



Please Note: New Date, Time & Location
AGENDA
Monthly Meeting
August 27, 2019 @ 5:30 PM
Rye Brook Village Hall

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1. PLEDGE OF ALLEGIANCE	
2. ROLL CALL	
3. EXECUTIVE SESSION TO DISCUSS CONTRACTUAL MATTERS	
4. RESUME PUBLIC SESSION	
5. ADOPTION OF MINUTES	
5.1. Regular Meeting: Tuesday, June 18, 2019	2 - 27
Regular Meeting: Tuesday, July 16, 2019	
Special Session: Tuesday, July 23, 2019	
Rye Town Park Commission - 18 Jun 2019 - Minutes - Pdf	
Rye Town Park Commission - 16 Jul 2019 - Minutes - Pdf	
Special Session of the Rye Town Park Commission - 23 Jul 2019 - Minutes - Pdf	
6. ITEMS OF BUSINESS	
6.1. Resolution Authorizing the Rye Town Park Commission to Award the Contract to Reconstruct the Dearborn Avenue Seawall to MTS Infrastructure LLC	28 - 29
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6.2. Parking and Beach Revenue Report	
Rye Town Park Revenue Analysis Presentation 8-27-2019	
6.3. Management Report	30 - 34
July August Management Report 2019	
RTP Financial Statement - July 31, 2019	
6.4. Restaurant Report	
6.5. Request from the Port Chester/Rye Brook/Rye Town Chamber of Commerce to Donate one Family Permit to be offered in a fund Raiser Raffle	35 - 36
Request from PC-RB-RT Chamber of Commerce	
7. PUBLIC COMMENT ON NON AGENDA ITEMS	
7.1. No Change or Refunds - For Sight Impaired Options 2019.08.27	37 - 38
Photo of kiosk August 2019	
8. Adjourn	

UPCOMING MEETINGS

MONTHLY MEETING: September 17, 2019 at Rye Brook Village Hall

MONTHLY MEETING: October 15, 2019 at TBD

DRAFT



Rye Town Park Commission Minutes

Tuesday, June 18, 2019

Present Commissioners Richard Falanka,
Josh Cohn, Emily Hurd, Acting
Commissioner Lindsay Anne
Jackson on behalf of Commissioner
Benedict Salanitro and Acting
Commissioner Jason Klein on behalf
of Commission Paul Rosenberg

Absent Commissioners Paul Rosenberg and
Benedict Salanitro

1 Pledge of Allegiance

2 Roll Call

3 Adoption of Minutes

- 3.1. The minutes of the meetings of May 4, 2019, May 21, 2019 and June 4, 2019 were adopted.

The minutes of the meeting of April 16, 2019 were tabled

Moved by Richard Falanka, seconded by Emily Hurd

ADOPTED

4 Public Comment on Non Agenda Items

- 4.1. Jamie Jensen of 588 Forrest Avenue in Rye distributed the results of an informal survey conducted by the Rye Town Park Alliance to the commissioners. She agreed to return later in the agenda when the item concerning revised fee structure will be opened for discussion.

5 Items of Business

- 5.1. Request from the Big Picture Foundation(BPF) for approval for a beach sculpting event on either June 22 or 23 from 9:00 AM to 1:00 PM. The event would be supervised by: Lisa Dominici, Nancy Pasquale, and Kim Tamalonis. The goal of the event is to raise awareness

about protecting the earth.

Moved by Emily Hurd, seconded by Richard Falanka

APPROVED

5.2. Resolution: Authorizing a Grant Application to the Office of Parks, Recreation and Historic Preservation Exterior Historic Bath House

President Zuckerman introduced items 5.2 and 5.3, explaining that the first resolution, Item 5.2 is a historic preservation grant for \$600,000 to restore and stabilize the exterior of the bath house and Item 5.3 is a resolution to support submission of a \$600,000 grant to fund alterations to the Bath House that will make the facility's bathrooms and public offices compliant with the Americans with Disabilities Act. He invited questions from the Commission.

Commissioner Cohn expressed concern that these grants had not been approved by the Rye City Council or included in the City's 2019 budget. He said "We want to work with you so we do not overstep of our financial controls." President Zuckerman explained that these two grants were, in essence, the same applications that had been approved and submitted last year. He also pointed out that the matching funds for the grants, if either one is awarded, will not be needed until fiscal year 2020 at the earliest. Commissioner Cohn replied that once we apply, everyone on the commission would want to honor our commitment if we receive the grant.

Commissioner Falanka asked for clarification of the capital expenditures obligations of the Town and City, respectively. President Zuckerman explained the Town is responsible for just over 60% of capital expenditures and the City for just under 40%.

Commissioner Cohn said he was under the impression that the City's share was 40% and 20% was the obligation of each Villages and the Town. But President Zuckerman referring to the New York State statute 711 by which Rye Town Park was formed, explaining that the entire 60% share is borne by the Town and not its constituent villages. He further stated that the Town is prepared to bond its share of the capital obligation for the Bath House restoration.

Commissioner Cohn recalled that he had previously asked for a capital plan and a list of all of the grants we will be going for because \$500,000 is not a sum of money that can be taken lightly. "We don't apply for grants unless we think we are in a position where we can fund our match."

Commissioner Hurd commented that this is a topic she has been mentioning with some regularity. She questioned why are we spending money on a roof.
Commissioner Cohn

agreed and observed that we put one million dollars into the tower building and don't know the purpose to which we are putting the building to use.

President Zuckerman replied that the Commission is not now focused on putting any money into the tower building. We are concentrating on the Bath house building to make it accessible and functional for park staff and bathrooms for the public. This has been the consistent goal since last year.

Commissioner Hurd responded that that was when we assumed the bath house roof was a \$300,000 project. And now the cost has doubled. And now we are in it, this begs the question of whether we would preserve the rest of the buildings.

Commissioner Falanka stated this application is due by July 26th. Are you committed to be part of this application? He stated his position that is for applying for the grant. The condition of the buildings isn't good. He also believed Mayor Cohn has to have the opportunity to go through this with his board.

Acting Commissioner Jackson stated her belief that the women's room is in terrible shape and that if it is improved more residents will use it. She suggested that the financial burden could be budgeted by the city over two years to reduce the financial burden.

Acting Jason Klein stated his position explaining that in his work we deal with historic properties in varying states of distress. He urged the commission to act quickly. The longer you wait , the more the project is going to cost.

Commissioner Cohn stated that when he votes to say go, he wants his colleagues on the commission to know the City will fund its part. He asked for time for the City Council to work through the issue before he and Commissioner Hurd cast their votes.

It was agreed that Items 5.2 and 5.3 would be tabled

- 5.3. Resolution: Authorizing a Grant Application to the Office of Parks, Recreation, and Historic Preservation Interior Historic Bath House
- 5.4. Tree Clearing and Stump Grinding - "Piggyback" on Village of Rye Brook Bid# 17-05
[Resolution - Tree Clearing and Stump Grinding - "Piggyback" on Village of Rye Brook Bid# 17-05 - Pdf](#)
- 5.5. Report from the Barley Beach House

Proprietors Bobby Harris and Chris Surace presented with the assistance of their architect Peter Dusenberry. First they thanked the commission for adopting a two-hour time block which was very helpful for the restaurant's patrons. Next they reported that they have ordered an inventory of beach chairs and sand umbrellas for rental by the park's patrons. They described their plan to begin with a modest number of chairs and then to order more based on demand. They next presented a site plan of their proposed beach bar space. After much discussion President Zuckerman stated his position that the space be reduced in size. Commissioner Falanka agreed.

By voice vote the Commission unanimously approved the Barley Beach House plans for a beach bar as amended

5.6. Rye Town Park Alliance Co-founder Jamie Jensen was invited to return to the podium

Ms. Jensen: Began by commending the work of the parking solutions committee and the great job done by the staff to think through implementation of the system. She pointed out that the adequate signage was not there and hoped this would follow.

Ms. Jensen then presented the results of the poll she had circulated and from which she drew three conclusions. These boil down to the feeling among resident that the RTP's new policy is not family friendly. She elaborated by asking, "How can you look at charging resident seniors only \$30 for a season permit and then look at an 18 year old and tell that person you have to pay \$150?" She went on to discuss the plight of working parents whose children are not permitted to enter the beach without a guardian until they age 16. She questioned if the RTPC was encouraging the coddling of the community's kids. She recommend lowering the age of unaccompanied beach admission to 13.

Lastly, Ms. Jensen pointed out that many local pools allow childcare workers to accompany children without having to pay full fare. She asked the Commission to consider changing this policy for its family passes.

President Zuckerman invited comments.

Commissioner Hurd pointed out that Rye Town Park seems like a natural meeting place but voiced the concern that 13 is the right age. She observed the Rye YMCA has a care giver option and stated the position that she supported including college age dependents.

Commissioner Falanka recalled how he had enjoyed the beach as a teenager and voiced support for all three recommendations. He also voiced great concern that the beach be a place that is pleasant to visit. Especially when we put out a big fee for a permit that people from Port Chester cannot afford. They pay as they go. While RTPC has to meet payroll and its other expenses, we will have to continue to work on this.

Acting Commissioner Jackson said she agreed whole heartedly that residents to take ownership by taking the effort to pre-register in order to qualify for lower resident rates. She said she understood there are some complaints with a new system but that is to be expected. She then said she was impressed with electronic system. As for 3 suggestions, I do like including college-aged students. The caregiver issue is a separate debate. She voiced support for lowering the age of unaccompanied admission.

Don Sanford of 14 Browndale Place in Port Chester the got up to speak. He asked the Commission to think about a young man who can get up a and get himself to the job and can't go to the beach. Mr. Sanford's son is such a young man at the age of

14.

Commissioner Cohn stated his support for including college-age dependents on family passes. He also said the caregiver permit sounds like a great idea.

President Zuckerman concluded by observing that the commissioners seem to all in agreement about college age dependents. He was not sure about unaccompanied teens and what the right age would be. As for including caregivers on permits, he wondered how do other facilities handle that? Who do you call a babysitter? Do they get their own pass?

Mr. Sandford offered to send staff information about how the Rye Y handles its caregiver policy.

President Zuckerman then posited three rule changes for a vote by the commissioners:

- 1. That college-age dependents be included in family season permits;**
- 2. Children of 14 will be permitted onto the beach without a parent;**
- 3. Caregivers will be included on season permits as soon as how this policy can be implemented is clarified.**

On a motion by Commissioner Falanka and seconded by Commissioner Hurd the new policies were approved by unanimous voice vote.

- 5.7. Authorizing the Rye Town Park Commission to receive a one-time, 60-day funds advance from the Town of Rye in the amount of \$122,326.03 for certain short-term capital expenditure needs, and setting forth interest and repayment terms for same.

President Zuckerman introduced the next resolution and explained the rationale behind it.

Commissioner Cohn said it came as a surprise to him and Commissioner Hurd that the City's finance department had received an invoice for capital expenses from the Rye Town Park Commission. He added that he had a word with City staff and reported that they had not had a chance to consider it. He stated that he was comfortable voting for this resolution as long as it was understood that his vote was without prejudice as to the City's staff judgement about the invoice.

[RESOLUTION Authorizing the Rye Town Park Commission to receive a one-time, 60-day funds advance from the Town of Rye - R19-31 - Pdf](#)

6 Management Report

- 6.1. Secretary to the Rye Town Park Commission presented the report briefly. Director of Community Outreach William Lawyer was invited to speak about upcoming concerts and special events.

7 Adjourn

UPCOMING MEETINGS

MONTHLY MEETING: July 16, 2019 at Rye Brook Village Hall

MONTHLY MEETING: August 20, 2019 at Port Chester Court House



Resolution R19-27

Date: June 18, 2019

Tree Clearing and Stump Grinding - "Piggyback" on Village of Rye Brook Bid# 17-05

On a motion by Commissioner Falanka and seconded by Acting Commissioner Klein the following measure was approved:

WHEREAS, The Rye Town Park Commission (RTPC) has determined that the Rye Town Park is in need tree services that include pruning, removal and individual stump grinding; and

WHEREAS, the Village of Rye Brook has previously solicited bids and awarded a contract for said services in 2017 and again in June, 2018; and

WHEREAS, the Village of Rye Brook has awarded said contract to Central Tree Service, located at 139 Maple Avenue, Rye, NY 10580 under after determining that Central Tree Service was the lowest responsible bidder; and

WHEREAS, Central Tree Service fee schedule per Village of Rye Brook bid is as follows:

Tree Removals (to include stump grinding):

10" or Less Cost per tree: \$120.00
10.1" - 18" \$180.00
18.1" - 24" \$550.00
24.1" - 36" \$2,995.00
36.1" and up \$3,750.00

Total Cost Tree Removal: \$42,200.00

Tree Trimmings and Pruning:

4" - 12" \$40.00
12.1" - 18" \$140.00
18.1 - 24" \$220.00
24.1" - 36" \$510.00
36.1" and up \$850.00

Total Cost Not to Exceed \$9,950

Individual Stump Grinding:

1-18" \$180.00

19 – 38" \$350.00

37-48" \$425.00

Base bid amount -- \$52,150.00

WHEREAS, the total contract for RTPC and Central Tree service shall be for an amount not to exceed available budgetary allowances on a unit price basis and this contract shall piggyback the Village of Rye Brook contract and shall be in effect for a one-year renewable term; and

NOW, THEREFORE, BE IT RESOLVED, that the RTPC hereby authorizes its President and Chairman, Supervisor Gary Zuckerman, to renew its contract with Central Tree Service for the above-referenced services for Rye Town Park and said contract shall "piggyback" the above-referenced Rye Brook contract with the same vendor.

ROLL CALL

AYES

NOES

ABSENT

ABSTAIN

Commissioners Falanka, Cohn, Hurd, Acting
Commissioners Jackson and Klein and
President Zuckerman

None

DATED: June 18, 2019



Resolution R19-31

Date: June 18, 2019

Authorizing the Rye Town Park Commission to receive a one-time, 60-day funds advance from the Town of Rye in the amount of \$122,326.03 for certain short-term capital expenditure needs, and setting forth interest and repayment terms for same.

On a motion by Commissioner Falanka without prejudice and seconded by Acting Commissioner Jackson the following measure was adopted:

WHEREAS, the Rye Town Park Commission (RTPC) requires funds from the Town of Rye for its short-term cash flow requirements stemming from certain current capital activities taking place on the Park during the 2019 park-going season; and

WHEREAS, such funds advance shall cover capital invoices for the Rye Town Park Bath House and other capital expenditures for the park; and

WHEREAS, the above described funds advance shall be for approximately 60 days and the RTPC shall repay said funds to the Town of Rye at an interest rate of 2.03% per annum;

WHEREAS, the RTPC shall repay the Town of Rye within 60 days of receiving said funds; now therefore be it

RESOLVED, that the RTPC hereby authorizes its President, Gary Zuckerman, to receive the above-described funds advance from the Town of Rye and obligate the RTPC to repay said funds pursuant to the above-outlined repayment terms including the specified interest rate and duration of said advance.

ROLL CALL

AYES

Commissioners Klein, Jackson and President Zuckerman. Commissioners Falanka, Cohn and Hurd voted without prejudice.

NOES

None

ABSENT

ABSTAIN

DATED:



Rye Town Park Commission Minutes

Tuesday, July 16, 2019

Present Gary Zuckerman, Julie Souza, Frank Ferrara, Lindsay Jackson, Jason Klein, and Richard Mecca

Absent Benedict Salanitro, Paul Rosenberg, Richard Falanka, Josh Cohn, and Emily Hurd

1 Pledge of Allegiance

All those present recited the Pledge of Allegiance.

2 Roll Call

3 Adoption of Minutes

3.1. June 18, 2019

The minutes of June 18, 2019 have been tabled until the next meeting.

4 Public Comment on Non Agenda Items

Peter Finemen, a Village of Port Chester Resident, approached the Commission to discuss an event that took place in Rye in 1685. Mr. Finemen suggests that the Commission consider putting a sign or a sculpture on the path or boardwalk to represent the event of slave smuggling through Rye in 1685.

5 Items of Business

5.1. Resolution: To Call a Special Session of the Rye Town Park Commission on Tuesday, July 23rd at 6:00 PM at Rye City Hall

Motion by Acting Commissioner Ferrara, Seconded by Acting Commissioner Klein.

5.2. Resolution: Authorizing a Grant Application to the Office of Parks, Recreation and Historic Preservation Exterior Historic Bath House

[Resolution: Authorizing a Grant Application to the Office of Parks, Recreation and Historic Preservation Exterior Historic Bath House - R19-29 - Pdf](#)

5.3. Resolution: Authorizing a Grant Application to the Office of Parks, Recreation, and

Historic Preservation Interior Historic Bath House

[Resolution: Authorizing a Grant Application to the Office of Parks, Recreation, and Historic Preservation Interior Historic Bath House R19-30 - Pdf](#)

- 5.4. Resolution: Authorizing Submission of a Grant Application to the New York State Environmental Facilities Corporation (EFC) Green Innovation Grant Program (GIGP).

[RESOLUTION: Resolution: Authorizing Submission of a Grant Application to the New York State Environmental Facilities Corporation \(EFC\) Green Innovation Grant Program \(GIGP\) - R19-34 - Pdf](#)

- 5.5. Report from Architect on Bath House Roof Replacement
Architect Lisa Easton provided a report regarding issues that have arisen with the reconstruction of the Bathhouse roof. Ms. Easton explained the issues could not have been foreseen until the entire roof was removed. The additional work is estimated not to exceed \$213,000.

- 5.6. Resolution setting 16 as the age of Unaccompanied Minors to be Admitted to Rye Town Beach as Required by New York State Health Code

[RESOLUTION setting 16 as the age of Unaccompanied Minors to be Admitted to Rye Town Beach as Required by New York State Health Code - R19-33 - Pdf](#)

- 5.7. Request from Port Chester Youth Baseball to waive parking fees for its year end BBQ event

Debbie Reisner spoke on behalf of the PCYBL. The organization is paying the non-profit rental fee rate for the event and has requested that parking fees be waived as in the past. The non-profit parking rate is \$2.00 per car.

ON a motion by Acting Commissioner Souza, Seconded by Acting Commissioner Mecca, the Commission agreed to waive the fees.

- 5.8. Management Report

Secretary to the Commission Debbie Reisner began her report with a commendation of the entire staff. The planning leading up to the 4th of July weekend was thought out and given much care. The 4th of July was without incidents, without chaos, and was extremely successful.

Elizabeth Orgall, a non-resident, got up to speak. She said that the diversity at the park has greatly decreased because the fees were so high. She noted that it is hard for low income residents of Port Chester to afford to go to Rye Town Park. Ms. Orgall added that the 4th of July was so smooth because no one can afford to go to the beach.

Aylone Katzin, Town of Rye Program Administrator, provided the Commission with a financial analysis of parking revenue and beach permits.

6 Adjourn

On a Motion by Acting Commissioner Souza, Seconded by Acting

Commissioner Klein, the meeting was adjourned.

UPCOMING MEETINGS

MONTHLY MEETING: August 20, 2019 at Port Chester Court House

MONTHLY MEETING: September 17, 2019. Location TBD



Resolution R19-29

Date: June 18, 2019

Resolution: Authorizing a Grant Application to the Office of Parks, Recreation and Historic Preservation Exterior Historic Bath House

On a Motion by Acting Commissioner Ferrara, Seconded by Acting Commissioner Jackson, the following resolution was adopted:

WHEREAS, the historic Rye Town Park, including 17 buildings, 28.1 acres of parkland and 34.5 acres of beach, are publicly accessible and utilized year-round; and

WHEREAS, the c. 1925 Bathhouse, designed by J.F. Musselman, was originally built as the Women's Bathhouse, however today it is the main public restroom facility in the park and houses storage and maintenance rooms.; and

WHEREAS, the building is in a state of severe deterioration and in need of significant repairs to protect and maintain the structure and provide the only year-round operational toilet facilities for the Rye Town Park; and

WHEREAS, the Rye Town Park Commission (RTPC) seeks to improve the Bathhouse building and provide a watertight year-round enclosure that includes repair and restoration of the exterior stucco and masonry, wood framing, windows and doors; and

WHEREAS, the RTPC desires to obtain funding from the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) for the restoration of the exterior envelope of the Bathhouse in the form of a matching grant of up to \$600,000 with said grant application being due July 26, 2019;

NOW THEREFORE BE IT RESOLVED, that the RTPC authorizes President Gary Zuckerman and his staff to prepare and submit to the NYS OPRHP the necessary paper work for a grant application to repair and restore the exterior building envelope of the Rye Town Park Bathhouse by stabilizing and repairing the structure, including restoring the exterior stucco walls and replacing the windows and doors.

NOW THEREFORE BE IT FURTHER RESOLVED, that the RTPC commits to match any OPRHP funds It receives from New York State in order to be able to restore the exterior of the Rye Town Park Bathhouse.

ROLL CALL

AYES

Acting Commissioners Souza, Mecca, Klein,
Ferrara, Jackson, and President Zuckerman

NOES

None

ABSENT

Commissioners Hurd, Cohn, Salanitro,
Falanka, and Rosenberg

ABSTAIN

None

DATED: July 16, 2019



Resolution R19-30

Date: June 18, 2019

Resolution: Authorizing a Grant Application to the Office of Parks, Recreation, and Historic Preservation Interior Historic Bath House

ON a Motion by Acting Commissioner Klein, Seconded by Acting Commissioner Souza, the following resolution was adopted:

WHEREAS, the historic Rye Town Park, including 17 buildings, 28.1 acres of parkland and 34.5 acres of beach, are publicly accessible and utilized year-round; and

WHEREAS, the c. 1925 Bathhouse, designed by J.F. Musselman, was originally built as the Women's Bathhouse, however today it is the main public restroom facility in the park and houses storage and maintenance rooms; and

WHEREAS, the interior of the building is in a state of severe deterioration and in need of significant repairs to serve the public and to provide year-round operational toilet facilities for the Rye Town Park; and

WHEREAS, the Town of Rye has a substantial elderly and disabled population with 35% of its over-60 population having at least one disability; and

WHEREAS, the Town of Rye has a significantly higher percentage of persons with a disability than the overall population of Westchester County; and

WHEREAS, the Rye Town Park office facilities serving the public - providing park permits, park security, and park director offices - are presently not accessible to individuals with disabilities; and

WHEREAS, the Rye Town Park Commission (RTPC) seeks to address the state of severe deterioration of the interior of the historic Bath House and to comply with the ADA to provide year-round ADA complaint restrooms, as well as the park permit, security, and park director offices to serve the public that accessible to individuals with disabilities including signage, lighting, access railings, door hardware; and

WHEREAS, the RTPC desires to obtain funding from the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) for interior renovation including ADA compliance in the form of a matching grant of up to \$600,000 with said grant application being due July 26, 2019;

NOW THEREFORE BE IT RESOLVED, that the RTPC authorizes President Gary Zuckerman and his staff to prepare and submit to the NYS OPRHP the necessary paper work for a grant application to repair and to renovate the interior of the Bath House including year-round ADA complaint restrooms, as well as the park permit, security, and park director offices that serve the public and are accessible to individuals with disabilities including signage, lighting, access railings, door hardware;

BE IT FURTHER RESOLVED, that the RTPC commits to match any OPRHP funds it receives from New York State in order to renovate the interior of the historic Bath House to be able to make Rye Town Park facilities serving the public ADA compliant to serve individuals with disabilities.

ROLL CALL

AYES	Acting Commissioners Souza, Mecca, Klein, Ferrara, Jackson, and President Zuckerman
NOES	None
ABSENT	Commissioners Hurd, Cohn, Falanka, Salanitro, and Rosenberg
ABSTAIN	None

DATED: July 16, 2019



Resolution R19-34

Date: July 16, 2019

Resolution: Authorizing Submission of a Grant Application to the New York State Environmental Facilities Corporation (EFC) Green Innovation Grant Program (GIGP).

ON a motion by Acting Commissioner Ferrara, Seconded by Acting Commissioner Jackson, the following Resolution was adopted:

Whereas, the Rye Town Park Commission hereby requests financial assistance from the New York State Environmental Facilities Corporation (EFC) Green Innovation Grant Program (GIGP).

Whereas, Rye Town Park Commission hereby commits to funding up to \$123,750.00 of matching funds pursuant to the requirements of the grant program.

Therefore, be it resolved that Rye Town Park Commission hereby authorizes Gary Zuckerman, President, to act on its behalf in submittal of an application through the Consolidated Funding Application for \$1,113,750.00, to be used for the Rye Town Park Beach Parking Rehabilitation and Green Infrastructure Project.

ROLL CALL

AYES

Acting Commissioners Klein, Ferrara, Jackson,
and President Zuckerman

NOES

Acting Commissioners Souza and Mecca

ABSENT

Commissioners Hurd, Cohn, Falanka,
Salanitro, and Rosenberg

ABSTAIN

None

DATED: July 16, 2019



Resolution R19-33

Date: July 16, 2019

Resolution setting 16 as the age of Unaccompanied Minors to be Admitted to Rye Town Beach as Required by New York State Health Code

ON a Motion by, Acting Commissioner Souza, Seconded by Acting Commissioner Ferrara, the following resolution was adopted:

WHEREAS, as a temporary accommodation to Rye Town Park beach-going families, the administration of Rye Town Park has allowed unaccompanied minors who are 14 years and above to enter the beach without adult supervision; and

WHEREAS, it has been brought to the Rye Town Park Commission's attention that Part 6, Subpart 6-2 of the New York State Department of Health code (see attachment A) for Bathing Beaches requires that children less than 16 years of age must at all times be accompanied by a parent or guardian or similar adult responsible for their safety and behavior while at the bathing facility; and now therefore be it

RESOLVED, that the Rye Town Park Commission hereby acknowledges and adopts as its own, the requirement as set forth by the State of New York that children under 16 years of age who wish to enter the bathing area (beach and water) of Rye Town Park be accompanied by a parent or guardian who is over 18 years of age.

ROLL CALL:

AYES

Acting Commissioners Souza, Mecca, Klein, Ferrara, Jackson and President Zuckerman

NOES

None

ABSENT

Commissioners Hurd, Cohn, Falanka, Salanitro, and Rosenberg

ABSTAIN

None

DATED: July 16, 2019



Rye Town Park Commission Minutes

Tuesday, July 23, 2019

Present Benedict Salanitro, Gary Zuckerman,
Richard Falanka, Josh Cohn, Emily
Hurd, and Sal Crescenzi

Absent Paul Rosenberg

1 Pledge of Allegiance

Acting Commissioner Crescenzi led all those present in the pledge of Allegiance.

2 Roll Call

3 Items of Business

Please note that Town Clerk, Hope Vespia, was a stand in for Commission Secretary Debbie Reisner.

- 3.1. Resolution to Accept Auditor's Report for FY2018
Scott Oling from O'Connor Davies presented the Audit Report to the Commission.

[Resolution to Accept Auditor's Report for FY2018 - Pdf](#)

- 3.2. Resolution to Approve Concession Agreement Amendment No. 1 Between the Rye Town Park Commission (RTPC) and 94 Dearborn, LLC to establish a Beach Bar for the Purposes of Serving Alcohol to Beach-going and Restaurant Patrons.

Following discussion, the Commissioners determined to adopt this resolution, so as to permit the Barley Beach House to move forward with the beach bar, but to re-visit the terms of the concession agreement amendment at the August meeting.

Phillip Horner, of Rye Neck, addressed the Commission. He noted that he sent an Email to Mr. Zuckerman about the Beach Bar. Mr. Horner's concern is that the demographic and nature of the beach is being changed. The fee schedule was drastically changed and now a beach bar will be added. He noticed that there are fewer children at the beach and the mix of people is not the same. Overall, he does not agree with the addition of the beach bar and would like the Commission to make decisions consciously.

[RESOLUTION: To Approve Concession Agreement Amendment No. 1 to Establish a](#)

[Beach Bar - R19-36 - Pdf](#)

- 3.3. Resolution: To Authorize the Barley Beach House to Have Live Music at its Restaurant Location

This resolution has been tabled. After much discussion, the Commission agrees to allow the Barley Beach House to continue to conduct their live music the way they have been until a new resolution can be written and the terms are agreed on.

- 3.4. Resolution To Approve a Change Order for the Rye Town Park Bathhouse Roof Replacement

[RESOLUTION: To Approve a Change Order for the Rye Town Park Bathhouse Roof Replacement - R19-35 - Pdf](#)

- 3.5. *Commissioner Cohn addressed the Commission regarding three recent resolutions that were adopted: To submit grant applications for Interior Bathhouse repairs, exterior bathhouse restoration, and green innovation to the parking infrastructure. Commissioner Cohn feels the City of Rye has expressed concerns many times regarding the funding of capital improvements to Rye Town Park. The City of Rye is not prepared to spend more on capital expenditures beyond what was discussed tonight, until the year 2022.*

4 Adjourn

On a motion by Commissioner Salanitro, Seconded by Commissioner Hurd, the meeting was adjourned.

4.1. UPCOMING MEETINGS

MONTHLY MEETING: August 20, 2019 at Port Chester Court House

MONTHLY MEETING: September 17, 2019. Rye Brook Village Hall



Resolution R19-32

Date: July 16, 2019

Resolution to Accept Auditor's Report for FY2018

ON a motion by Commissioner Salanitro, Seconded by Acting Commissioner Crescenzi, the following Resolution was adopted:

WHEREAS, the Rye Town Park Commission (RTPC) is required to retain professional services annually for the auditing of the financial statements for the respective financial position of the governmental activities and each major fund of the RTPC, and

WHEREAS, O'Connor Davies, LLP, 500 Mamaroneck Avenue, Harrison, New York 10528, auditors for the RTPC, has conducted financial statements for the RTPC for the year ended December 31, 2018 in accordance with auditing standards and accounting practices generally accepted in the United States of America;

NOW, THEREFORE, BE IT RESOLVED, that RTPC acknowledges that the required audit for the RTPC for the year ended December 31, 2018 has been completed and submitted by said O'Connor Davies, LLP, and

BE IT FURTHER RESOLVED, that the Rye Town Park Commission accepts the audit by said O'Connor Davies, LLP.

ROLL CALL

AYES

Commissioners Salanitro, Falanka, Hurd,
Cohn, Acting Commissioner Crescenzi, and
President Zuckerman

NOES

None

ABSENT

Commissioner Rosenberg

ABSTAIN

None

DATED: July 23, 2019



Resolution R19-36

Date: July 23, 2019

Resolution to Approve Concession Agreement Amendment No. 1 Between the Rye Town Park Commission (RTPC) and 94 Dearborn, LLC to establish a Beach Bar for the Purposes of Serving Alcohol to Beach-going and Restaurant Patrons.

ON a motion by Commissioner Falanka, Seconded by Commissioner Salanitro, the following Resolution was adopted:

WHEREAS, the Rye Town Park Commission (RTPC) and the Concessionaire (94 Dearborn, LLC) entered into a master Concession Agreement on April 20, 2018; and

WHEREAS, the Concessionaire has proposed and the RTPC has agreed to expand the Concession space to include a defined portion of the beach area directly in front of the snack bar for the controlled services of alcoholic beverages; and

WHEREAS, the specific terms and conditions for said concession expansion are contained within the attached "Concession Agreement Amendment No. 1" which has been negotiated and reviewed by counsel for both the RTPC and the concessionaire; now therefore be it

RESOLVED, that the RTPC hereby authorizes the execution of the above-referenced concession agreement and upon full execution by representatives of both the RTPC and the concessionaire, said amendment to the master concession agreement shall become effective for the term of the current beach season with an annual renewal the next beach season unless terminated by the Commission in accordance with said amendment.

ROLL CALL

AYES	Commissioners Salanitro, Falanka, Hurd, Cohn, Acting Commissioner Crescenzi, and President Zuckerman
NOES	None
ABSENT	Commissioner Rosenberg
ABSTAIN	None

DATED: July 23, 2019



Resolution R19-35

Date: July 23, 2019

Resolution Approving a Change Order for the Rye Town Park Bathhouse Roof Replacement

On a motion by Commissioner Falanka, Seconded by Commissioner Salanitro, the following Resolution was adopted:

WHEREAS, during the course of demolition, the structure of the roof framing and select areas of the masonry walls were found to be extensively deteriorated and unstable resulting in additional scope of work; and

WHEREAS, the Rye Town Park Commission's architect, Lisa Easton, has recommended the following repairs and suggests they are reasonable, the costs associated with same include:

Additional carpentry work	94,030
Additional masonry work	213,836
Credit	50,162
Discount	40,000
Total	217,696

NOW THEREFORE BE IT RESOLVED, that the RTPC hereby authorizes its President, Gary Zuckerman to approve the above-described change order not to exceed \$217,696, or such lesser amount as may be agreed upon pursuant to the terms above and scope of work more fully described in the memo of Lisa Easton dated July 15, 2019.

ROLL CALL

AYES

Commissioners Salanitro, Falanka, Hurd,
Cohn, Acting Commissioner Crescenzi, and
President Zuckerman

NOES

None

ABSENT

Commissioner Rosenberg

ABSTAIN

None

DATED: July 23, 2019



Resolution R19-38

Date: August 27, 2019

Resolution Authorizing the Rye Town Park Commission to Award the Contract to Reconstruct the Dearborn Avenue Seawall to MTS Infrastructure LLC

WHEREAS, in 2012, Superstorm Sandy, struck the Eastern Seaboard of the United States, severely damaging the Dearborn Avenue Seawall which is part of Rye Town Park (Oakland Beach); and

WHEREAS, the Rye Town Park Commission (RTPC) has solicited bids for the seawall's reconstruction and on July 24, 2019 received four (4) bids for the project; and

WHEREAS, said bids were evaluated for price and competence by Dolph Rotfeld Engineering, P.C., a Division of AI Engineers, Inc., P.C. of 570 Taxter Road, Suite 300, Elmsford, NY 10523;

WHEREAS, the lowest responsible bidder is MTS Infrastructure LLC of 774 North Bedford Road in Bedford Hills, NY; and

WHEREAS, said lowest responsible bid came in at \$1,350,385.00, for the scope of the project which includes considerable masonry stone work; and

WHEREAS, it is the sense of the RTPC that the firm of MTS Infrastructure LLC should be awarded said contract under the terms of the related Request for Proposals (RFP); and now therefore be it

RESOLVED, that the RTPC hereby awards the above-described Dearborn Avenue Seawall reconstruction project to MTS Infrastructure LLC which shall commence work on said project as soon as practicable.

ROLL CALL

AYES

NOES

ABSENT

ABSTAIN

DATED:

Rye Town Park Development Management Report

Thurs July 11 - Thurs Aug 15, 2019

Next RTPC Meeting: Tuesday, Aug 20, 2019

6pm at the Port Chester Court House

Highlight - “We are # 1” The nonprofit organization Save the Sound released results of its “Long Island Sound Beach Report” on August 2, 2019. The report highlighted the “Top 20” beaches on Long Island Sound based on water quality, and for the first time, presented comprehensive grades for 204 LI Sound swimming beaches in New York and Connecticut. ***Rye Town Park’s beach was ranked # 1 in the New York category.***

Personnel - Courtesy of RTPC, we enjoyed a Staff party on the beach July 24th attended by more than 50 RTP employees from all departments; a good time was had by all. Kudos to RTP employees Karissa Sprague, Brittany Bunjaport & Kaylan Pinnix for their help in planning, organizing and supporting the event.

Park Programming: Beach Volleyball ended another very successful season on Monday Aug. 12th. Barley Beach House (BBH) has embarked on an umbrella and beach chair rental operation. The OWS program continues to be well received as evidenced by greater participation on all three of the days. Daily attendance has been averaging 20-30 swimmers. RTP Waterfront Staff has been extremely helpful managing and caring for OWS participants. Tuesday morning Storytime continues through August 27th.

Park Maintenance - The park maintenance and grounds staff continue to work hard every day cleaning, maintaining, repairing and upgrading all of our features. A two-page article about the park’s renovation projects and goals, appeared in the Aug 9 issue of the Westmore News. The bathhouse roof renovation project continues to be stalled to the point that there has been no work completed for the past 7 weeks. Park staff has done their best to maintain appearances and operational functionality while the project is stalled. Much work has been completed cleaning, repairing and repainting features at park & beach entrances. On July 28th we experienced a very brief electrical power ‘blink’ due to a transformer/wire incident on Forest Avenue. Park operations were not impacted at all, however, BBH experienced a greater impact sustaining a prolonged partial outage. Restaurant operations were curtailed for a few hours until full power was restored. BBH staff reports that since the 7/28 incident, they continue to be affected, mostly confined to their exhaust hood system. They are working with Con Ed and private contractors to resolve this condition.

Pond, Lawn and Tree Care - Regularly scheduled applications of DEC approved Citrine have been effective in controlling algae in the pond. Treatments have continued and all (4) of the pond appliances are now working optimally. A number of storm drains in the vicinity were at least partially restored, having a positive effect in the area. The area in question will continue to be monitored for the remainder of the season. A large branch came down in the July 18

storm, destroying one of the teak benches in the NW corner of the park. The bench in question was memorialized by FRTP who have been notified as to how they would like to proceed with replacement.

Many new plantings, salvaged from Crawford Park, have been transplanted to the beds in front of the tower building.

We are working to clarify which (if any) additional tree related services could be provided by Bartlett Tree Experts, possibly in coordination with FRTP. In particular, we need to make a decision to get the needed deep root fertilization in a timely manner. Emerald Ash Borer treatments that were underwritten by the FRTP in the past will now be covered by the RTPC. Other tree care concerns are having replacement identification discs installed according to the Arborscope database.

Natural History - As mentioned at the beginning of this report, the non-profit Save The Sound organization in honoring the best LI Sound beaches, seeks to raise awareness in Sound Shore communities as to how we can improve our wastewater and stormwater discharge protocols.

Parking/Security/Safety - Permit sales “officially” ended mid-July however OWS and Pre-Registered Resident Day Pass issuances have continued. Additional traffic signage for parking area(s) has been delivered and installed. A new traffic pattern was put into effect on August 5th. Additionally, we have taken delivery of multiple signs to: clarify the new parking process; display daily rates; provide direction to pay stations. All will be installed in the days to come. To date, the 2019 season has been free from incidents requiring RPD assistance.

Park Development/Finances -

A new 22x34 graphic locator map was completed and is currently on display in the main kiosk opposite the bathhouse; another is mounted on the center doors of the Admin. Bldg. Additional copies will be displayed in strategic locations throughout the park.

Events/Publicity:

Tuesday & Thursday evening music series' have ended for 2019. The long running popular (Tuesday) music series enjoyed another year of great success with some bands playing for as many as 150 listeners. The newly created Jazz (Thursday) series despite some meteorological challenges seemed to have gained some traction with our patrons. The final performance of the series was well attended by more than 75 listeners.

Oakland Beach had its second annual sand sculpture program on July 20. Despite the extreme heat, about 25 people participated. Barley Beach House donated refreshments in support for the participants.

The previously postponed outdoor movie and magic show took place under the pavilion, on its scheduled rain date. This is the first time we adapted the event to be an ‘indoor’ event to account for some inclement conditions. Despite the dreary weather it worked out well, so we now know that we have a backup plan for the future.

The new sculpture (Windows II) installation is complete and people are actively putting the interactive swing component to the test on a regular basis. The outdoor sculpture Committee in conjunction with Rye Arts Center (RAC) held an “opening” reception in July. The committee is currently working with another artist for a potential sculpture installation in the Fall.

The weather smiled on Shakespeare, with the Lawnchair Theatre holding two showings of “Much Ado About Nothing.” About 150 people attended each event.

**Rye Town Park Commission
2019 Actual vs. Proposed Budget
As of July 31, 2019**

	ADOPTED 2019 Budget	ADOPTED 2019 ProRata Budget*	ACTUALS 7/31/2019	Variance Actual vs Budget	
REVENUE					
Rental Income - Concession	\$ 76,000	\$ 25,333	27,000	\$ 1,667	
Rental Income - Recreation	1,000	-	-	-	
Parking Fees	348,354	174,177	236,684	62,507	
Beach Admission	700,000	242,308	314,098	71,791	
Permits	240,000	240,000	248,679	8,679	
Sponsorship Income	10,000	5,833	8,867	3,034	
Donation Income	7,000	-	-	-	
Other Income	53,110	30,981	68,105	37,124	A
TOTAL REVENUE	1,435,464	718,632	903,434	184,802	
EXPENSES					
Wages					
Salaries - Directors	97,864	54,578	35,307	(19,271)	B
Salaries - Groundsmen	138,654	76,036	75,398	(638)	
Salaries - Security	126,067	61,000	53,727	(7,273)	
Salaries - Life Guards	185,141	92,571	89,384	(3,187)	
Salaries - Cashiers	59,906	32,852	48,334	15,482	C
Salaries - Attendants	2,304	-	-	-	
	609,936	317,036	302,149	(14,888)	
Benefits					
Social Security	46,660	24,253	25,782	1,529	
Workers Compensation	10,700	10,700	9,070	(1,630)	
Medical Insurance	-	-	-	-	
Retirement	12,000	-	(407)	(407)	
Training	5,600	5,600	5,005	(595)	
Unemployment Insurance	17,000	10,419	13,136	2,717	
	91,960	50,973	52,585	1,613	
Utilities, Taxes and Interest					
Telephone and Internet	7,600	4,433	2,644	(1,790)	
Utilities	46,000	26,833	19,002	(7,831)	D
Sewer Tax	16,550	-	-	-	
Past Property Tax Due	-	-	-	-	
Current Property Tax (approx)	25,000	-	-	-	
	95,150	31,267	21,646	(9,621)	
Administrative					
Professional Fees	103,800	60,550	51,033	(9,517)	E
Insurance	50,000	50,000	47,203	(2,797)	
Background Checks	4,500	2,625	1,386	(1,239)	
Office	9,000	9,000	11,476	2,476	
	167,300	122,175	111,097	(11,078)	
Operations and Maintenance					
Miscellaneous	48,637	28,372	22,044	(6,327)	F
Beach Supplies & Equipment	16,900	13,650	16,408	2,758	
Refuse Removal	16,600	9,683	5,313	(4,370)	
Promo, Print Signs	30,000	21,923	15,620	(6,303)	
Computer Service & Supplies	36,000	21,000	15,201	(5,799)	
Equipment Repairs	13,000	7,583	25,302	17,718	G
Building & Ground Maintenance	116,195	67,780	76,244	8,464	H
New Line - Lawns Maintenance	50,000	29,167	12,833	(16,333)	I
New Line - Tree Maintenance	12,000	7,000	18,434	11,434	J
Concerts & Events	16,500	14,300	9,114	(5,186)	
Uniforms	5,000	5,000	7,117	2,117	
Contingency	10,000	5,833	-	(5,833)	
	370,832	231,292	223,630	(7,661)	
TOTAL EXPENSES	1,335,178	752,742	711,108	(41,634)	
NET SURPLUS(DEFICIT)	\$ 100,286	\$ (34,110)	192,326	\$ 226,436	

Rye Town Park Commission

Variance Analysis

As of July 31, 2019

*Pro Rata Budget - Since Beach Operations occur from May through September, the budget has been adjusted to reflect 13 weeks of activity. Administrative and Maintenance reflects 7 months out of a 12 month year.

A - Includes \$5,000 for Feature Film Rental Fee.

B - New Park Director did not start until the end of March 2019.

C - Cashiers used as Ambassadors to assist park goers with questions regarding new systems for Parking and Beach access.

D - Less usage than anticipated.

E - Professional Fees lower than anticipated for the 7 months.

F - Lower than anticipated for credit card fees due to later season start and technical difficulties.

G - Repairs to John Deere Tractor (\$4,900) white dump truck (\$4,000) and beach rake (\$7,600) in preparation for season.

H - Includes \$6,500 for Fred Cook to clean drain and parking lot basins.

I - Account previously included expenses that belonged to Park Maintenance.

J - Includes \$17,000 for tree trimming and cleanup around the park.

DRAFT



Rye Town Park Commission

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President

Deborah A. Reisner
Commission Secretary

Commissioners
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Benedict Salanitro
Richard Falanka
Josh Cohn
Emily Proskine Hurd

EXAMPLE WINNER LETTER

November 2019

Port Chester/Rye Brook/Rye Town Chamber of Commerce
Annual Dinner Dance Raffle Prize
Rye Town Park - 2020 Season Family Permit

Dear Raffle Winner:

Congratulations! You have won a Family Permit to be used during the 2020 Season – valued at \$225!

Your permit entitles two adults and any children under the age of 22 to free beach access and free parking for the entire season!

To set up your family permit, please visit the park's permit office located in the administration building at Rye Town Park, 95 Dearborn Avenue in Rye. The permit office will open in early May of 2020. You will have until the end of July to apply for your permit.

Please bring with you:

- Drivers License
- Proof of Residency
- Vehicle Registration (for up to 4 vehicles)
*A Family Permit allows for 4 vehicles to be registered with the Permit, however, only 2 vehicles can be in the park at one given time.

All individuals that will be included on the family permit should be present at the time of registration so photos can be taken.





For further information about the park, please visit the Parks website: www.ryetownpark.org.

You can also call the off-season phone number (914) 939-3075 ext. 101.

The Park's off-season office is located at the Town of Rye, 222 Grace Church Street, 3rd Floor, Port Chester NY 10573.

This prize is non-transferrable.

EXAMPLE PERMIT

  Resident Family Pass (Beach+Parking) TEST Valid From: 04/15/20 Valid To: 12/31/20 PERMIT #5	  Resident Family Pass (Beach+Parking) TEST Valid From: 04/15/20 Valid To: 12/31/20 PERMIT #5

Cut the solid lines and
remove excess paper.

Cut the solid lines and
remove excess paper.

Fold along the vertical dotted lines
so that permit information is visible
on both sides.

Fold along the vertical dotted lines
so that permit information is visible
on both sides.

A horizontal dimension line with arrows at both ends, indicating a length of 10 in. The text "10 in" is centered above the line.

2 in

NO CHANGE OR REFUNDS



Approved 8/27/2019



Job / Client: Town of Rye

Description

CLIENT ACCEPTANCE

Print Name: _____

Sign Name:

Approval Date: _____

Revision Date:

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2019 SEASON
PERMIT HOLDERS
DO NOT PAY FOR
PARKING ON BEACH
ALL OTHERS MUST PAY
AT PAY STATION
THANK YOU!

Beach & Parking Fees

Permit Holders Park & Go

PEWDAYS
Show, 7:00 a.m. - 8:00 p.m.

RESIDENTS	
Any 2 hours	\$5.00 car
Any 4 hours	\$8.00 car
Any 24 hours	\$15.00 car
Any 30 days	\$150.00 car
Any 90 days	\$300.00 car
Any 180 days	\$500.00 car
Any 360 days	\$800.00 car
Any 720 days	\$1,200.00 car
Any 1440 days	\$2,400.00 car

REGULAR SEASON WEEKENDS & HOLIDAYS
Holidays - 7:00 a.m. - 8:00 p.m.

PRE-REGISTERED RESIDENTS	
Any 2 hours	\$5.00 car
Any 4 hours	\$8.00 car
Any 24 hours	\$15.00 car
Any 30 days	\$150.00 car
Any 90 days	\$300.00 car
Any 180 days	\$500.00 car
Any 360 days	\$800.00 car
Any 720 days	\$1,200.00 car
Any 1440 days	\$2,400.00 car

CHILDREN 12 & YOUNGER FREE

PERMIT HOLDERS	
Show permit to attendant for beach access	
NON-PERMIT HOLDERS	
Cash payment only for beach access	
Permit holders must pay for beach access	
Permit holders must pay for beach access	

\$50 FINES
Subject to 100% penalty for 1st offense
Subject to 100% penalty for 2nd offense
Subject to 100% penalty for 3rd offense
Subject to 100% penalty for 4th offense
Subject to 100% penalty for 5th offense
Subject to 100% penalty for 6th offense
Subject to 100% penalty for 7th offense
Subject to 100% penalty for 8th offense
Subject to 100% penalty for 9th offense
Subject to 100% penalty for 10th offense