



Rye Town Park
95 Dearborn Ave.
Rye, NY 10580
914 967-0965

RYE TOWN PARK COMMISSION **MEETING AGENDA & PACKET***

Commission Members

Julie Killian – Commissioner
Dennis Pilla, Mayor-Village of Port Chester
Joseph Sack, Mayor-City of Rye
Benedict Salanitro, Commissioner
Paul Rosenberg, Mayor-Village of Rye Brook
Gary Zuckerman - President

DATE: TUESDAY, AUGUST 16, 2016

TIME: 6:00 P.M.

PURPOSE: MONTHLY MEETING

1. Pledge of Allegiance
2. Roll Call
3. Adoption of Minutes: 6/21/2016 and 7/19/2016
4. Public Comment
5. Park Management Report
6. Presentation of Accounting Report
7. Presentation of Restaurant Proposers & Discussion
8. Resolution to Request Tax Exemption from the City of Rye
9. Adjourn

UPCOMING MEETINGS:

SEPTEMBER 20 - PORT CHESTER COURTHOUSE, 350 N.MAIN STREET, PORT CHESTER
OCTOBER 18 - RYE BROOK VILLAGE HALL, 938 KING STREET, RYE BROOK



Rye Town Park
95 Dearborn Ave.
Rye, NY 10580
914 967-0965

RYE TOWN PARK COMMISSION **2016 MEETING SCHEDULE**

Commission Members

Julie Killian – Commissioner
Dennis Pilla, Mayor-Village of Port Chester
Joseph Sack, Mayor-City of Rye
Benedict Salanitro, Commissioner
Paul Rosenberg, Mayor-Village of Rye Brook
Gary Zuckerman - President

TIME: 6:00 P.M.

DATE	LOCATION
SEPTEMBER 20	PORT CHESTER COURT HOUSE, 350 NORTH MAIN STREET, 2ND FLOOR COURTROOM
OCTOBER 18	RYE BROOK VILLAGE HALL, 938 KING STREET, RYE BROOK
NOVEMBER 15	PORT CHESTER COURT HOUSE, 350 NORTH MAIN STREET, 2ND FLOOR COURTROOM
DECEMBER 20	PORT CHESTER COURT HOUSE, 350 NORTH MAIN STREET, 2ND FLOOR COURTROOM



RYE TOWN PARK COMMISSION MINUTES
MEETING HELD JULY 19, 2016

A regular monthly meeting of the Rye Town Park Commission was held on Tuesday, July 19, 2016 at 6:00 P.M. at the Rye Neck School Districts Community Room, 300 Hornidge Rd Mamaroneck, New York with Commission President Gary J. Zuckerman presiding. A video and an audio recorder were in use during the proceedings.

PRESENT: Commissioner Zuckerman were Commissioners Julie Killian, Dennis Pilla, Joseph Sack, and Benedict Salanitro.

ALSO

PRESENT: Trustee Jason Klein of the Village of Rye Brook representing Commissioner Rosenberg, Town Attorney Paul Noto, Park Director Terry Fanelli, Assistant Park Director-Development William Lawyer and Commission Secretary Deborah Reisner

ABSENT: Commissioner Paul Rosenberg.

1. PLEDGE OF ALLEGIANCE

Commissioner Sack led those present in the Pledge of Allegiance.

2. ROLL CALL

Commissioner Zuckerman called the meeting to order and asked Deborah Reisner to call the roll.

3. ADOPTION OF MINUTES

On a motion of Commissioner Sack, seconded by Commissioner Pilla, the minutes for the meeting held on May 21, 2016 were unanimously approved as submitted. The minutes from the meeting held on June 21, 2016 could not be adopted because the Commissioners that attended the June Commission meeting did not constitute a quorum.

4. PUBLIC COMMENT

Russell Gold of 7 Hayward Place in Rye spoke on behalf of the Rye Town Park Alliance. He stated that he was "uncomfortable with the proposed Consolidated Funding Application (CFA) because he feared that it posed negative potential ramifications for the community." He worried about Rye Town Park becoming a regional destination adjunct to Playland. He expressed specific concern about the City of Rye having to issue a bond in order to comply with a matching funds requirement.

Jaime Jenson living in Rye at 588 Forest Avenue expressed similar sentiments to Mr. Gold in regards to the proposed CFA. She believed that there needed to be more questions asked about where the funding was going and

urged the Commission to think about this more in the larger context of the park mission. She believed that the Commissioners should not rush into this and instead should continue listening to viewpoints of the community.

5. PARK MANAGERS REPORT

Park Director Terry Fanelli the Park Manager discussed the Park's success over the Fourth of July Weekend. She reported that during the first four days of July revenue was \$89,513 which is up from \$73,000 last year. For the month of June, they were ahead \$24,000 and from April 16th to June 30th they were ahead by \$143,040. From July 1st to July 15th they made \$201,557 which is up from \$175,895 last year. She reported that \$106,000 was earned from the sale of permits, \$ 10,420 from parking and \$12,000 from beach admissions.

Ms. Fanelli thanked the lifeguard staff for making three water saves in the preceding three weeks. She reported there had been no noise complaints and explained that the maintenance schedule had been rearranged to control the accumulation of overnight garbage so now two maintenance men worked every night.

Commissioner Killian asked if the reason why the park's improved financial performance was due to the increased prices. Ms. Fanelli answered it was safe to assume a correlation between the prices and the increased revenue. Commissioner Pilla asked if parking overcrowding had been a problem so far this season. The park director said it had not.

Commissioner Zuckerman mentioned preliminary results of the 2015 audit report indicated an operating surplus of \$159,000. The following Park Management Report was submitted for inclusion in the minutes:

Report - Period From: - June 17 to July 14; Next RTPC Meeting: 7/19/16

Overview - With the exception of a few incidents (4 jumping the fence, who were caught, and a patron passing out on the beach), the 4th of July weekend was a success.

I would like to thank my senior staff and all employees who worked the long hours for the weekend ensuring the safety and cleanliness of the park. Everyone in every department stepped highly up to the plate working together as a team to make this happen.

FINANCIALS - Beach Income

4th of July Weekend

4 Day Weekend (Fri – Mon) 7/ 1 – 7/ 4, 2016	Total Revenue \$89,513
4 Days (Sun – Wed) 7/ 3 – 7/ 6, 2015	Total Revenue \$73,009
Variance	\$16,504 ahead of 2015

Month to Month

June 2016	Total Revenue \$258, 209
June 2015	Total Revenue \$133,643
Variance	\$124,566 ahead of 2015

YTD

April 16 – June 30, 2016	Total Revenue \$428,982
April 16 – June 30, 2015	Total Revenue \$288,678
Variance	\$140,304 ahead of 2015

UNIT SALES

7/1 - 7/17	2015	2016	Variance
PERMITS	116	106	-10
PARKING	11,329	10,420	-909
BEACH	12,197	12,033	-164
TOTALS	23,256	22,453	-803
TOTAL VARIANCE			-1073

Maintenance - The pond contractor did a chemical treatment on 6/24 and an algae treatment on 7/11 (the latter does not require posting signs). So far the algae has been kept well under control despite the dry weather. The FRTP landscaping firm did major work on improving all the park plantings beds and the area around the pond. Bartlett completed the first two parts of their tree care work on 7/5.

The maintenance staff carried out their regular tasks - garbage collection, cleaning of public and staff bathrooms, litter collection on the beach and park, removal of dead branches, trimming trees and shrubs, recycling cardboard, watering plants, weeding, and the like.

The staff schedules were re-arranged so that garbage/recycling cleanup can now be performed in the late afternoon/early evening. Thus the beach and park are less littered in the morning.

The staff also carried out a number of repair and upgrading projects, including assembling the memorial benches, repairing path lights, park benches, bathrooms and other facilities, painting the decorative fountain, and painting/putting out extra garbage/recycling cans.

Parking, Security and Safety - A park maintenance worker was bitten by an off-leash dog. Larry Miano reports that he sent copies of police reports to Debbie Reisner. Park patrons had lots of lost keys, phones and the like. A ball playing area by the first aid station was added, with signs. Bill Lawyer reported that the no smoking sign by the Playland entrance has been removed.

Beach News - The weather was very favorable over the period -- the beach was closed for only two days. He reports that so far the beach goers have been very "civil." We had two health-related problems, one of which involved the lifeguard staff making a successful water rescue. The beach staff works with maintenance on caring for beach facilities, and they help clean up litter.

Finances - Sullivan Data Management has been selected to address the information technology and network problems here at the park, with our existing point-of-sale software vendor Allpoint

remotely running our software. All the staff is working well. One ranger left and we hired an additional parking attendant. The total is now 11. Two new cashiers were added to replace people who left. Bringing the total park staff to 80 employees. The park income statistics are listed at the beginning of this report. We are looking to get the full income and expense reports to help in our fiscal management.

Programs, Permits and Fees - We added a disco night event for Friday, July 22nd in the South Pavilion. Several different yoga instructors contacted us regarding offering programs for a fee. Despite some concerns about the weather, the first four concerts were held under dry conditions. The DEC completed its field inventory of nesting shore birds on June 22nd. The Rye Free Reading Room Storytimes program started on July 5, with about 16 people. The second one had over 40 people. We had to postpone the magic and movie night to the rain date of July 21st, due to the threat of thunderstorms.

The Alzheimer's Association is looking to hold a "Subzero Heroes Polar Plunge" event next February. We will work with them to develop this fund-raising project.

Park Development -

We got good publicity in the local media regarding our summer events. We send out releases about all events 3-4 weeks in advance of the program dates. The Journal News ran articles about the beach the entire holiday weekend. The Rye Record and Westmore News were particularly helpful.

The Rye Free Reading Room sent out publicity regarding the Storytimes programs at Rye Town Park. Bill Lawyer took photos for the Town newsletter at the first session on July 5th.

Bill had a long discussion with Rye Brook resident Jerry Marano 7/6 about developing a campaign to encourage more Rye Brook residents to use the park. He offered to identify some people who are already doing so, and use them in a public service announcement - type video that could be used on the Rye Brook web site and Facebook.

Work was completed on restoration of the decorative fountain, with a gift from JoAnn Leon. Helen Gates volunteered to work with the Friends of Rye Town Park to get funds from the Westchester Triathlon charity program. This year they will be donating \$500 to FRTP.

We are receiving inquiries about people donating funds to get more memorial benches – these are being handled by FRTP.

A number of FRTP, Rye Sustainability Committee and RTP Alliance people are discussing the idea of installing some bat roosting boxes at the park, after reading a New York Times article about parks doing it on Staten Island and Long Island. We are collecting information before moving forward. Bats are very helpful in keeping the insect population controlled.

The bird boxes installed around the pond a few years back have been very helpful in attracting swallows - also insect eaters.

Debbie Reisner notified us that Lou Larizza, a local builder, expressed interest in donating the labor and materials to build the base for outdoor sculptures at RTP. Bob Clyatt and sculptor Damien Vera met with Lou 7/14 at the site.

6. RESOLUTION TO ENGAGE A GRANT WRITER

Commission President Zuckerman explained that this resolution had been scheduled to come before the commission at the previous meeting but due to lack of a quorum it could not be approved then.

On motion of Commissioner Sack, seconded by Commissioner Salanitro the following Resolution was adopted:

WHEREAS, the Rye Town Park Commission has identified a need for assistance with grant writing and securing funding opportunities for Rye Town Park projects.

NOW, THEREFORE, BE IT RESOLVED that the Rye Town Park Commission shall retain the services of Judie Eisenberg, President of Proposal PRO to work with the Rye Town Park Commission on the Rye Town Park Bathing Complex and Oakland Beach feasibility study; and

BE IT FURTHER RESOLVED that the study shall include all of the items attached hereto on the Two Page Briefing; and

BE IT FURTHER RESOLVED that Proposal PRO shall work for the Rye Town Park Commission from June through December of 2016 at the rate of \$75.00 per hour not to exceed \$10,000.000 during the term of this agreement; and

BE IT FURTHER RESOLVED that Rye Town Park Commission President, Gary Zuckerman, is hereby authorized to execute any agreement and/or documents necessary to effectuate this Resolution.

ROLL CALL:

AYES: Commissioner Zuckerman, Commissioner Salanitro, Commissioner Klein, Commissioner Killian, Commissioner Sack, and Commissioner Pilla

NOES:

7. RESOLUTION TO APPROVE SUBMISSION OF GRANT APPLICATION

The second item is to approve submission of the grant application. Commissioner Zuckerman talked about how they needed a plan going forward with the park and that this grant would help them plan for the future of the park. He explained that the grant was \$200,000 and if they got the grant they would need to put up \$100,000 which may not even need to be bonded because of the surplus they had this year.

On motion of Commissioner Salanitro, seconded by Commissioner Pilla, the following Resolution was adopted:

WHEREAS, numerous studies since 2003 have identified severe structural and system deterioration, code violations and a lack of ADA compliance at Rye Town Park - with a 2011 estimated "cost to cure" of over fourteen million dollars (\$14,000,000.00) and

WHEREAS, the only capital investment in the Park in the past 10 years involved one million two hundred thousand dollars (\$1,200,000.00) in roof repairs in 2006 (partially financed with funds from New York State's Office of Parks, Recreation and Historic Preservation), and

WHEREAS, New York State's Office of Parks, Recreation and Historic Preservation is now offering matching grants of up to five hundred thousand dollars (\$500,000.00) under its Environmental Protection Fund Grants Program for the restoration of parks and historic structures with a deadline of July 29, 2016, and WHEREAS, the management of Rye Town Park is the responsibility of the Rye Town Park Commission and the Commission would be the applicant for this matching grant, and

WHEREAS, the Rye Town Park Commission is developing a grant application in the amount of approximately \$200,000.00 to (1) engage in a community planning process to identify the needs of the Park, possible uses, and the impact of any capital improvements on the Park and the community and (2) study the conditions, costs and approaches to the preservation of structures in Rye Town Park resulting in a priority list of shovel-ready projects that are consistent with the outcomes of the community planning process;

NOW THEREFORE BE IT RESOLVED, that the Rye Town Park Commission approves the submission of a Consolidated Funding Application to the New York State Office of Parks, Recreation and Historic Preservation to provide a Master Plan for the future of Rye Town Park.

ROLL CALL

AYES: Commissioner Pilla, Commissioner Zuckerman and Commissioner Salanitro

NOES: Commissioner Killian, Commissioner Sack

ABSENT:

8. RESOLUTION TO ENGAGE SULLIVAN DATA

On motion of Commissioner Killian, seconded by Commissioner Klein, the following Resolution was adopted:

WHEREAS, the Rye Town Park Commission has identified several Information Technology (IT) problems at Rye Town Park and said issues were outlined in a memo to the Rye Town Park Commission from Deborah Reisner dated June 16, 2016, and

WHEREAS, the Rye Town Park Commission has solicited proposals to perform IT Services at Rye Town Park, and

WHEREAS, the Rye Town Park Commission has received two proposals for IT Services at Rye Town Park and the lower bidder was Sullivan Data Management, and

WHEREAS, these services shall cost no more than two thousand one hundred sixty dollars (\$2,160.00) for one time documentation and onboarding and one thousand eight hundred twenty-five dollars (\$1,825.00) for ongoing support for the remainder of this season through September, 2016;

THEREFORE BE IT RESOLVED, that the Rye Town Park Commission selects Sullivan Data to undertake all necessary IT improvements at Rye Town Park and any other necessary IT Support Services for the operation of Rye Town Park until December 31, 2016, and

BE IT FURTHER RESOLVED, that Rye Town Park Commission President Gary Zuckerman is hereby authorized to sign any contract or agreement with Sullivan data necessary to effectuate this Resolution.

ROLL CALL

AYES: Commissioner Killian, Commissioner Klein, Commissioner Sack, and Commissioner Salanitro

NOES:

ABSENT: Commissioner Pilla

9. PRESENTATION AND RESOLUTION TO CONTRACT WITH WESTHAB COMMUNITY WORK EXPERIENCE PROGRAM

On motion of Commissioner Killian, seconded by Commissioner Klein, the following Resolution was adopted:

WHEREAS, Westchester County entered into a program with Westhab that provides local residents, on public assistance, support in job training, child care, transportation and work experience by securing for them temporary work assignments with government agencies, non-profit organizations and municipalities, and

WHEREAS, the Rye Town Park Commission has identified a need to hire such individuals as recommended by Westhab to perform various functions for the Park; and

WHEREAS, these employees would be paid by Westchester County through Westhab at no cost to the Rye Town Park Commission; and

NOW, THEREFORE, BE IT RESOLVED that the Rye Town Park Commission agrees to enter into an agreement which is attached hereto with the County of Westchester choosing to participate in the Community Work Experience Program; and

BE IT FUTHER RESOLVED that Gary Zuckerman, President of the Rye Town Park Commission, is hereby authorized to execute the Agreement attached hereto with the County of Westchester.

ROLL CALL

AYES: Commissioner Zuckerman, Commissioner Sack, Commissioner Salanitro, Commissioner Klein and Commissioner Killian

NOES:

ABSENT: Commissioner Pilla

10. BEACH RAMP REPORT

July 19, 2016

Commissioner Salanitro recommended that the ramp project be put on hold until the commission is ready to provide the \$150,000 dollars that is estimated for the ramp repair.

11. ADJOURN

There being no further business, on motion of Commissioner Zuckerman, seconded by Commissioner Salanitro and unanimously approved, the meeting was adjourned at 7:40

Respectfully submitted,

Debbie Reisner,
Secretary to the Commission

MEETING HELD JUNE 21, 2016

A regular monthly meeting of the Rye Town Park Commission was held on Tuesday, June 21, 2016 in the Rye Neck School District's Community Room, 300 Hornidge Road, Mamaroneck, New York, with Commission President Gary J. Zuckerman presiding.

PRESENT: in addition to Commissioner Zuckerman were Commissioners Julie Killian and Dennis Pilla.

ALSO

PRESENT: were Town Attorney Paul Noto, Commission Secretary Deborah Reisner, Park Director Terry Fanelli and Assistant Park Director-Development William Lawyer.

ABSENT: Commissioners Joseph Sack, Benedict Salanitro, and Paul Rosenberg .

1. PLEDGE OF ALLEGIANCE

Jamie Jensen led those present in the Pledge of Allegiance. A video and an audio recorder were in use during the proceedings.

2. ROLL CALL

Commissioner Zuckerman called the meeting to order at 6:15 PM and asked Commission Secretary Reisner to call the roll.

3. ADOPTION OF MINUTES

The minutes of the May 17, 2016 monthly meeting could not be adopted because the Commissioners present did not constitute a quorum.

4. PUBLIC COMMENT

Commissioner Zuckerman invited members of the public to comment. None did.

5. CONSIDERING SCULPTURE INSTALLATION PROPOSAL

As requested at the May meeting, artist and curator Bob Clyatt of 181 Milton Road in Rye and Executive Director of the Rye Arts Center (RAC) Meg Rodriguez of 2 Stoney Crest in Rye provided more detail regarding their request for an in kind donation of a concrete pad which would be used for the installation of a monumental sculpture. They reported that they had met on site with the Park's directors and Russ Gold of the Rye Town Park Alliance to select an appropriate location. Commissioner Zuckerman said the request could not be fulfilled by the commission municipalities because none of them reported having the requisite resources. He said he would approach a contractor to have the project donated and if that isn't possible, the commission would go out to bid for the project.

* * * * *

6. REGARDING PROPOSED WORK BY THE BARTLET TREE CARE SERVICE

Assistant Park Director - Development Bill Lawyer reported that the tree work that is supported jointly with the Friends of Rye Town Park and the Commission will total \$13,408 this year. Further, he reported that the Friends organization had already approved the payment \$6,704. He requested approval by the commission to go ahead with the work. Since this work had already been provided for in the 2016 budget, the commission did not have to approve the work again.

* * * * *

7. REGARDING ENGAGEMENT OF JUDIE EISENBERG, GRANT WRITER

Judie Eisenberg, president of Proposal Pro, of 80 Theodore Friend, Rye, outlined several possible approaches to take in submitting a successful grant application for the 2016 CFA (Consolidated Federal Application) program. Her recommendation was to apply for funds to conduct a feasibility study and a community visioning process. That would enable the commission to achieve its priorities of envisioning how the park's stakeholders want to engage with the park over the long term, as well as more immediately providing the resources required to fix its leaky roofs, beach ramp and bathrooms. She explained that a planning grant would enable the Rye Town Park Commission (RTPC) to conduct an assessment of the physical plant produce shovel ready plans that would put the park administration on sound footing to prioritize and apply for grants in future years.

Commissioner Pilla observed that these are historic buildings and said he saw it as the Commission's obligation to maintain the buildings. He said creating the plans had to be done. He was in favor of pursuing the visioning plan because it entailed a community conversation and will guide the commission in what programs to do. He also saw the social benefits of creating jobs for the local community.

Commissioner Zuckerman reported this initiative also aligns with a Westchester County plan to encourage walking and biking to the waterfront district. He also observed that the Commission had recently applied for a Capstone program run by NYU/ Wagner Graduate School of Public Service. The program provides a team of graduate students who are studying public service to conduct research and planning for the park. Moreover, if the RTPC is selected, the Capstone project would both align with the CFA grant application. Commissioner Zuckerman invited public comment.

* * * * *

Brief Comments by the Public regarding the Grant

Jamie Jensen, of 588 Forest Avenue in Rye asked Ms. Eisenberg why this grant?

Judie Eisenberg explained that this is a standard funding source and applications to the CFA are common. She continued that the key strategy would be to organize the park's grant applications in progressive steps. This grant allows you to gain clear vision of the plans, speak to the public, and be methodical as opposed to jumping right into construction. It also builds your capacity to do larger projects, and to do it in phases. Ms. Eisenberg believed this system would work better for an inter-municipal body such as the RTPC and would work better for the residents of Rye.

Helen Grant of 3 Magnolia Place, Rye, NY 10580 asked what the likelihood was of something like this being approved.

Ms. Eisenberg replied that this is a highly competitive grant but our application would be helped because the New York State's Office of Parks, Recreation and Historic Preservation has other funded properties near-by. Moreover, that agency had already invested in the park when it provided the grant to replace the administration building roof. The goal is to illustrate how the things we want to do with this park connects to the priorities that matter to the people who will read our grant application.

Diane Horner of 129 Beach Ave. Mamaroneck, asked Ms. Eisenberg if this grant process will any new construction in the park? Will the grant preserve the park or start new construction jobs?

Ms. Eisenberg answered that that the feasibility part is only historic preservation, no new construction. But the visioning part would then be the time to consider something new. The park's stakeholders have an important role to play in that.

Russ Gold of 7 Hayward Place observed he believed it is important *that* everybody get involved *in the process*.

Commissioner Zuckerman closed this portion of the agenda by stating that we have to begin to plan. The First step is to have a plan as to what we want to do. What we want the park to look like and how we want it to function. Rather than approach the work to be done at the park in a patchwork fashion, with no plan. If the commission decides not to go through with the plan, that's a decision for the commission to make at that time.

* * * * *

8. Discussion of Information Technology

President Zuckerman asked Debbie Reisner to explain the problems that had been discovered in the technology infrastructure at Rye Town Park. Ms. Reisner outlined the issues that were reported in her memo sent the previous week. Commission Killian suggested that we start working on this project now, firstly to fix the issues presented now but also to prepare for next season. Commission President Zuckerman agreed and directed park staff take into action immediately.

* * * * *

9. Seaside Johnnies Request to Engage a Disc Jockey for July 4th Celebration

The owners of Seaside Johnnies had submitted a request that, as in preceding years, the restaurant be permitted to engage a disc jockey to entertain patrons on July 4th. Commission President Zuckerman asks for confirmation of John Ambrose doing this in the past. Park Director Terry Fanelli confirmed that the DJ had been permitted previously and reported that neither she nor the Lifeguard Captain had a problem with it. Permission is granted by Commission President Zuckerman for the Disc Jockey at Seaside Johnnies.

* * * * *

10. Beach Ramp Report

President Zuckerman noted that Dolph Rotfeld and Benny Salanitro were working on a new proposal for the beach ramp.

* * * * *

11. Approval of Restaurant RFP

President Zuckerman noted that the RFP was ready to go out. The commissioners made several additions to the draft RFP. As there was no quorum, a vote was not taken to approve the RFP.

12. PARK MANAGEMENT REPORT

The Park Management report was presented by Park Director Terry Fanelli. The following was submitted to the commission in writing.

Rye Town Park - Management Report

Period From: - May 12 To: June 16; Next RTPC Meeting: 6/21/16

Overview –

Other than minor complaints and 1 complaint regarding the music at parties held, the staff has handled the pavilions to be reported and all.

Complaints regarding the music levels at parties are being handled by constant monitoring of the level of music to be cognizant of the surrounding neighbors and people on the beach. Upon arrival, the DJ or Band are spoken to and told about the facility not being a club and if after 2 warnings to lower music levels, we will be shutting them down. Rye City Ordinance is music is to be shut down at 10PM and this is being adhered to.

Preparations for the upcoming Fourth of July weekend are in place, all schedules set, and supplies needed have been obtained and are in place.

Pavilion rentals continued to be booked, and for the month of July there are very few dates still available.

To date, all departments are on point and all are with the mindset of maintaining and keeping the park a safe, clean and enjoyable place for people to come and enjoy.

Maintenance -

We received the 2016 tree maintenance proposals from Bartlett on 5/14/16. These are divided into 4 parts. The FRTP have agreed to split the \$7,110 cost 50-50 - \$3,555 each for the first two parts. These are lower than last year (see chart).

The Pond-Lake Company got the aerators and waterfall working, but they discovered some problems with the circulator. it was repaired and re-installed 6/16. They carried out biological treatments 6/2 and 6/16.

The park's landscaper has agreed to repair the damage done by snow removal to the flowerbed at the corner of Forest and Dearborn. He said it would be done by 6/17.

In addition to the regular maintenance, the staff has repaired plumbing, carried out painting and structural repairs, painted new barrels blue for recycling cans and bottles, exterminated rodents and wasps, installed speed bumps, and repaired the stonework on the Forest Ave. pedestrian entrances.

Much of the regular maintenance is to be sure that the park is clean and in full working order when it opens at 9 a.m. This includes collecting beach and park litter, raking the beach, and cleaning up in the afternoon when needed.

We have received many positive comments about the conditions of the grounds, trees and planting beds.

Parking, Security and Safety -

On 5-19/16 the maintenance staff installed eight 18 x 24 inch smoke free zone signs at the various entrances to the park and beach. Larry Miano reports that the staff hiring is complete and all the personnel information collected. New uniforms, vests and other safety equipment have been received. He also reports that we need an additional golf cart for safe park/beach management.

We had 4 incidents reported - stolen car/controlled substance, dog attacked by another dog, person fainted in SSJ restaurant and an infant was locked in a car.

8 Rangers and senior staff have been certified in CPR/First-aid/AED and Oxygen administration.

We now have a lockout kit for patrons who accidentally lock their keys in the car. We have used it twice already (pregnant woman/senior citizen).

Beach Operations - The sand was delivered and distributed along the south end of the beach, where most of the gravel accumulates. Only a few minor injuries were reported. Staffing is up to full operational level. For safety, the lifeguards are on duty from 9-6 weekdays and 9 to 7 weekends. All personnel are certified, and they are upgrading their skills. They have painted and improved their buildings.

We got some complaints about seaweed in the water. Water quality is good.

Finances -

Luke Glockenberg reports that despite the late opening of beach season, we're doing well with permits, parking and beach admission. This is largely due to some great weekend weather in between a few rainy days. He also reports that the cashier staff is doing very good work. There were only a few complaints by non-residents about the increased fees.

Personnel - We received the RTP stainless steel water bottles 5/16 -- with plenty of time to get name labels and water jug system set up. We held the staff orientation on Sunday, May 22nd. RTPC President Gary Zuckerman and Chief-of- Staff Debbie Reisner were on hand along with the senior staff. Terry says she is very pleased with the way all the staff is working together to make operations go smoothly. A senior staff meeting was held on 6/8/16.

Programs, Permits and Fees -

All the paperwork has been completed for the 7 concerts, magic show, and outdoor movie. We will be carrying out the work for the Shakespeare production in the weeks ahead. We have already received the \$1,000 sponsorship to cover the cost.

Bill Lawyer is preparing and distributing media releases about all the events.

The NAMI and Angelman Foundation walks were held 5/21 and 5/22. All went smoothly and the weather cooperated.

The HPTC continued to hold its Monday after school training sessions. Their final session was 6/6/16. At Terry Fanelli's suggestion, we are working with a DJ to provide a Fireworks Night Disco Inferno program at the park on Friday 7/22 from 6 to 9:30 pm, weather permitting.

Park Development -

We had a good turnout for the RTP Community Conversation on 5 /14/16. As a result, we are getting much feed-back from residents regarding park issues, including overflow parking, pavilion event noise, fund-raising and tree care. The following week local residents set up a "members only" Facebook site - "Rye Town Park Alliance" - to share their ideas and information about the park.

Rye Town Park staff set up an information and permit sales booth from noon to 3:30 at the Rye Brook 34th birthday party 6/11 at Crawford Park. We got two permits and had a number of conversations with people about the park. Debbie introduced Bill to Jerry Morano, a free-lance communications consultant who lives in Rye Brook. Bill reached out to him to help promote RTP among Rye Brook residents.

Bill Lawyer, along with Debbie Reisner and Gary Zuckerman, met with Helen Gates 5/26 regarding possible capital projects and sources of funds to pay for them. One possible funding was to get a "capstone" grant to help with the RTP management issue.

Bill Lawyer and cashier supervisor Luke Glockenberg worked with Google Business to improve access to information about RTP through Google's search engine. This allows people to leave comments - all of which have been positive so far. It also provides a link to our web site home page and a link to get directions. FYI - It takes 14 minutes to get from RTP to 222 Grace Church St. by bike.

We have five memorial benches waiting to be assembled and installed at Rye Town Park.

The decorative fountain restoration project is moving along. Donor JoAnn Leon has agreed to the park's recommendation for the fountain design and plaque. We approved the plaque design/wording 6/14 and the restoration design details. The total cost will be \$2,205.

Rye artist Bob Clyatt made a presentation to the RTPC at their May meeting regarding a proposed sculpture. They were told to present a detailed request of what was needed, to see if the RTPC could provide in-kind services to cover the setup of the 12' diameter base. That information was prepared and submitted to the RTPC for discussion at the June meeting. We met /6/16 with the sculptor, members of the Rye Arts Center and RTP Alliance to determine the best location for the roughly 12 diameter/high footprint. A site was selected -- by the beach path between the north entrance and the first aid station.

Bill Lawyer and Gary Zuckerman attended a luncheon honoring the Friends of Rye Town Park at Wainwright House 5/19/16. Posters, flyers, and press releases were prepared and distributed, focusing on the many events to be held at RTP starting in June.

RTP got very good Journal News articles with photos about the park's Memorial Day weekend, and upcoming concerts.

Terry Fanelli concluded her report by observing that Port Chester would not be having July 4th fireworks this year and suggesting that in order to make room for patrons to attend the fireworks show at the park that employees park in a restricted parking area for the day. Permission was granted but for July 4th only.

* * * * *

Meeting Adjourned at 7:52 p.m.

Respectfully submitted,

Deborah A. Reisner

Secretary to the Rye Town Park Commission

Rye Town Park - Management Report - Draft For Terry
Period From: July 15 through August 11; Next RTPC Meeting: 8/16/16

Overview -

Finance -

We received an income and expense report through June 30, along with budget numbers for comparison. The actual net income is \$113,321.

Maintenance

The pond is doing fairly well, despite the lack of rain. The pond company carried out two DEC approved treatments. The saplings planted in 2015 are also doing well. The fertilization and emerald ash borer beetle treatment will be carried out in September.

In addition to daily tasks, the staff carried out a number of repair and improvement projects. These included repairs to the men's tunnel and gate, north bathroom, cement work in various areas of the park, dumpsters, golf carts, and garage door. Two drain plates were replaced. On the improvement side, the staff installed the new benches and attached the memorial plaques. And, they helped with cleanup after the outdoor movie/magic show and Shakespeare production

Security and Parking

The park rangers helped with the logistics of getting the outdoor movie, magic show and Shakespeare vehicles safely to and from the areas along the path, as well as monitoring the north beach bathrooms. Larry Miano reports that there were no health or safety incidents, or problems with overflow parking.

Parking was full for brief periods on several occasions, so people were advised to go to Playland.

Beach Operations

Mark Cassata reports that the staff was busy due to four capacity crowds on sunny days. Admission to the beach had to be closed briefly for safety sake. Along with the minor first aid cases, there were 2 cases of heat exhaustion and 2 water rescues. We had 11 days with temperatures over 90. Mark added that despite the beach crowds, everyone was well behaved and respectful of the rules. The county health department came for an evaluation, and the beach passed with flying colors.

Personnel

We had a senior staff meeting July 28th. A wide range of topics were covered including end of the season staffing shortages. We had a staff party on Aug. 11, featuring an exciting thunder, lightning and downpour show at no extra charge. SSJ donated the food and beverages.

Programs -

Bill Lawyer is working with Chris Mauch to host an "MG" Walk to raise awareness about the fight against myasthenia gravis. It is tentatively scheduled for Sat Oct 22. We had to re-schedule the outdoor movie and magic show due to the prediction of thunderstorms. This included media releases, posters and flyers. We also had to get a new magician due to a schedule conflict. Everything went well on July 21 with about 150 participants. In addition to the Tuesday concert series, at Terry's recommendation, we hired a local DJ to hold a "Disco Night" event on July 22nd.

We spent many hours working with the LawnChair Theatre Company to prepare for their performances of Shakespeare's "Twelfth Night." Saturday's performance was moved to Rye Presbyterian Church due to the threat of thunderstorms. 60 people attended. As the park had received a \$1,000 sponsorship from the Atria Senior Community, we contributed \$60 toward custodial costs to ensure that show would go on. Sunday's Aug. 7 performance was held as scheduled, and about 160 people attended.

The Rye Library's "Storytimes" programs were held on Tuesdays, with an average attendance of 40 adults and children.

Bill Lawyer worked with a children's music operation, "Songs From Seeds" to offer a free program at RTP on Saturday, Sept. 3rd.

Throughout the period, Bill Lawyer updated the park bulletin boards and web site regarding upcoming events and changes in the schedule.

We were approached by the MAC Angels Foundation to hold an event in September, but all the weekends were booked.

Terry Fanelli attended a Triathlon planning meeting on Aug 10. As in past years, the sponsor will pay RTP a facility use fee of \$3,500 for 5 days presence at the park -the heaviest of which will be on Sept 24 and 25 - the dates of the triathlons and expo

Park Development

Bill and Terry worked with JoAnn Leon regarding scheduling a dedication ceremony for the restored fountain. We sent out media releases - the event will be held at 10:30 a.m. on Sat. Aug 27th. Terry Fanelli handled a facility use agreement with a film company to shoot scenes on the beach at the north end of the park.

Bill Lawyer worked with representatives of the Rye Arts Center and developer Lou Larizza to finalize the site for the sculpture base. Groundbreaking started on Aug. 8. The project was nearly complete by Aug. 11.

Some members of the Rye Town Park Alliance suggested holding a sand sculpture event at the park. Such events are held at various beaches along the East Coast, including Greenwich. It was decided to gather ideas and plan for something next summer, with participant prizes and a sand sculptor demonstration.

We received both positive and negative feedback from the public during the period. The RTP Alliance's Facebook page, Google's RTP Business site, the RTP web site and a letter were used for questions and comments about park operations.

Note: The activities of the RTPC and Chief of Staff with regard to the restaurant RFP, hiring of a grant writer, and submission of grant requests are not included in this report.



8 Commercial Blvd., Medford, N.Y. 11763
Scott A Claren (631)466-6386





8 Commercial Blvd., Medford, N.Y. 11763
Scott A Claren (631)466-6386

2011 POLARIS Ranger 800 Crew Utility Vehicle

Less than 140 Miles on Machine, Very Much Like New

**Includes Front and Rear Brush Guards, Alloy Wheels,
Side View Mirrors, Full 4 Door Hard Cab with removable Doors, Rear
Work Lights, Rear Receiver Hitch, Windshield Wipers.**

\$11,000 - \$500 Discount

Subtotal : \$10,500

Roof Mounted Amber Strobe Light \$126

Delivery to Rye Beach \$150

Total Delivered Price: \$10,776

Unit will be Fully Serviced and have a 6 Month Warranty on the Drivetrain.



8 Commercial Blvd., Medford, N.Y. 11763
Scott A Claren (631)466-6386

Service Intervals:

Oil and Filter Change	Replace 100 Hours or Every Six Months
Spark Plug	Replace 100 Hours or Every 12 Months
Air Filter	Inspect Often, Clean or Replace as Needed

Parts Costs:

Oil Change Kit	\$34.99
Spark Plug (2 Req'd)	\$3.79
Air Filter Assy	\$37.99



8 Commercial Blvd., Medford, N.Y. 11763
Scott A Claren (631)466-6386

Estimated Comparative Cost of Similar New Unit:

2016 Ranger XP 900 Crew \$16,499

Freight \$950

4 Door Cab \$7629.93

Front and Rear Brush Guard \$419.98

Mirrors \$238

Roof Mounted Beacon \$126

Windshield Wiper Kit \$499.99

Rear Work Lights \$175

Delivery \$150

Estimated Total of a New Comparable Unit: \$26,687.90

Includes 6 Month Factory Warranty, extended Service plans up to 5 years available on New Units Only.

Addendum to the Management Report

IT Report from Sullivan Data

As per the resolution of the commission passed at the July meeting, Sullivan Data was hired. A team began work immediately to diagnose the Park's information technology problems and issues. The following actions were taken:

Server - The Park's server is now being backed up every night. Software has been installed to alert of abnormal conditions. Security precautions are now in place to monitor firewalls, Wifi, switches, internet connections and batteries.

Infrastructure - Internet connections in the Park Director's and Head Cashier's offices has been addressed. The offices computers have been cleaned of viruses and are now protected and operational. The Security Office computer now has proper security protections.

We have received a schedule containing recommendations for the Capital budget for next year. It will include:

- Enhancing anti-virus software protection
- Acquiring redundant power supplies to protect in case of power failures
- Server upgrades
- Conversion from single to multiple mode internet access
- Hard wiring between key offices
- Replacing the firewall with a more powerful unit
- Replacing the ID card printer with a new unit and keeping the existing machine as back up
- Backing up Point-of-Sale hardware in case of system failure

A preliminary discussion with the auditors pointed out the need for increased security alarms and upgraded video cameras at key locations in the park. Work has begun to collect proposals to upgrade the equipment currently in place.

**RYE TOWN PARK COMMISSION
STATEMENT OF OPERATIONS
BUDGET VS. ACTUAL
AS OF JUNE 30, 2016**

Prepared by  **M** | **M GROUP
CONSULTING LLC**

**Rye Town Park Commission
Statement of Operations
2016 Budget vs Actual
As of June 30, 2016**

DRAFT

	2016 Budget	2016 ProRata Budget*	ACTUALS 6/30/2016	Variance
REVENUE				
Rental Income - Concession	\$ 100,794	\$ 40,318	\$ 40,238	\$ (79)
Parking Fees	282,979	141,490	135,529	(5,961)
Beach Admission - North Gate	35,372	17,686	11,762	(5,924)
Beach Admission - Mid Gate	262,767	131,384	111,607	(19,777)
Beach Admission - South Gate	72,766	36,383	35,429	(954)
Permits	117,000	117,000	134,800	17,800
Other Income	67,329	33,665	18,180	(15,485)
TOTAL REVENUE	939,008	517,924	487,545	(30,380)
EXPENSES				
Wages				
Salaries - Directors	73,955	36,978	17,981	(18,996)
Salaries - Groundsmen	81,779	40,890	42,444	1,554
Salaries - Security	85,685	42,843	35,854	(6,988)
Salaries - Life Guards	114,179	57,090	42,542	(14,548)
Salaries - Cashiers	68,735	34,368	41,095	6,728
Salaries - Attendants	23,867	11,934	8,125	(3,808)
	448,200	224,100	188,041	(36,059)
Benefits				
Social Security	34,287	17,144	15,104	(2,040)
Workers Compensation	19,407	9,704	13,287	3,584
Medical Insurance	3,300	1,650	-	(1,650)
Retirement	3,000	1,500	-	(1,500)
Unemployment Insurance	17,565	8,783	7,293	(1,489)
	77,559	38,780	35,684	(3,095)
Utilities, Taxes and Interest				
Telephone	6,000	3,000	2,278	(722)
Utilities	46,000	23,000	13,727	(9,273)
Sewer Tax	11,000	5,500	18	(5,482)
Interest Costs	5,000	2,500	-	(2,500)
	68,000	34,000	16,023	(17,977)
Administrative				
Professional Fees	49,180	24,590	14,005	(10,585)
Insurance	48,084	24,042	24,146	104
Background Checks	5,000	2,500	1,365	(1,135)
Office	7,980	3,990	2,005	(1,985)
	110,244	55,122	41,521	(13,601)
Operations and Maintenance				
Miscellaneous	11,000	5,500	4,989	(511)
Beach Supplies & Equipment	12,000	6,000	7,577	1,577
Refuse Removal	10,605	5,303	715	(4,588)
Promo, Print Signs	13,000	6,500	11,192	4,692
Computer Service & Supplies	16,000	8,000	4,178	(3,822)
Equipment Repairs	10,000	5,000	2,805	(2,195)
Building & Ground Maintenance	61,582	30,791	21,358	(9,433)
New Line - Lawns Maintenance	35,000	17,500	25,358	7,858
New Line - Tree Maintenance	15,000	7,500	-	(7,500)
Concerts & Events	6,200	3,100	5,134	2,034
Uniforms	7,800	3,900	9,648	5,748
	198,187	99,094	92,955	(6,139)
TOTAL EXPENSES	902,190	451,095	374,224	(76,871)
NET SURPLUS	\$ 36,818	\$ 66,829	\$ 113,321	\$ 46,492

*Pro Rata Budget - Since Beach Operations only occur from mid-April through mid-September, the budget has been adjusted to reflect 2.5 months of activity out of a 5 month operation. Administrative and Maintenance reflects 6 months out of a 12 month year.



TABLE OF CONTENTS

Introduction.....1
Community Impact.....2
Improvements.....3
Operation.....4
Maintenance.....5
Experience.....6
Organizational Strength.....7
Business Plan.....8
Funding.....9
Advertising.....10
Miscellaneous.....11
Investment and Fee Structure.....12
Closing Comments.....13

ATTACHEMENTS

- Letters of Reference
- Concept Drawings
- No Lobbying Affidavit



Introduction

Sam Chernin and John Ambrose are the principals of the starfish grill d/b/a/ Seaside Johnnies are proud to present our proposal for the restaurant operation at Rye Town Park.

Thank you in advance for your consideration.



Community Impact

We have operated Seaside Johnnies since the year 2000 - and we realize our place in the community and that is to be a complementary piece to our wonderful park and beach. We take our position in the community very seriously and only hope to enhance the residents and visitors experience when they come to use the park, beach and restaurant. We feel we have a leg up on any potential competitor as they may have ideas on running a business that might not take into consideration the best interest of the community. Over the years we have developed a strong bond with the community and look forward to continuing to strengthen that bond. We take great pride in the fact that in 17 years at the park we have never had an incident in terms of creating a nuisance the neighboring area - and that is because we are very diligent in the way we do business. We derive our greatest satisfaction when we hear from neighbors how much they love coming to Seaside Johnnies - because they feel like they are far away on a vacation to which we reply - great - AND THE BEST PART IS WE SAVED YOU THE AIRFARE.



Improvements

We will be addressing the points laid out in the RFP and our exciting plans will be illustrated in our renderings.



Operation

We will continue to operate as we have the last 17 years that being open 7 days a week from 10:30 a.m. till midnight. The only change we would propose is to be open more often at the north gate as we will give the north end a distinct identity and become a haven for our residents who tend to gravitate to that end of the beach. We are very excited about the prospect of breathing life into the north end - turning it into a true oasis - stay tuned!!!!!!



Maintenance

We have always prided ourselves with our maintenance program and it has paid dividends. We always exceed normal maintenance standards - some examples of this is - we have our grease traps cleaned out each and every week, we have every drain in the restaurant cleaned every two weeks, we have exterminating services each and every week and we power wash the whole restaurant every other week and weekly if necessary. We have run a very clean operation for the past 17 years and exceeded Westchester health department standards - something we are quite proud of. If there is ever an emergency we have our in house maintenance crew at our beckon call.



Experience

Sam Chernin and John Ambrose are seasoned veterans in the hospitality field for forty years. We have operated Seaside Johnnies for the past 17 years - turning a "greasy spoon" snack stand catering to bikers and thirsty college kids into a "family" oriented seafood restaurant. Thinking back - we brought civility to the building as it did not even have a rest room - incredible but true. In an effort to make it a full service restaurant we went through the channels and obtained a full liquor license to round out our restaurants appeal. We have gone through various stages of renovation to keep up with culinary trends and adding a sushi bar and always anticipating our clientele's desires. We fashion ourselves as a traditional "New England" style restaurant always buying the best of the best the sea has to offer. We like to say - "our seafood is so fresh the ocean hasn't missed it yet". In addition Seaside Johnnies we own and operate the Pier Restaurant and Tiki Baron the boardwalk next door at Rye Playland. A huge plus in operating both locations is that we are afforded the opportunity to cross promote our businesses. Outside of Westchester- to our south we own and operate several restaurants in City Island in the Bronx- Sammy's Fish Box, The Seashore Restaurant, and Sammy's Shrimp Box - the three highest grossing restaurants on the island. We have owned and now lease out the Crab Shanty and The City Island Lobster House - both also on the island. Once again, we promote Seaside Johnnies and Rye Town Park at our City Island locations. On our restaurant resume we have owned and operated the Crab Shanty Restaurant in Mamaroneck, Vincent Diorios - place for ribs and the Crab Shanty in Fort Lauderdale Florida. We also ran the food concession at Orchard Beach for ten years. The key to our successes are simply that we are 7 days a week hands on operators.



Organizational Strength

At the top of the food chain is Sam Chernin and John Ambrose. The managerial team of Tim Chokwe, Yolanda Ortiz, and Michael Sottile has been in place since Seaside Johnnies opened. In addition Ryan Chernin (Sam's son) and Kevin Ambrose (John's nephew) will be joining our team.



Business Plan

We have come up with a concept plan which will build on our current business model and create a huge buzz and a lot of excitement going forward. The planned renovations will create a whole new look and promises to be well received by the public. Aside from the restaurant renovation we are excited to tackle the task of bringing life to the north end snack bar. We plan to give it a tropical feel and expand the food and beverage options. Imagine sitting on the tranquil end of the beach noshing on grilled fish with a tropical fruit salsa and washing it down with a pina colada- in a word - AWESOME. The revitalization of the north end will make that part of the beach a real destination location for the locals who prefer that end of the beach and enjoyed by all. A big component of our business plan is to add a couple of seasoned culinary chefs who specialize in "floribbean" cuisine. At present we have one chef's commitment to come on board for the upcoming season. We will also look to create further excitement as we go forward with the introduction of various activities such as: A Beef and Brew Festival - This could be a major draw combining two proven attractions: a barbeque festival - featuring barbeque ribs and beef dishes with different state traditions for the sauces with a craft beer festival featuring the newest and most popular craft beer for tasting. We have relationships with organizations that specialize in these type events. Beach Volleyball Tournament - This is an event that can be done over several weeks with two person teams compete to represent their towns and the town winners compete for the final championship. Prizes will be awarded. Pro Beach Volleyball tournaments are tremendously successful in drawing people at Cedar beach and Long Beach. This could develop into the first major tournament on the sound. Oakland Beach Jazz Festival- There is a very healthy jazz market in Westchester, Putnam and Dutchess Counties with artists performing in multiple venues. This would attract local as well as national performers. This could be an annual weekend festival at the park and draw a substantial number of fans. Art in the Park - would be a weekend festival combining art exhibitors as well as a wine expo - prizes would be offered to the top artists. All of these activities will generate larger crowds and that will certainly increase the Rye Town Parks bottom line.



Funding

As has been the case since the year 2000 we have been and will continue to be self-funded. Starting with the restaurant renovation, the demolition and rebuilding a cutting edge snack bar and sundries shop and the building of the wrap around terrace on the upper level of the restaurant. In addition we rehabbed the historic pavilions which were in a state of disrepair. We are gratified by the positive responsiveness of our clientele made an enhancement and that makes it all worthwhile. In this spirit we look forward to take the next step on the journey in making our community proud.



Advertising

We believe in the power of advertising and how it helps the restaurant, the beach and the park. We advertise on cable television and reach Westchester, Putnam and Rockland counties as well as the Bronx, Manhattan and Queens. We also have a big presence in the Westchester visitor's guide who is in every hotel room throughout the county as well as the airport, doctors' offices and other drop-off points. We have been featured over the years in the journal news and participated in their dining guides. Please find enclosed a disc with some of our commercials. On average we spend \$30,000.00 per year just on the cable television ads alone. We always are open to new ideas of promoting our restaurant and beach- which we feel is very important in sustaining our growth.



Miscellaneous

One of our favorite clichés is -" it's the little things that mean nothing that mean everything" - that being said each day we have a hygiene check for projecting a clean crisp appearance. For 17 years we have never given a customer a beverage in a bottle thus eliminating discarded bottles and broken glass in the park. So too, in 17 years we have never sold one solitary cigarette to our customers and that can only help in the new policy about smoking in the park. We like to police our business in the restaurant as well as what goes on the beach and in the park. We do this because we care deeply what goes on at rye town park and always will.



Capitol Investment:

MAIN RESTAURANT AND BEACH FRONT SNACK BAR

Construction Cost for the Renovation of the Main Building and Snack Bar including HVAC.

Estimated at \$450,000.00

Equipment and Furnishings for the Main restaurant and beach front snack bar.

\$274,994.45 Estimates enclosed.

North End Snack Bar:

Estimated Construction Cost \$150,000.00

Equipment Cost for Snack Bar \$66,446.00

Estimated Total Construction and Equipment investment \$1,000,000.00

and miscellaneous costs

PROPOSED LICENSE FEE:

Term: Ten (10) Years with Two five (5) year Options

Calendar Year 2017 - 2026 Minimum Rent of One Hundred and Forty Thousand (\$140,000) or 8% of the gross sales.

Calendar Year 2027 – 2032 Minimum Rent of One Hundred and Sixty Thousand (160,000) or 10% of the gross sales or 10% of the Gross sales

Calendar Year 2032 – 2037 Minimum Rent of One Hundred and Seventy Five Thousand (\$175,000) or 11% of the gross sales.



CLOSING COMMENTS

We have taken a tremendous amount of pride in each and every project we have ever undertaken. We are particularly proud of our work at Seaside Johnnies in making Oakland Beach, Rye Town Park a true destination point for Rye residents, Westchesterites in general as well as our neighbors to the north in Connecticut and to the south throughout the five boroughs. We are proud to be equal opportunity employers and are gratified that our employees return season after season in the name of efficiency and continuity. We derive a lot of pleasure on developing a lot of the area youth and putting them on the path to a successful future. As well we treasure the contributions our seasoned veterans make to assure our continued success.

Our promise to the commission and the community is to put our best food forward and make everyone proud of our park, beach and restaurant.

In closing, we would like to share with you one of our proudest moments- and that was when our shoreline was devastated by superstorm sandy. We were faced with \$900,000.00 in damages and had to make the decision: WAIT OUT RELIEF FROM OUR INSURANCE COMPANY (which took 14 months) or self-finance the restoration. Mind you 99 out of 100 concessionaires would have waited out an insurance settlement and not been open for the next season. Sam and I looked at each other and asked ourselves - what do we do and came to the conclusion to rebuild and be ready for the following season and that's just what we did. It took us all winter to get ready and thanks to our crew we accomplished our mission.

In closing, I, John Ambrose am a very prideful Rye resident and Sam Chernin another Westchesterite could not be more prideful in our efforts at Rye Town Park and look forward to take Rye Town Park and Seaside Johnnies to the next level for many years to come.

Thank you,

Sam Chernin and John Ambrose

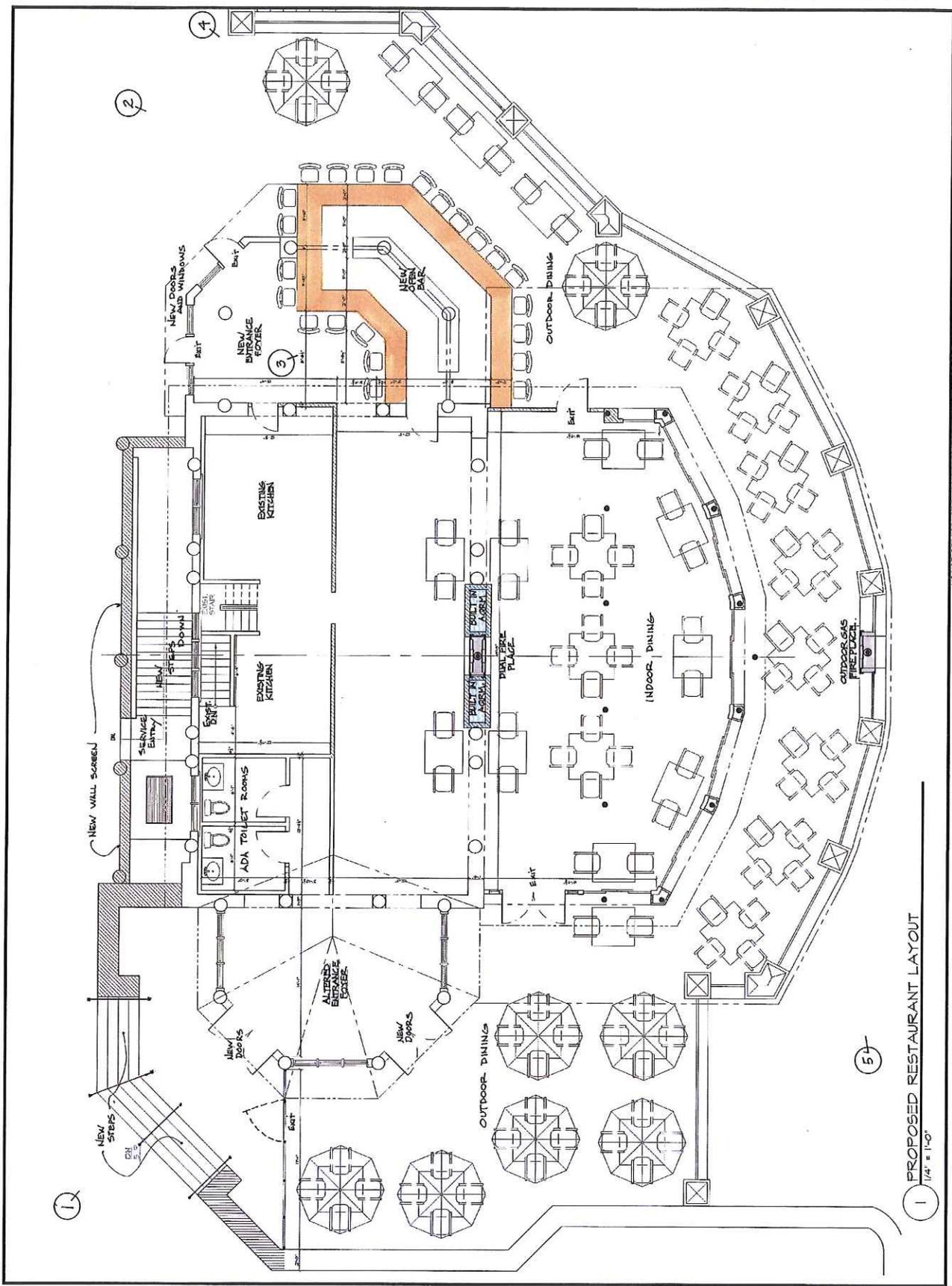


DATE	REVISION / REMARKS
8/25/04	RTE. PROPOSAL

PROJECT
RENOVATION TO SEASIDE JOHNNIE'S RESTAURANT
 95 DEARBORN AVENUE
 RTE. TOWN PARK
 10 580

FOUNDING TITLE
PROPOSED LAYOUT

PROJECT NO.	5050-
DESIGNED BY	REX B. GEDNEY
DATE NOTED	AUG 07
SCALE	1/4" = 1'-0"
NO.	1
DATE	
BY	
CHECKED BY	
DATE	
PROJECT NO.	A-100



1 PROPOSED RESTAURANT LAYOUT
 1/4" = 1'-0"

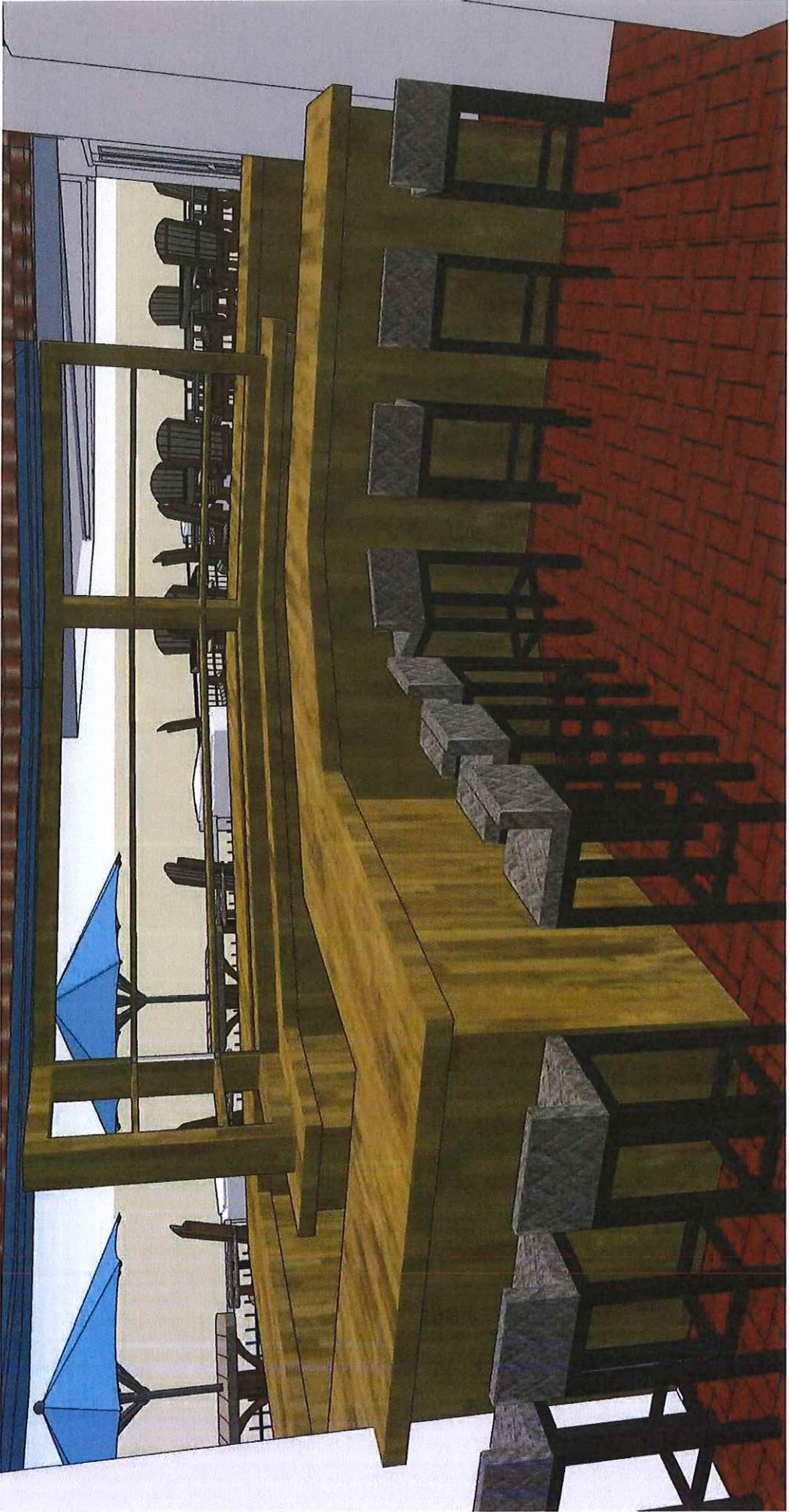
NO USE, REPRODUCTION OR DASSIMINATION MAY BE MADE OF THIS DRAWING AND THE CONCEPTS SET FORTH HEREON WITHOUT THE PRIOR WRITTEN CONSENT OF CROZIER-GEDNEY ARCHITECTS, P.C.



1 NEW FRONT ENTRY, STEPS AND WALL SCREEN



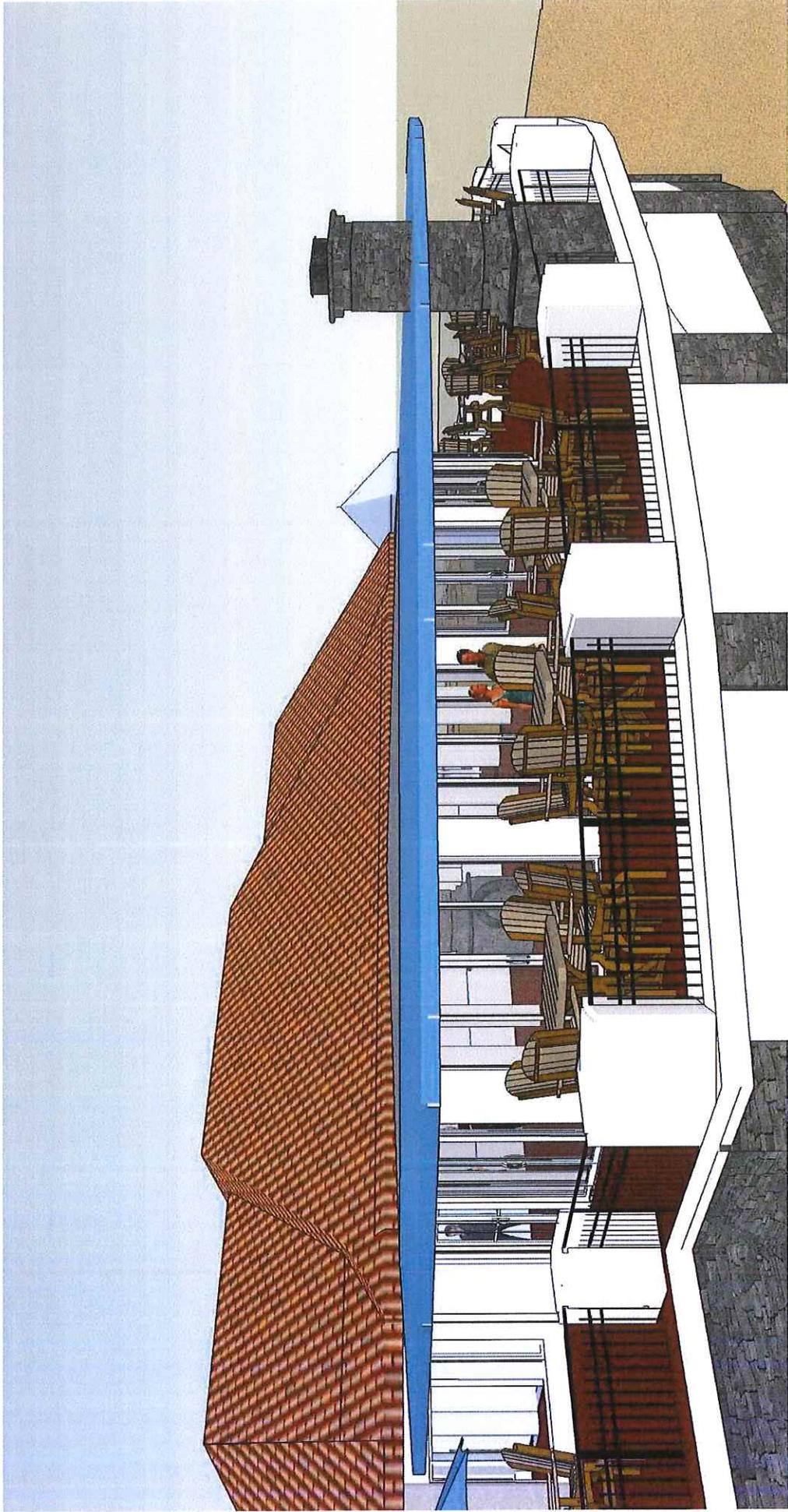
2 NEW OPEN BAR



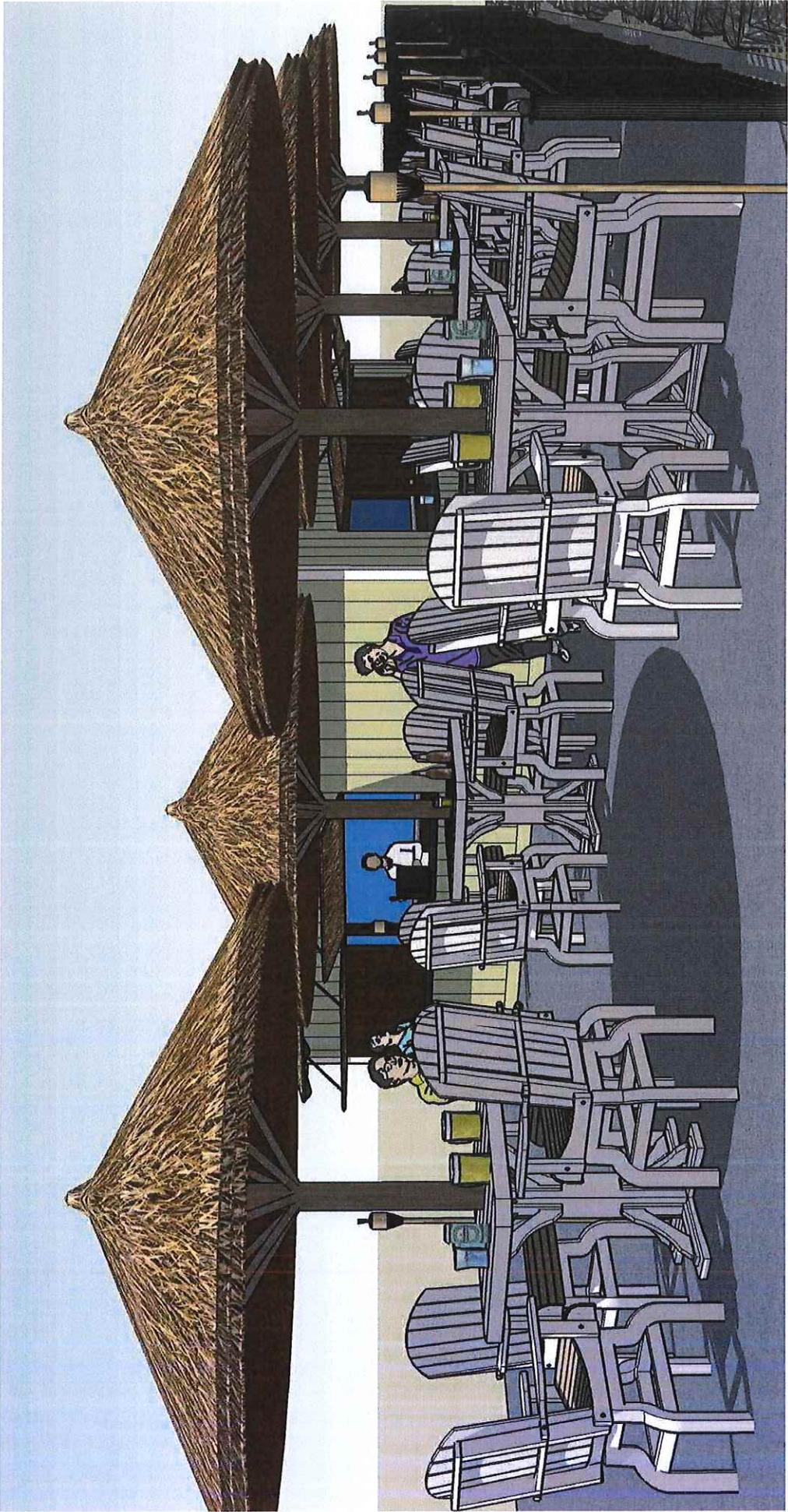
3 INTERIOR BAR



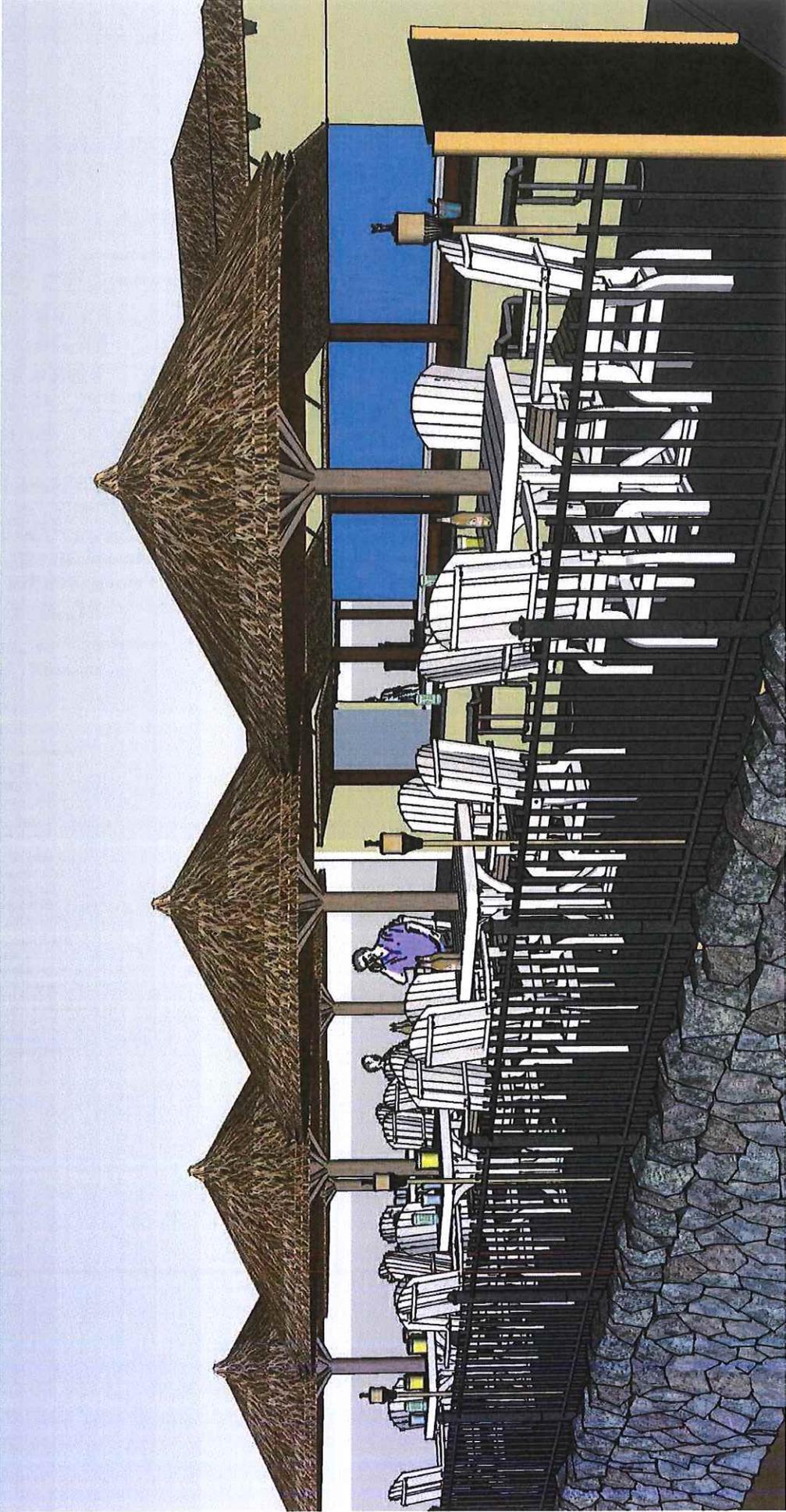
4 OUTDOOR BAR, DINING AND FIREPLACE



5 OUTDOOR DINING AND FIREPLACE



1 SNACK BAR



2 SNACK BAR



3 SNACK BAR

RESOLUTION

On motion of _____, seconded by _____
the following Resolution was adopted:

WHEREAS, the Rye Town Park Commission manages Rye Town Park; and

WHEREAS, Rye Town Park is a public park which was created in 1907 by an Act of the New York State Legislature; and

WHEREAS, from 1908 through 2010, the Park was wholly exempt from real property taxes pursuant to Real Property Tax Law Section 406(2); and

WHEREAS, in 2011 the Assessor the City of Rye determined that the portion of the Park that had been licensed to a private corporation for the operation of a restaurant was taxable and placed that property on the City’s assessment roll for the 2011 tax year; and

WHEREAS, the Rye Town Park Commission and the Town of Rye commenced a proceeding against the Assessor and the City of Rye Board of Assessment Review to strike the property from the City’s assessment roll on the grounds that the property was tax exempt; and

WHEREAS, the Appellate Division, Second Judicial Department, determined in its Decision dated July 27, 2016 that Real Property Tax Law Section 406(2) applies wherein real property owned by a municipal corporation not within its corporate limits while used for a public park shall be exempt from taxation by any municipal corporation in which it is located provided that the governing board thereof shall so agree in writing; and

WHEREAS, there is no written agreement with the City of Rye granting tax exempt status to that portion of the park for which the action was filed; and

WHEREAS, the Rye Town Park Commission would like the City of Rye to exempt that portion of the park and restore the exemption as it existed prior to 2011.

NOW THEREFORE, BE IT RESOLVED that the Rye Town Park Commission hereby requests and authorizes Rye Town Park Commission President Gary Zuckerman to request, in writing, from the City Council of the City of Rye, a written agreement granting a tax exemption for Rye Town Park consistent with all of the provisions of Real Property Tax Law Section 406(2).

ROLL CALL:

AYES:

NOES:

Dated: AUGUST ____, 2016