



**Community Letters In *Support* of Extending
Seaside Johnnie's Restaurant Lease**

From: [Victoria Smith](#)
To: "dreisner@townofryeny.com"
Subject: FW: Seaside Johnny"s
Date: Monday, October 03, 2016 3:27:27 PM

To the Town of Rye:

Seaside Johnnys is an amazing restaurant with an amazing staff. The food, service and ambiance are outstanding. We love to dine by the water and sand because it is just so relaxing and refreshing and the view alone relieves a lot of stress. My entire family loves going there to celebrate special events and to enjoy the great food. This restaurant is one of the main attractions for us outside of the Playland Park. Thank you. Please allow it to remain.

Victoria R. Smith, CASAC
Detoxification Clinical Supervisor
St. John's Riverside Hospital
Park Care Pavilion
2 Park Avenue
Yonkers, NY 10703
Phone # 914-964-7977
Fax # 914-964-7838
Email: vsmith@riversidehealth.org



2 Park Avenue
Yonkers | NY | 10703
914.964.4444
RiversideHealth.org

Confidentiality Notice: This electronic mail transmission may contain confidential information that is legally privileged. It is intended for the use of the individual or entity to which it is addressed. The authorized recipient is prohibited from disclosing this information to any other party unless required to do so by law or regulation. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or action in reliance on the contents of this information is strictly prohibited. If you have received this transmission in error, please notify the sender immediately by e-mail and delete the original message.

Confidentiality Notice: This electronic mail transmission may contain confidential information that is legally privileged. It is intended for the use of the individual or entity to which it is addressed. The authorized recipient is prohibited from disclosing this information to any other party unless required to do so by law or regulation.

Debbie Reisner

From: sungamny1@gmail.com
Sent: Monday, October 10, 2016 2:15 PM
To: dreisner@townofryeny.com
Subject: New Form Entry: Contact Form



You've just received a new submission to your [Contact Form](#).

Submitted Information:

Name

Mary Magnus

Email

sungamny1@gmail.com

Comment

We are fairly new residents of Rye (6/2015) and went to SEA SIDE JOHNNIE"S for the first time (with three others) on a beautiful evening (9/27/16) -- had a perfectly delightful time, and can't wait until next summer to return many times to enjoy this special view and atmosphere.

We hope that the tradition continues! A BIRD IN THE BUSH IS WORTH TWO IN THE BUSH!!!

Mary & Bob Magnus
4402 Theall Road
Rye, NY 10580

Debbie Reisner

From: evoksm@yahoo.com
Sent: Tuesday, October 11, 2016 7:43 AM
To: dreisner@townofryeny.com
Subject: New Form Entry: Contact Form



You've just received a new submission to your [Contact Form](#).

Submitted Information:

Name

Evelyn O'Keeffe

Email

evoksm@yahoo.com

Comment

Dear Ms. Reisner,

I am writing in support of Mr. John Ambrose and his desire to continue to operate Seaside Johnnies's. While I am not a resident of Rye I do have family who live there (Cowles Avenue) and we most often meet at Seaside (and of course sometimes the Pier). The atmosphere is wonderful and we have never had anything other than a terrific experience there (most recently to have a lovely dinner and watch the full moon come up). Seeing Johnnies open each year is always one of the hopeful signs that Summer is coming. I hope we will be able to continue this long into the future under the ownership of Mr. Ambrose.

Thank you for your time,

Sincerely,
Evelyn O'Keeffe
Seth Schild

From: etmsvcs@westnet.com
To: dreisner@townofryeny.com
Subject: Keep Seaside Johnnies
Date: Tuesday, October 04, 2016 12:52:23 PM

Having had lunch at Seaside Johnnies on most Wednesdays during the summer over the last 6 years I can say that I would hate to see an empty restaurant next summer. Please do what you can to keep it going! Thank you.

Respectfully,
Ed Mignogna 129 Brush Hollow Cres
Rye Brook, NY

Sent from my iPhone

From: [Willocq Benoit](#)
To: dreisner@townofryeny.com
Subject: Lease extension Johnnies :-)
Date: Friday, September 23, 2016 7:27:59 PM

Dear Sir, Madam,

I am writing to ask if you could explore the possibility to extend the lease of the restaurant as we had a great family time tonight :-).

Best,

Benoit

Sent from my iPhone

From: [Darcy Bonaviso](#)
To: dreisner@townofryeny.com
Subject: Lease renewal of Seaside Johnnies
Date: Tuesday, October 04, 2016 7:28:35 PM

Dear Ms. Reisner,

It has come to my attention that the lease of Seaside Johnnies is not being renewed.

I am sorry to hear this, and certainly don't agree with it.

My family and I have been coming to this restaurant since it opened.

We love everything about it. Being right on the water is a wonderful and rare thing in this Sound Shore community.

Another thing that is special for our family is I am able to bring my elderly mother, who is quite frail, to enjoy a nice outdoor meal. The staff is always kind and accommodating to her. The parking makes it easy for her. Even my 20 year old daughter loves this restaurant!

I hope this isn't a done deal and hope their lease can be renewed.

Respectfully,
Darcy Bonaviso

From: evoksm@yahoo.com
To: dreisner@townofryeny.com
Subject: New Form Entry: Contact Form
Date: Tuesday, October 11, 2016 7:43:27 AM



You've just received a new submission to your [Contact Form](#).

Submitted Information:

Name

Evelyn O'Keeffe

Email

evoksm@yahoo.com

Comment

Dear Ms. Reisner,

I am writing in support of Mr. John Ambrose and his desire to continue to operate Seaside Johnnies's. While I am not a resident of Rye I do have family who live there (Cowles Avenue) and we most often meet at Seaside (and of course sometimes the Pier). The atmosphere is wonderful and we have never had anything other than a terrific experience there (most recently to have a lovely dinner and watch the full moon come up). Seeing Johnnies open each year is always one of the hopeful signs that Summer is coming. I hope we will be able to continue this long into the future under the ownership of Mr. Ambrose.

Thank you for your time,

Sincerely,

Evelyn O'Keeffe

Seth Schild

From: [Lucia F. Vogel](#)
To: dresiner@townofryeny.com
Subject: Seaside JJS
Date: Sunday, October 09, 2016 12:49:25 PM

Hello,
My name is Lucia Vogel. I am an employee at Seaside JJS in Rye on Oakland Beach. I vote to keep the restaurant open.

Thank you.

From: Gombos, Bruce W.
To: dreisner@townofryeny.com
Subject: Seaside Johbbies
Date: Saturday, September 24, 2016 12:34:16 PM

Seaside Johnnies is a tremendous asset to Rye and Westchester. Please extend their lease.

Bruce Gombos
Dobbs Ferry, NY

Sent from my iPhone

Please consider the environment before printing this e-mail.

Visit us at our website: <http://www.stvinc.com>

The information contained in this electronic message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are informed that any dissemination, copying or disclosure of the material contained herein, in whole or in part, is strictly prohibited. If you have received this transmission in error, please notify STV and purge this message.

From: [Lynette Quest](#)
To: dreisner@townofryeny.com
Subject: Seaside Johnnie
Date: Monday, October 03, 2016 1:49:23 PM

Food is great, atmosphere is relaxing and we have an old friend that works there her name is Liz

From: [Bill Nelson](#)
To: dreisner@townofryeny.com
Subject: Seaside Johnnies - John Ambrose
Date: Sunday, October 09, 2016 11:56:03 AM

As a patron of John Ambrose's restaurants, I was asked to submit an email concerning renewal of his lease on Seaside Johnnies in Rye, New York. My wife and I reside in Rockland County, and on several occasions, have dined at Seaside Johnnies and the Pier Restaurant and Tiki Bar. They have been wonderful experiences, and we continually recommend the restaurants to our family and friends. These venues appear well managed and offer delicious meals at reasonable prices in an unforgettable picturesque setting.

I respectfully urge the renewal of the lease and sincerely hope your decision is favorable, thus permitting Mr. Ambrose to continue providing an exceptional dining experience to the customers of Seaside Johnnies.

Very truly yours,

William Nelson

From: adoptcmh@aol.com
To: dreisner@townofryeny.com
Cc: [Work Email](#)
Subject: Seaside johnnies
Date: Friday, September 23, 2016 7:57:53 PM

We support getting a lease extension for seaside johnnies we love this place and it adds to the atmosphere at the beach. Connie Haack

Sent from my iPhone

From: [Craig Klingensmith](mailto:Craig.Klingensmith@townofryeny.com)
To: dreisner@townofryeny.com
Subject: Seaside Johnnies
Date: Sunday, October 09, 2016 10:08:28 PM

To whom it may concern

My wife and I are 11 year residents of Rye and live two blocks from Seaside Johnnies. We are writing to the town in our support of continuing a long term lease with Mr. John Ambrose and his partner. We believe his commitment to Westchester county, Rye, and the surrounding areas for over 17 years providing family oriented activities and fun are unmatched. Even when times were tough, ala....super storm sandy, he wrote a check for over one million dollars to insure seaside johnnies was up and running for the following season.

He has clearly shown his commit to the county and town. There is no reason whatsoever that he should be precluded from a long term lease.

His proposal increases the financial gain to the county albeit all the risk is on him.

Our family has enjoyed many many days and nights at his establishment. From firework displays to birthday party's and reunions.....the service and atmosphere created by Seaside Johnnies is always consistent and a welcome neighborhood fixture. One that you can always count on. His staff is loyal and comes back year after year. We have gotten to know many of them and they are great people.

Finally, his hands on commitment to the success of his restaurants is always present. Whether he is greeting people, busing tables, cooking meals, cleaning up, etc.....his commitment to the happiness of his patrons is job one.

Thank you for your time and attention to this inquiry.

We hope that Mr. Ambrose is granted a long term lease.

Thank you.

Craig and Wendy Klingensmith

Sent from my iPad

From: tomtemp186
To: dreisner@townofryeny.com
Subject: SEASIDE JOHNNIES LEASE EXT.
Date: Tuesday, October 04, 2016 1:36:15 AM

To whom it may concern:

My family and I have been coming to Seaside Johnnie's Restaurant for over ten years and absolutely love the people and the restaurant.

I understand that they are up for a lease extension and may not open next summer without it.

I am writing today to voice my support for granting the lease extension and allowing this wonderful institution to continue to serve our community.

Mr. Ambrose and his staff have always treated us like family and we wish that to continue for a long time.

Thsnk You.

Sent from my Sprint Samsung Galaxy S7.

From: [Susan O'Brien](mailto:Susan.O'Brien@townofryeny.com)
To: dreisner@townofryeny.com
Cc: obriesh@verizon.net
Subject: SeaSide Johnnies Lease
Date: Saturday, September 24, 2016 3:07:46 PM

I have lived in Westchester for the last 45 years, and in Rye Brook the last 27. I enjoy Oakland beach, swimming and walking through the park, and eating at SeaSide Johnnies. In my opinion one of the biggest assets of the entire shoreline is SeaSide Johnnies. I remember what it was before John Ambrose and Sam Chernin took on the lease and revamped the property. It was an incredible transformation from a beach shack to an elegant and well-run restaurant, where I feel privileged to bring my friends.

While I'm sure there are many restaurateurs who could run the place, I think John Ambrose has the particular business skills and restaurant skills to outperform any competitors. And Sam Chernin with his successful restaurants on City Island provides support and backup both for employee staffing and food inventory, as well as his additional restaurant business skills.

I hope you'll consider the points I have raised when you make the decision to extend the lease. Thank you.

Susan O'Brien

From: [Linda Zeccola](#)
To: dreisner@townofryeny.com
Subject: SEASIDE JOHNNIES LEASE
Date: Wednesday, September 21, 2016 6:18:53 PM

Hi,

My husband and I are regular customers of Seaside Johnnies! We love the food, atmosphere and also the seaside location of this iconic restaurant. Please give this wonderful establishment a lease extension.

When I think of Rye, I think of Seaside Johnnies!

Thank you for your consideration,

Linda Zeccola

From: [Mary-Ann Cooney](mailto:Mary-Ann.Cooney)
To: Dreisner@townofryeny.com
Subject: Seaside Johnnies Restaurant lease renewal
Date: Monday, October 03, 2016 8:54:52 PM

Dear Ms. Reisner,

I am sending you this email to support the renewal of Seaside Johnnies restaurant in the Town of Rye.

It is wonderful restaurant close to home that lets you feel like you are on vacation. The atmosphere is always comfortable and friendly. The staff is always professional and courteous. The menu has everything from hamburgers to lobster; and the welcoming atmosphere makes this restaurant an asset to our community.

John Ambrose has created a wonderful restaurant and I hope you renew its lease.

Sincerely,

Mary-Ann Cooney
Mscooney@ymail.com

Sent from my iPad

From: [Adam Petriella](#)
To: dreisner@townofryeny.com
Subject: Seaside Johnnies
Date: Friday, September 30, 2016 4:22:17 PM

As a Rye resident I'm concerned that the small town feel and local establishments will become all too familiar chain oriented destinations.
Seaside Johnnies can use some updates for sure but, the sense of longevity and almost ma-
pa feel is part of its charm.
I vote for keeping Seaside Johnnies.
Thank you.

Adam Petriella
Managing Principal
Silverthread Capital, LLC
Commercial Real Estate Finance

1407 Broadway – 28th floor
New York, NY 10018
(o) 212-500-2087 x700
(m) 310-403-1873
apetriella@silverthreadcapital.com
www.silverthreadcapital.com



From: [Lenny Russo](#)
To: dreisner@townofryeny.com
Subject: Seaside Johnnies
Date: Tuesday, October 04, 2016 9:29:46 PM

Please allow me the opportunity in some small way be able to ask that the Town of Rye continue it's relationship with Seaside Johnnies. For nearly two decades this location has operated in the Town of Rye Park Buildings and has enhanced the experience of enjoying the shoreline park. thank you, Len Russo Hawthorne NY

From: [Seth Schild](#)
To: dreisner@townofryeny.com
Subject: Seaside Johnnies
Date: Friday, October 07, 2016 2:58:28 PM

I have been going to Seaside Johnnies for over 10 years and have enjoyed the nice atmosphere and food. I hope you can extended the lease for another 5 years since it is such a nice run restaurant. The staff at Seaside Johnnies are friendly and they maintain a clean area in and around the restaurant. The outside patio is such a nice spot to sit throughout the season. I hope you will renew the lease so my family and close friends can enjoy this beautiful site for many more years.

Sincerely,
Seth Schild

From: [Carole Slattery](#)
To: dreisner@townofryeny.com
Subject: Seaside Johnnies
Date: Tuesday, October 04, 2016 9:45:31 AM

Please renew this lease. I love this restaurant. The food is great, the staff is wonderful, and the prices are reasonable. It's a great thing to have in Rye.

Thank you,
Carole Slattery

Sent from my iPhone

From: [Kevin Ambrose](#)
To: dreisner@townofryeny.com
Subject: Seaside Johnnies
Date: Monday, October 03, 2016 1:42:24 PM

As a long time resident of Rye, I can say confidently that Seaside Johnnies is my favorite restaurant in the area. The view is the best the area has to offer and the food is delicious. The bartenders Mike and Drew are always very friendly and when I have sat down at a table the service is always very good. The seafood is very fresh and delicious and my personal favorite, the sushi, tastes as if it were from an authentic Japanese restaurant. Seaside Johnnies is a staple of the Rye community and should be for years to come.

From: [Louise Ciero](#)
To: dreisner@townofryeny.com
Subject: SEASIDE JOHNNIES
Date: Tuesday, October 04, 2016 12:45:15 PM

Please keep Seaside Johnnies open next year. People LOVE coming here and it's the ONLY restaurant ON THE water. It brings LIFE to Oakland Beach.

Thank You

From: [Thomas Gisin](#)
To: dreisner@townofryeny.com
Subject: Seaside Johnnies
Date: Friday, October 07, 2016 9:36:10 AM

Good Morning,

I recently learned that there is talk of Seaside Johnnies in Rye possibly not reopening in the Spring of 2017. I was extremely disappointed in hearing this news and wanted to send this email in the hopes that there is still a chance that it will reopen. I was actually the first waitress hired by John Ambrose and Sam Chernin back in 1978 when the Crab Shanty opened in Rye. I worked there for 4 years, paying my way through college. Mike Sottile, the present bartender at Seaside Johnnies, was the bartender at the time. I have known these 3 men for almost 40 years and they have been strongly committed to Rye and its community through all those years. They are deeply rooted in this community and have many, many loyal patrons and employees. Mike Sottile has tended bar since the beginning, and has a following of patrons that want him as their bartender, having shared their life stories with him for almost 40 years. Over the years, they have employed hundreds and hundreds of local residents, (if not more), both young and old, donated to numerous local causes, and have been actively and positively involved in our community longer than any other local restaurant organization I can think of. And now I have come full circle, as my son and nephew both work for them at Seaside Johnnies. My son has been working at Seaside Johnnies helping to pay off his college loan, and other long term employees have been depending on them to help pay bills as well. They have become like family to their employees and this community, and have created a comfortable, casual atmosphere that feels like home to so many. And what better place to stop by and eat, enjoy the food and the view, while being served by people you have come to know and love. They have served this community well for almost 40 years. Please, please reconsider keeping Seaside Johnnies as a part of our local community.

Thank you for your time and consideration.
Sue & Tom Gisin

From: iamoy@aol.com
To: dreisner@townofryeny.com
Subject: Seaside Johnnie's
Date: Wednesday, September 21, 2016 7:25:33 PM

Please extend the lease for the above mentioned restaurant. Summer would not be the same for us without the joy of dining alfresco at Seaside Johnnie's. Thank you.

Irene and Tom Moyna
36 Downer Avenue
Scarsdale, NY 10583

Sent from my iPad

From: [E DiLullo](#)
To: dreisner@townofryeny.com
Subject: Seaside Johnnies: An asset to the park and Rye
Date: Tuesday, October 11, 2016 12:04:13 PM

Good morning,

I understand the restaurant concession at Rye Town Park is up for renewal, and I am writing to express my strong support for continuing with Seaside Johnnies.

I - like so many of my family, friends and business colleagues - have enjoyed countless wonderful meals and parties at Seaside Johnnies and would be devastated to see another business in its place. This is especially so given all the years of hard work put in by the owners during the transformation of that space years ago and in the years since.

Seaside Johnnies has always been a friendly, warm and welcoming place to stop in with the kids for dinner, have a drink with Mike at the bar or just grab a quick lunch at the beach snack bar. We have held birthday parties, graduations, business lunches and even funeral lunches there and all have been handled wonderfully by the owners and staff.

Restaurants with the staying power of Seaside Johnnies are hard to find; that obvious staying power and the loyalty of its customers are strong arguments in favor of Seaside Johnnies. I sincerely hope to enjoy many more good times at Seaside Johnnies in 2017 and forward.

Kind regards,
Elizabeth DiLullo

From: bmuldoonb@aol.com
To: Dreisner@townofryeny.com
Subject: Seaside Johnny's lease extension
Date: Friday, October 07, 2016 7:35:11 AM

Deborah Reisner, Chief of Staff to the Supervisor
95 Dearborn Avenue
Rye, New York 10580

Re: Seaside Johnny's lease extension

Dear Ms. Reisner:

I understand that Seaside Johnny's lease is up for renewal, and I would like to voice my support for their proposal. Seaside Johnny's has become a landmark and fits perfectly with the "good time" casual vibe of the park. It serves good food and is run by nice people. Please support this institution.

Thank you,
Bruce Muldoon
Pearl River, NY

From: [Crystal Powell](#)
To: dreisner@townofryeny.com
Subject: Seaside Johnny's is wonderful
Date: Wednesday, October 05, 2016 1:18:10 PM

One of my favorite things to do in the summer is visit Rye Playland and Seaside Johnny's.
The food is great and the atmosphere is easy-going, like a perfect summer day.
Thank you for your time.

Crystal Powell
Mount Vernon, NY

From: dee.thrower
To: dreisner@townofryeny.com
Subject: Seaside Johnny's
Date: Monday, October 03, 2016 1:55:30 PM

To whom it may concern:

I have been going to Seaside Johnny's for years. It is by far one of the best restaurants in Rye. It gives you a sense of being away in paradise, but still here in NY without the expense of being in another country. The food is outrageous and the service is outstanding. This restaurant is an asset to the town of Rye.

Dee

Dee Thrower
131 Pelhamdale Ave
Mount Vernon, NY

From: annaghill@aol.com
To: dreisner@townofryeny.com
Subject: Seaside Johnny's
Date: Monday, October 17, 2016 10:29:36 AM

It has come to my attention that Seaside Johnny's may not be able to renew their lease. This would be a very sad happening as it has been a staple in the area forever and pretty much signals the start of the Summer Season. Additionally, in this very difficult economic time, it would be really distressing to put hardworking people out of business and others out of work. Please extend the lease and let us all continue to enjoy the quaintness of the site as well as the quality of the food to decades to come.
Anne McPherson

From: the_mcmillans@aol.com
To: dreisner@townofryeny.com
Subject: Seaside Jonnies
Date: Wednesday, September 28, 2016 1:01:38 PM

Hi

I hope this is the correct email address to contact. I wanted to express my disappointment that Mission Fisheries has withdrawn from the bid process for the Seaside Jonnies restaurant. I have lived in Rye for 7 years and have always been disappointed with the quality of food at the current restaurant and everyone I know was really looking forward to a change. I sincerely hope you will consider renewing the contract for one year only whilst you seek a more attractive alternative.

Thanks for your time

Lesley & Scott McMillan

From: [Jim Frank](#)
To: dreisner@townofryeny.com
Subject: Support for Seaside Johnnies
Date: Tuesday, October 04, 2016 2:13:44 PM

To whom it may concern,

I am writing in support of the renewal of the lease for Seaside Johnnies. I have viewed both proposals and was impressed by the financial support and renovations that were proposed in the renewal of Seaside Johnnies. As a life long resident of Rye -- I am a lover of the City of Rye, the beach, walking along the beach and the beauty of the park. Over the years I have come to appreciate how Johnnies, and the crew that works there, has helped to support the community. Therefore I support Seaside Johnnie's call for the renewal of their contract moving forward.

Sincerely,

Jim Frank
Rye, NY