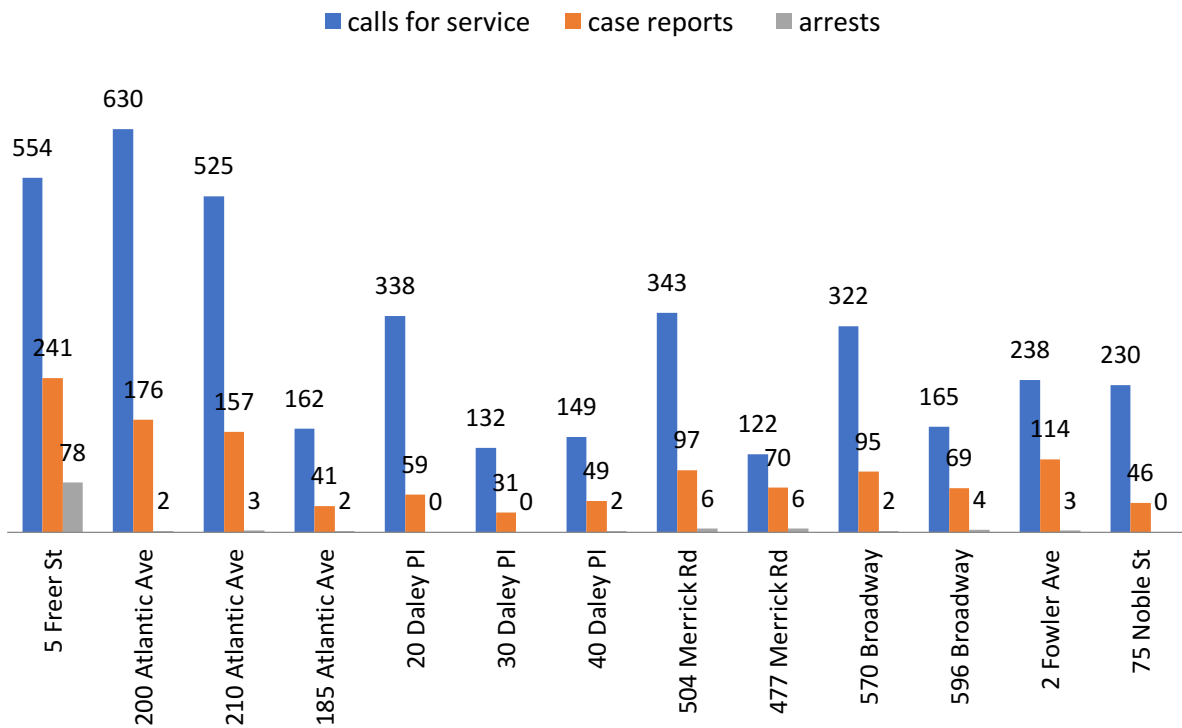
Dear Mayor & Board of Trustees,

I am writing this note to share with you the thoughts behind my endorsement of Terwilliger&Bartone Properties' proposed construction of a luxurious multiple dwelling at 5 Freer St., the site currently occupied by the Capri Motor Inn. Data driven statistics, popular theories in modern suburban living and personal knowledge of the crime prevention designs and building amenities offered by Terwilliger&Bartone Properties, are what shaped my decision to fully endorse the project. The Capri Motor Inn is a blight on our community and has been for almost half of a century. The 56 room motel has been a known space for the sale and consumption of illegal drugs, prostitution, robbery, assault and even death. The motel is a drain on police services and the community surrounding it. Replacing this eyesore with a thriving living space, built in close proximity to the Lynbrook Long Island Railroad station, on a commercially zoned lot is a welcomed change to Lynbrook and here are the reasons why.

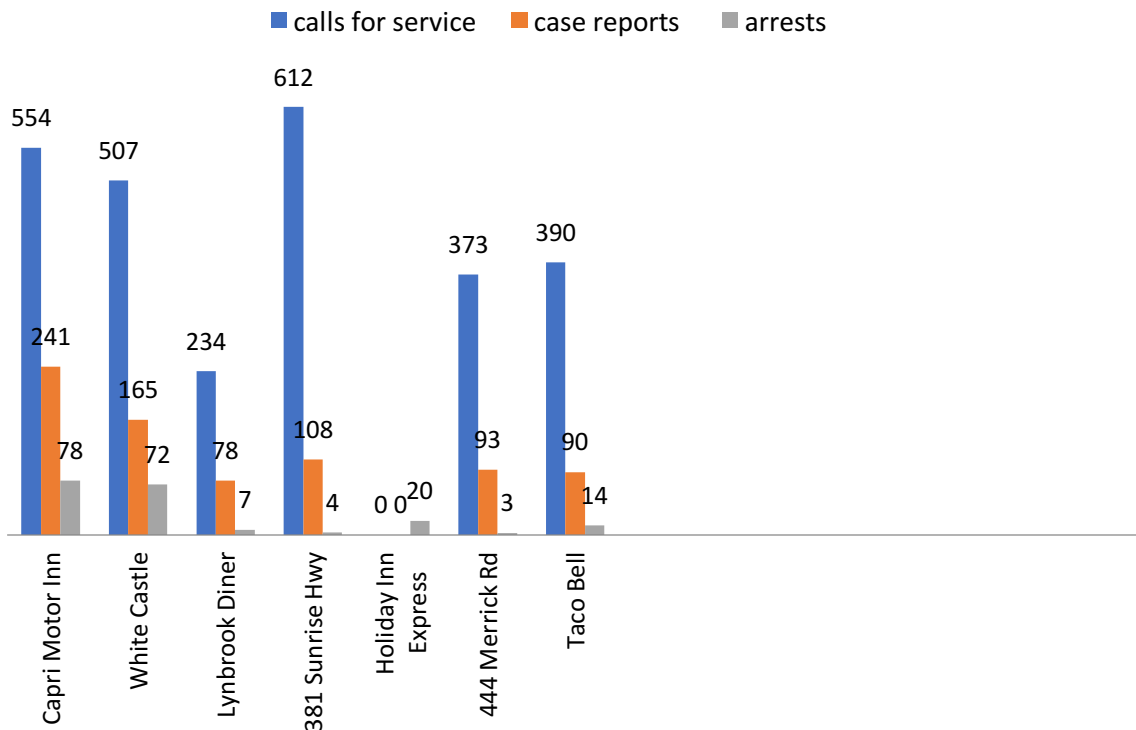
Using data derived from the Lynbrook Police Department's record management system data base, which dates back to 1987, one can see that The Capri Motor Inn at 5 Freer St. is a drain on police services. In analyzing the impact of services used at 5 Freer St over the past three decades, I looked at three telling categories, calls for service, case reports, which are an enhanced document used to report a crime or a major event, and arrests. In order to best eliminate bias in my reporting, I compared The Capri Motor Inn to both multiple dwellings and businesses with high customer traffic or large employee populations. What was revealed about the amount of police services used at The Capri Motor Inn was staggering. Other than calls to service at only the Village's highest populated residences and office buildings, The Capri Motor Inn, lead the way, by far, in the categories of case reports and arrests. The most time consuming functions within a police department. The data also displays the relatively low amount of police services used by multiple dwellings. Replacing the motel with an upscale multiple dwelling is a win/win for Lynbrook Village.

Please see the following tables to see the statistics:

5 Freer St. Vs. Multiple Dwellings



Capri Motor Inn Vs. Commercial Businesses



Transit oriented development or TOD, a relatively new idea in suburban renaissance, is the key to Terwilliger&Bartone Properties' success. Terwilliger&Bartone Properties have constructed three large multiple dwelling complexes on Long Island, (with more on the way) so far, all were designed on the TOD principle which is building a luxury multiple dwelling residence in a commercially zoned area, near a mass transit center. The project at 5 Freer St. is no different. Terwilliger&Bartone Properties' use of the TOD model, both improves a blighted commercial area and allures tenants with the ability to live in a nice community and have an easy time commuting to New York City and beyond. At the same time, the construction of this property will have a relatively low impact on the residential areas of Lynbrook and as the statistics have shown, this complex will have a positive impact on police services and the Village's overall quality of life. Multiple dwellings in Lynbrook have historically been low crime areas for both residents of the property and their neighboring residential areas. I expect more of the same from this project.

Terwilliger&Bartone Properties take crime prevention and safety seriously and have shown to be considerate of the community that they wish to become a part of. I have seen the early design considerations of the property at 5 Freer St, when the corporation held an open house for residents and community members this past August. As a crime prevention officer, I am pleased to see Crime Prevention Through use of Intelligent Design (CePTID) principles are in place. Fences and blaring lights have been replaced by smartly placed landscaping, architectural features and intelligently designed lighting. These aspects of design promote crime prevention, are aesthetically pleasing, environmentally friendly and are considerate of the neighboring properties. I've learned that their properties are all outfitted with a state of the art closed circuit video surveillance system and a virtual entry system. There will be an onsite staff of two to three employees at all times. This offers another layer of security as well as ambiance to the facility's tenants. Crime at the already constructed Terwilliger&Bartone Properties is negligible and the properties are at full or nearly full occupancy. 5 Freer St, lying far west of the other properties the corporation has built, will make it their most desirable building because of the shorter commute to New York City from Lynbrook. Finally, I was just blown away by a developer who would hold an open house in order to introduce himself to the community, educate attendees about his project and gather input and suggestions that may improve his project and allow him to be a better neighbor. That displays transparency and builds trust with the community. I like that.

To sum up, The Capri Motor Inn needs to be removed from Lynbrook and be replaced with a wholesome, quality property. Lynbrook's proximity to New York City, JFK Airport, South Shore Beaches, a large number of Long Island's hospitals, colleges and universities and of course, full service commuter railroad service, make 5 Freer St. a ripe location for the luxurious multiple dwelling project proposed by Terwilliger&Bartone Properties. I fully endorse the approval of this property by the Village of Lynbrook and look forward to its opening.

Sincerely,

Brian Paladino
Chief of Police
Lynbrook Police Department

