



**Community Letters *Opposing* the Extension of  
Seaside Johnnie's Restaurant Lease**



Zuckerman, Gary &lt;gzuckerman@townofryeny.com&gt;

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**Please Vote No! Seaside Johnnies 10 Year lease**

1 message

Tue, Sep 20, 2016 at 11:56 AM

Nicole &lt;nicolewh@gmail.com&gt;

To: jsack@sacklawfirm.com, jbpkillian@gmail.com, gzuckerman@townofryeny.com, bsalanitro@aol.com, dpilla@portchesterny.com, mayor@ryebrook.org

Please vote "no" on the RTP Commission vote to grant Seaside Johnny's a 10-year lease. Seaside Johnny's proposal was completely unprofessional and there is no reason to believe that the restaurant, or the financials, will improve if they are given another lease. It seems the town has been backed into a corner and could potentially be about to give a bad, unsuccessful restaurant another 10 years in a prime commercial & historical location.

It is a shame that the excellent proposal from the proprietors of Harvest on Hudson was withdrawn, but this does not justify giving Seaside Johnny's another long-term lease. The Mission Fishery proposal had a strong vision not only of bringing a quality simple menu to this iconic location but also of celebrating the real beauty of the park itself. The MF proposal was by far the stronger of the two - the Seaside Johnnie's proposal looks like a 7th grade term paper, it is thrown together with bad grammar, misspellings and looks to be the work of someone who knew they were going to hold onto their space regardless of any potential competition.

Please vote either to re-issue the RFP with extended time limits, or at least to grant only a 1-year extension of Seaside Johnny's current lease while alternative proprietors can be sought.

Sincerely,  
Patrick & Nicole Van Maanen



Zuckerman, Gary &lt;gzuckerman@townofryeny.com&gt;

**Seaside Johnnies - Lease Renewal**

1 message

Tue, Sep 20, 2016 at 11:04 AM

**Sean Dougherty** <sdougherty@parkwestadvisors.com>  
To: "jsack@sacklawfirm.com" <jsack@sacklawfirm.com>, "jbpkillian@gmail.com" <jbpkillian@gmail.com>, "gzuckerman@townofryeny.com" <gzuckerman@townofryeny.com>, "bsalanitro@aol.com" <bsalanitro@aol.com>, "dpilla@portchesterny.com" <dpilla@portchesterny.com>, "mayor@ryebrook.org" <mayor@ryebrook.org>  
Cc: "tdougherty410@gmail.com" <tdougherty410@gmail.com>, "lizwoods@optonline.net" <lizwoods@optonline.net>, "andreacgiobbe@gmail.com" <andreacgiobbe@gmail.com>, "ismck@mac.com" <ismck@mac.com>, "monaghan.megan@gmail.com" <monaghan.megan@gmail.com>, "kristine.saurwein@hotmail.com" <kristine.saurwein@hotmail.com>, "mathek03@gmail.com" <mathek03@gmail.com>

All,

My apologies for the last minute nature of this communication.

I learned this morning that there is a meeting this evening to consider approving the renewal of the ground lease relating to Seaside Johnnies.

Without commenting specifically on the nefarious characters, hostage-style food & beverage prices, as well as the general lawless nature of the clientele that Seaside Johnnies attracts, we are collectively requesting that we extend the window for other bidders to come to the table to replace Seaside Johnnies. Additionally, we'd like to understand the merits of other proposals which seem to have been withdrawn for reasons that, candidly, I do not have a full grasp of. At the risk of being presumptuous, I'm willing to guarantee you that patrons at Seaside Johnnies, are not residents of Rye (by and large), are only "passing through" for the most part, and do not reflect the broader local, tax paying, and voting populous of Rye and surrounding areas. If you disagree with me, come join me for a beer there this evening: I promise you that confirming my assessment here will be one of the easiest duties you've endeavored to undertake this fiscal year.

I am aware that a fair amount of discussion occurred on this topic with an RFP process that culminated in the dead of summer while many residents were out of town. While I'm sure there is never an ideal time of year to conduct an RFP process, my hope is that you'll agree that this process, be it due to time of year or other reasons, did not tease out the best, most optimal alternatives to Seaside Johnnies, which opens for perhaps 90-120 days per annum at a maximum, and is an eyesore for the balance of the year with boarded up windows, etc.

In short, please add this communication to the pile of other unhappy residents of Rye, and please let's delay any approvals of a renewal of Seaside Johnnies ground lease. You are in control of one of the most desirable pieces of commercial real estate in the country. Obliging to a 10 year or even a 1 year lease renewal with Seaside Johnnies would be a disservice to the families of Rye who deserve a more vibrant RFP process that solicits much more.

It simply cannot be the case that Seaside Johnnies represents the best and most optimal lessee for this property, which under the current lessee regime, remains shuttered for the majority of the year.

Many thanks for engaging with us on this topic and, again, my apologies for coming at this so late.

Sean Dougherty



Zuckerman, Gary <[gzuckerman@townofryeny.com](mailto:gzuckerman@townofryeny.com)>

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## A decent Rye Town Park restaurant is good for the community

1 message

**Margie French** <[margiekfrench@gmail.com](mailto:margiekfrench@gmail.com)>

Mon, Sep 19, 2016 at 9:19 PM

To: [jsack@sacklawfirm.com](mailto:jsack@sacklawfirm.com), [jbpkillian@gmail.com](mailto:jbpkillian@gmail.com), [gzuckerman@townofryeny.com](mailto:gzuckerman@townofryeny.com), [bsalanitro@aol.com](mailto:bsalanitro@aol.com), [dpilla@portchesterny.com](mailto:dpilla@portchesterny.com), [mayor@ryebrook.org](mailto:mayor@ryebrook.org)

Dear Rye Town Park Commissioners,

The Town of Rye has a spectacular venue for an outdoor restaurant. There is not another public outdoor restaurant in Rye or nearby on the water. I hope (implore) you not to renew the lease for Seaside Johnnies. John Ambrose has benefited from the venue without delivering on customer service or quality of food. The food is inedible and overpriced. I ate there once and have never returned. Locals do not dine there. It is sadly the only game in town for beachgoers. The online reviews are dismal.



"The best thing about this place is the location."



"Food is fried crap and grossly overpriced ."



"The waiter was obviously overworked and given an odd set of tables to cover."

Please PLEASE vote "no" to grant Seaside Johnny's a 10-year lease. The locals deserve better. Please do better for Rye.

Sincerely,

Margie French

917.685.1394

914.967.4249



Virus-free. [www.avast.com](http://www.avast.com)



Zuckerman, Gary &lt;gzuckerman@townofryeny.com&gt;

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**Seaside Johnnies**

1 message

Mon, Sep 19, 2016 at 9:27 PM

**Paula Fung** <lapaula84@aol.com>

To: jsack@sacklawfirm.com, Julie Killian &lt;jbkillian@gmail.com&gt;, gzuckerman@townofryeny.com, bsalanitro@aol.com, dpilla@portchesterny.com, mayor@ryebrook.org

To the members of the Rye Town Park Commission and our leaders of the City of Rye, Town of Rye, and City of Port Chester,

As a resident of the City of Rye, I am hoping you will consider denial of a 10 year lease for the Seaside Johnnie's property.

I am not privy to the actual dealings of the proprietor, yet year after year gossip and innuendo suggest that he does not operate fairly. To wit: the "withdrawl" of the second proposer... hey?

Perhaps the above is mere conjecture, however the awfulness of his food is fact. Our stunning views of the Long Island Sound should be honored, not downgraded by expensive cocktails and fried food likely purchased at Food Depot and heated on site.

Let's please allow some time, and perhaps another brave soul will bid for the space.

Sincerely,  
Paula Amsterdam Fung



Zuckerman, Gary <gzuckerman@townofryeny.com>

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**Seaside Johnnies**

1 message

Mon, Sep 19, 2016 at 9:43 PM

**Victoria Meier** <tganeke@aol.com>

To: jsack@ryeny.gov, gzuckerman@townofryeny.com, jbpkillian@gmail.com, bsalanitro@aol.com, mayor@ryebrook.org, dpilla@portchesterny.com

Dear Mayor Sack, Council Member Julie Killian, and Rye Town Park commissioners:

Please vote "no" on the RTP Commission vote to grant Seaside Johnny's a 10-year lease.

Please vote either to re-issue the RFP with extended time limits, or at least to grant only a 1-year extension of Seaside Johnny's current lease while alternative proprietors can be sought.

Sincerely,  
Victoria Meier

Sent from my iPhone



Zuckerman, Gary &lt;gzuckerman@townofryeny.com&gt;

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**RTP Commission**

1 message

Mon, Sep 19, 2016 at 9:55 PM

**Sara Goddard** <goddardsw@gmail.com>

To: Joe Sack &lt;jsack@sacklawfirm.com&gt;, Julie Killian &lt;jbkillian@gmail.com&gt;, gzuckerman@townofryeny.com, bsalanitro@aol.com, dpilla@portchesterny.com, mayor@ryebrook.org

Please vote **NO** on the RTP Commission vote to grant Seaside Johnny's a 10-year lease. With just one applicant for the space it's impossible for there to be a fair process to determine an appropriate proprietor. Please vote either to re-issue the RFP with a time extension, or grant a limited (preferably, one-year) extension of Seaside Johnny's current lease so that alternative proprietors can be sought.

Sincerely,

Sara Goddard  
Rye



Zuckerman, Gary &lt;gzuckerman@townofryeny.com&gt;

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**Please vote "NO" on the RTP Commission vote**

1 message

Mon, Sep 19, 2016 at 10:30 PM

**Kelly Grayer** <kelly@kellygrayer.com>

To: "jsack@sacklawfirm.com" <jsack@sacklawfirm.com>, "jbkillian@gmail.com" <jbkillian@gmail.com>, "gzuckerman@townofryeny.com" <gzuckerman@townofryeny.com>, "bsalanitro@aol.com" <bsalanitro@aol.com>, "dpilla@portchesterny.com" <dpilla@portchesterny.com>, "mayor@ryebrook.org" <mayor@ryebrook.org>  
Cc: kelly grayer <kellygrayer@gmail.com>

Dear Rye Town Park Commissioners,

As a homeowner and mother of two young boys living on the Rye Town Park, I care greatly about the future of our waterfront. While we love all that the waterfront offers, there is a HUGE need for high-quality, healthy, family-friendly dining. It has been hard for me to wrap my head around the fact that the beautiful town of Rye has not been able to attract better options than the 2 mediocre, over-priced restaurants that currently operate on our waterfront.

It is a shame that the excellent proposal put forth by the proprietors of *Harvest on Hudson* was withdrawn, but this does not justify giving Seaside Johnny's another long-term lease.

**Please vote "NO" on the RTP Commission vote to grant Seaside Johnny's a 10-year lease.** Seaside Johnny's proposal was completely unprofessional and there is no reason to believe that the restaurant, or the financials, will improve if they are given another lease.

Please vote either to re-issue the RFP with extended time limits, or at least to grant only a 1-year extension of Seaside Johnny's current lease while alternative proprietors can be sought.

Thank you for your consideration,

Kelly Grayer

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Kelly Grayer

381 Rye Beach Avenue

Rye, New York 10580

[kellygrayer@gmail.com](mailto:kellygrayer@gmail.com)

917-836-4231



Zuckerman, Gary &lt;gzuckerman@townofryeny.com&gt;

**Fwd: Demand transparency**

1 message

Tue, Sep 20, 2016 at 7:05 AM

**Mayor Paul S. Rosenberg** <mayor@ryebrook.org>  
To: Gary Zuckerman <gzuckerman@townofryeny.com>  
Cc: Joan Feinstein <jfeinstein@wfsnyc.com>

FYI.

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Paul S. Rosenberg  
Mayor, Village of Rye Brook  
938 King Street  
Rye Brook, New York 10573  
Phone (914) 939-1121 | Fax (914) 939-0242 | Email [mayor@ryebrook.org](mailto:mayor@ryebrook.org)  
Twitter: @paulrosenberg  
Rye Brook wants to be able to contact you in an emergency. Sign up at <http://www.ryebrook.org/alerts>

Begin forwarded message:

**From:** Jamie Jensen <jamiesuejensen@gmail.com>  
**Date:** September 19, 2016 at 10:48:57 PM EDT  
**To:** Jensen Jamie <jamiesuejensen@gmail.com>  
**Cc:** Pilla Dennis <DPilla@PortChesterNY.com>, bsalanitro <bsalanitro@aol.com>, "Rosenberg Mayor Paul S." <mayor@ryebrook.org>, "Sack Joseph A." <jsack@ryeny.gov>, Killian Julie <jbkillian@gmail.com>  
**Subject:** Demand transparency

Dear Friends of RTP

Tomorrow night the Rye Town Park Commission will be voting on renewing a 10 year contract with Seaside Johnnies. This is being done without the transparency and the process we were assured when the restaurant RFP was first released. The only other applicant for the contract (I believe the name was Mission Fishery) withdrew in the 11th hour. We need to find out why the RFP process failed to garner more applications and we need to know more about why Mission Fishery went to such great lengths to apply but then found the process too problematic to continue. We also need to know why the Town Supervisor is proposing such a lengthy commitment to Seaside Johnnies before the rest of the Commission has had the chance to review what went wrong and hear from its constituents. I, for one, would like to be asked.

Please be reminded that we have been told that part of the Town initiated "grant writing" budget proposed and approved over the last few months will require stakeholder input. Perhaps gathering input from stakeholders should be done so before any contracts are signed.

I have copied Commissioners Salanitro and Killian as well as Mayor Sack, Mayor Pilla and Mayor Rosenberg in hopes that they too will do their best to raise the tough questions and bring some transparency to the process.

As residents and park supporters, we all need to demand that our Town Supervisor be responsive to its tax paying public. We are not Playland South and running a public park should not be held captive by the demand for private enterprise.

Please come to the Town Park meeting Tuesday at 6 pm, 350 North Main Street in Portchester, or share your thoughts in an email to any of our elected representatives (their email addresses are copied above)

Looking forward to seeing you or hearing from you soon.  
Best, Jamie

Jamie Jensen



Zuckerman, Gary <gzuckerman@townofryeny.com>

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**Please vote NO to Seaside Johnnie's!!**

1 message

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**Sally Masucci** <sallymasucci@gmail.com>

Tue, Sep 20, 2016 at 7:09 AM

To: gzuckerman@townofryeny.com

Dear Sir/Madam,

Please vote "no" on the RTP Commission vote to grant Seaside Johnny's a 10-year lease. Seaside Johnny's proposal was completely unprofessional and there is no reason to believe that the restaurant, or the financials, will improve if they are given another lease.

It is a shame that the excellent proposal from the proprietors of Harvest on Hudson was withdrawn, but this does not justify giving Seaside Johnny's another long-term lease.

Please vote either to re-issue the RFP with extended time limits, or at least to grant only a 1-year extension of Seaside Johnny's current lease while alternative proprietors can be sought.

Rye Resident and Voter,

Sally Masucci



Zuckerman, Gary &lt;gzuckerman@townofryeny.com&gt;

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**Rye Town Park**

1 message

**Peggy Peters** <peggyeters@verizon.net>

Tue, Sep 20, 2016 at 8:50 AM

To: jsack@sacklawfirm.com, jbpkillian@gmail.com, gzuckerman@townofryeny.com, bsalanitro@aol.com, dpilla@portchesterny.com, mayor@ryebrook.org

To: Rye Town Park Commission;

After so much effort has been put into Rye Town Park by both the public and private sector, it is shameful that the restaurant on this beautiful property is a black mark to this park. Who knows why a restaurant of better establishments and higher quality foods withdrew his bid. I won't even begin to speculate. But I urge you to extend the RFP process and investigate why the other bidder withdrew. Perhaps through this process you will learn more and prepare a better RFP which will bring in other bidders.

I would hate for the private sector element of the Park's improvements to become discouraged by any action which doesn't help continue to improve the Park.

Thank you for your consideration. I hope you will not accept your only bid.

Peggy Peters

85 Ridge Street

Rye, NY 10580