

**CITY OF RYE  
1051 BOSTON POST ROAD  
RYE, NY 10580  
AGENDA**

**REGULAR MEETING OF THE CITY COUNCIL  
VIA ZOOM CONFERENCE  
Wednesday, February 03, 2021  
6:30 p.m.**

*PURSUANT TO GOVERNOR CUOMO'S EXECUTIVE ORDER No. 202.1, REQUIREMENTS UNDER THE OPEN MEETINGS LAW HAVE BEEN SUSPENDED AND PUBLIC BODIES MAY MEET WITHOUT ALLOWING THE PUBLIC TO BE PHYSICALLY PRESENT. FOR THE HEALTH AND SAFETY OF ALL, CITY HALL WILL REMAIN CLOSED. THE MEETING WILL BE HELD VIA ZOOM VIDEO-CONFERENCING WITH NO IN-PERSON LOCATION AND WILL BE BROADCAST ON THE CITY WEBSITE. A FULL TRANSCRIPT OF THE MEETING WILL BE MADE AVAILABLE AT A FUTURE DATE.*

City of Rye residents may participate in the public meeting via the zoom link below. A resident wishing to speak on a topic should raise his or her hand and, when admitted to speak, should provide name and home address, and limit comment to no more than three minutes.

Please click the link below to join the webinar:

<https://zoom.us/j/93564916733?pwd=a25SZEExoM1hLTFB4d2RzMjJMb3F6UT09>

Or phone: (646) 558-8656 or (301) 715-8592 or (312) 626-6799

Webinar ID: 935 6491 6733

Password: 815298

*[The Council will convene via ZOOM CONFERENCE at 5:15 p.m. and it is expected they will adjourn into a teleconference Executive Session at 5:16 p.m. to discuss attorney-client privileged matters, personnel matters, and/or labor negotiations.]*

1. Roll Call
2. Draft unapproved minutes of the Regular Meeting of the City Council held January 20, 2021.
3. Council discussion and potential disposition of the pending Milton Harbor Foundation Petition for a zoning text amendment to include a new special permit use for Civic and community center uses that could be applicable to the Wainwright House property (and potentially other sites) and would include water dependent recreational facilities.
4. Resolution to adopt Rye Recreation Camp Fees for the summer of 2021.  
Roll Call.
5. Residents may be heard on matters for Council consideration that do not appear on the agenda.

6. Consideration to set a public hearing for February 24, 2021 to adopt a local law deferring, for this year only, collection of City tax payments for an additional 90-days.
7. Adjourn until February 24, 2021 the public hearing for consideration of a petition from The Miriam Osborn Memorial Home to amend the text of the City of Rye Zoning Code Association to create new use and development standards for “Senior Living Facilities” in the R-2 Zoning District. All public hearing comments should be emailed to [publichearingcomments@ryeny.gov](mailto:publichearingcomments@ryeny.gov) with “Osborn Zoning Change” as the subject no later than 3:00 pm on the day of the hearing.
8. Resolution to transfer \$50,000 from the General Fund contingency balance to the EMS (Emergency Medical Service) Cost Center.  
Roll Call.
9. Authorization for the City Manager to retain the professional services of Sam Schwartz to study traffic related to Rose/Bedrock with a cost not to exceed \$7,500.  
Roll Call.

CONSENT AGENDA

10. Consideration of a request by the Rye Chamber of Commerce for the use of City Car Park #2 on Sundays from May 9, 2021 through December 5, 2021 from 6:30 a.m. to 3:30 p.m. for the Rye Farmers Market.
11. Consideration of a request by the American Legion Post 128 and the Ladies Auxiliary of Post 128 to approve a parade to commemorate Memorial Day to be held on Monday, May 31, 2021 from 9:30 a.m. to 10:30 a.m.
12. Consideration of a request by the American Legion Post 128 and the Ladies Auxiliary of Post 128 to hold a Memorial Day Ceremony on the village green event to be held on Monday, May 31, 2021 from 10:15 a.m. to 11:15 a.m.
13. Consideration of a request by the American Legion Post 128 and the Ladies Auxiliary of Post 128 to have a food truck at the Memorial Day event to be held on Monday, May 31, 2021 from 9:00 a.m. to 12:00 a.m.
14. Old Business/New Business.
15. Adjournment

\* \* \* \* \*

The next regular meeting of the City Council will be held on Wednesday, February 24, 2021 at 6:30 p.m.

\*\* City Council meetings are available live on Cablevision Channel 75, Verizon Channel 39, and on the City Website, indexed by Agenda item, at [www.ryeny.gov](http://www.ryeny.gov) under “RyeTV Live”.

***UNAPPROVED MINUTES*** of the Regular Meeting of the City Council of the City of Rye held in City Hall on January 20, 2021, at 6:30 P.M.

PRESENT:

JOSH COHN, Mayor  
SARA GODDARD  
CAROLINA JOHNSON  
RICHARD MECCA  
JULIE SOUZA  
BENJAMIN STACKS  
PAMELA TARLOW  
Councilmembers

ABSENT:

None

The Council convened at 6:30 P.M. by videoconference pursuant to Governor Cuomo's Executive Order 202.1 waiving requirements of the Open Meetings Law. The meeting was streamed live at [www.ryeny.gov](http://www.ryeny.gov) and on Zoom for public viewing and engagement.

1. Roll Call.

Mayor Cohn asked the City Clerk to call the roll; a quorum was present to conduct official City business.

2. Draft unapproved minutes of the Regular Meeting of the City Council held January 6, 2021.

Councilman Mecca made a motion, seconded by Councilman Stacks and unanimously carried, to adopt the minutes of January 6, 2021.

3. Consideration of a petition from the Milton Harbor Foundation for a zoning text amendment to include a new special permit use for Civic and community center uses that could be applicable to the Wainwright House property (and potentially other sites) and would include water dependent recreational facilities.

Mayor Cohn invited Kristen Wilson, Rye's Corporation Council, to introduce Milton Harbor Foundation's petition for a zoning text amendment to include a new special permit use for Civic and Community Center uses applicable to the Wainwright House property and other water-dependent recreational facilities.

Corporation Council Wilson recommend that the Council allow Milton Harbor Foundation to make their presentation but that the Council refrain from soliciting public comments at this meeting. Due to the public interest, she noted that an email address will be provided to the public for submission of any public comments. All comments must be submitted

by email by Wednesday, January 27 at 5 P.M., and they will then be collected and shared with the Council.

Councilwoman Souza asked if the email address for public comment submission will be made available by the City's email notification system and the City's website.

Corporation Council Wilson confirmed that it would.

There was general discussion about the public comments that have been previously submitted. In the event that the Council decides to open a Public Hearing, previously submitted comments will be available for the public to view on the City's website.

Councilwoman Tarlow asked Corporation Council Wilson to outline the process for consideration of the petition for the zoning text amendment.

Corporation Council Wilson stated that the applicant has petitioned for a zoning text amendment, which they are presenting at this meeting. After the initial presentation, the Council will be able to deliberate and consider the petition. The Council will then be able to ask the applicant to modify the petition, send it to the Planning Commission for their review and comments, or table the petition.

Corporation Council Wilson stated that the most recent petitions for zoning text amendments have been referred to the Planning Commission following the initial presentation to the Council. She noted that after the Planning Commission has reviewed the petition, the Council will have to hold a Public Hearing prior to the adoption of the zoning text amendment.

Councilwoman Tarlow and Councilwoman Souza asked if it was required to send the applicant to the Planning Commission before making a decision to adopt the petitioned amendment.

Corporation Council Wilson confirmed that that was correct.

There was general discussion regarding potential actions the Council will take at the next meeting.

Mayor Cohn invited the applicants to present their petition.

Jonathan Kraut, of Harfenist, Kraut & Perlstein, representing Milton Harbor Foundation, RowAmerica Rye, and Wainwright House, Inc., thanked the Council and the public for their consideration of the petition.

Mr. Kraut noted that the applicant is petitioning for a use for "Civic and Community Center" to be created within the R-1 Zoning District. It would encompass all underlying uses and purposes of the Wainwright's mission of personal enlightenment and development while providing flexibility to cover potential similar types of uses. It would also provide recreational facilities for non-motorized craft (in this instance, rowing).

The principal of RowAmerica is willing to establish a not-for-profit rowing club and construct a new facility and dock at the Wainwright House that could be used by the Wainwright to host indoor weddings and events. Mr. Kraut noted that the primary purpose of the property remains not-for-profit.

Mr. Kraut asked the Council to consider the desirability and feasibility of the applicant's petition. He also briefly discussed similar organizations, their history in Rye, and why this zoning text amendment would be beneficial to the City of Rye.

Mr. Kraut stated that the applicant is ultimately asking for the Council to refer the petition to the Planning Commission. He thanked the Council for their willingness to consider the applicant's petition.

Mayor Cohn asked Mr. Kraut for clarification on RowAmerica's not-for-profit status.

Mr. Kraut stated that Wainwright is not-for-profit, as is the Milton Harbor Foundation. He stated that not-for-profit organizations often hire a for-profit organization, such as RowAmerica, to come in and facilitate a portion of the operation.

Councilwoman Johnson asked when the Milton Harbor Foundation was started, who is on the board, and if other RowAmerica locations operate the same way.

Mr. Kraut stated that this would be RowAmerica's only location where the primary purpose of the property would be not-for-profit. He stated that he did not have the answers to her other questions, but he would find out.

Councilwoman Tarlow asked if RowAmerica plans to expand their operation in the proposed new location.

Mr. Kraut said that RowAmerica's current location is insufficient for the existing enrollment. He stated that he does not yet have specific numbers regarding expansion yet.

Councilwoman Goddard asked why Wainwright is partnering with the Milton Harbor Foundation and not with RowAmerica.

Mr. Kraut noted that regardless of the partners, the requested zoning text amendment would stay the same.

Councilwoman Goddard asked if there would be a demand for indoor weddings at Wainwright.

Mr. Kraut stated that it would be beneficial to the neighborhood to have the weddings indoors for a reduction in noise. He also noted that Wainwright has not approved a number of the requests for weddings on the property due to the noise, and the hope is that moving the weddings indoors will allow them to approve more requests.

Councilwoman Johnson asked Mr. Kraut to expand on the “Civic and Community Center” language and how that relates to RowAmerica.

Mr. Kraut stated that the mind-body connection that an activity like rowing requires fits in well with Wainwright’s holistic ideals.

Mayor Cohn thanked Mr. Kraut for his presentation of the petition.

Mr. Kraut thanked the Council for their time.

4. Update on the City’s Capital Improvement Program.

Mayor Cohn opened the discussion of the City’s Capital Improvement Program. He felt that it was important to prioritize the major infrastructural needs, and additional sewer projects that will fall within the Save the Sound settlement. There will be a financial plan that the City staff will produce in the near future. Even though the City may be looking at a total of \$22 million of projects, the City will have substantial grant assistance with that.

City Manager Usry gave an overview of the recent history of capital improvement projects. He explained that following the recession, it was difficult to address some major needs. Following that time, the City brought itself into a better financial position to be able to address these items. He talked about certain projects being priorities, and mentioned that certain priorities are unanticipated, such as the statue in the Fireman’s Circle, and the improvements at Rye Recreation. He explained that this evening’s purpose was to provide an overview to the community about what has occurred and what is ahead. He also said that the numbers presented will go up, as unanticipated costs happen with every project. He said that the Council and community will be updated as the projects and process evolves.

City Planner Miller gave a slideshow presentation about an overview of the City’s Capital Improvement Program. He discussed DPW Building projects (Building 5, Salt Shed, Building 7, etc.), sewer improvement projects, miscellaneous improvements (Theodore Fremd Wall and Forest Avenue sidewalks).

There was discussion about the Theodore Fremd Wall. Mayor Cohn discussed the Con Ed activity on Theodore Fremd. City Planner Miller commented that the project at Theodore Fremd Wall was complex, involving different plans, designs and entities. Councilwoman Tarlow asked about the status of that particular plan. Mr. Miller commented that the information was in the backup provided, but that the plans had been completed and that the contractor bid was due to be awarded between April and June of 2021.

Councilwoman Tarlow asked if it was the process of the City to hire construction managers to do the planning and processing of these capital projects. City Planner Miller responded that in many instances, these things will require the hiring of outside construction managers.

Councilwoman Souza asked if the plans for the HVAC changed in light of COVID, such as special filtering, etc. Mr. Miller responded that the consultant on that project had been

delayed due to the increased demand to retrofit the filtering systems for current clients, but that in general, this would be integrated into the project. City Manager Usry added that there would be a potential major cost savings associated with this project. Originally, the City thought that it would need to spend resources to build out spaces for employees to be able to work during this time, and the COVID protocols have made it so that employees may work from home.

City Planner Miller talked about the Police/ Court improvements, which had been going on for quite some time. He discussed Car Park 5 being the proposed location for temporary court, and the demands from the OCA to be able to build to specifications required. Mayor Cohn added that funding received from OCA was dependent on that.

Mr. Miller also discussed and presented a priority projects schedule, regarding financing and timing. He gave the Council an update about the status of each project.

Councilwoman Tarlow said that the Boat Basin Commission had discussed dredging in 2021/ 2022. If that is the case, she asked if it should be reflected in the reports and updates for the Council.

Mayor Cohn stated that it is not in there because if the City was to participate in the dredge in any major way, it would be a change to the enterprise structure. That would be a separate matter for consideration.

City Manager Usry added that the City has a constructor and subcontractor on the case looking at possible upland disposal actions. The City is seeking permits currently to do biological testing. Once that takes place, the results will return likely in the summer months. That information is needed to secure further permits and action.

Councilwoman Tarlow stated that while different sources of funding, the thought is that it should improve all of the different improvements, even if in an enterprise fund.

Councilwoman Souza said that her understanding was that there is a much bigger CIP, and this was just a discussion of a subset of the entire CIP with the priorities discussed in the September meeting.

Councilwoman Tarlow added though that because the dredging was happening now, it should be included.

Councilman Mecca commented that the City has a massive capital plan with \$60-70 million of projects included. The dredging is in that plan. The plan presented today is the group of projects that have been approved to move forward. The purpose of tonight's grouping is to look at those projects that have moved forward.

Councilwoman Johnson said that the dredging was in the initial testing phase, so there is not yet a definitive plan. City Manager Usry confirmed that that was the case, and that the City would be in a better position in six months to know what the project will look like.

Mayor Cohn thanked Mr. Miller for his presentation.

Councilwoman Souza asked when the appropriate time would be to discuss borrowing to fund these projects.

City Manager Usry stated that the preliminary financial plan should be ready at the beginning of March. This will discuss funding and make recommendations of how to best apply the available resources. There are tax and state law limitations, timing issues, budget implications, and interest rate considerations to be made. The City's 2020 audited financials will not be available until June. Realistically, the City would not be looking to be in the market until 3<sup>rd</sup> quarter at the earliest.

City Comptroller Fazzino added that with the upcoming agenda item on the deferment of the tax due date, it could affect some financial decisions.

City Planner Miller added that the City had not yet seen results in a COVID bid scenario, and the City's decision making could depend on the results of going out to bid.

5. Residents may be heard on matters for Council consideration that do not appear on the agenda.

There was nothing to report under this agenda item.

6. Adjourn the public hearing until February 3, 2021 for consideration of a petition from The Miriam Osborn Memorial Home to amend the text of the City of Rye Zoning Code Association to create new use and development standards for "Senior Living Facilities" in the R-2 Zoning District. All public hearing comments should be emailed to [publichearingcomments@ryeny.gov](mailto:publichearingcomments@ryeny.gov) with "Osborn Zoning Change" as the subject no later than 3:00 pm on the day of the hearing.

The Council unanimously adjourned the public hearing until February 3, 2021 for consideration of a petition from The Miriam Osborn Memorial Home to amend the text of the City of Rye Zoning Code Association to create new use and development standards for "Senior Living Facilities" in the R-2 Zoning District. All public hearing comments should be emailed to [publichearingcomments@ryeny.gov](mailto:publichearingcomments@ryeny.gov) with "Osborn Zoning Change" as the subject no later than 3:00 pm on the day of the hearing.

7. Resolution to extend the deadline for collection of Rye City Taxes by 1 month for this year only to March 1 – March 31, 2021.

City Manager Usry said that the state assembly passed a piece of legislation that would allow the municipalities to extend the tax payment deadline by 120 days. He said the legislature did so as it recognized potential hardships being created by the pandemic. The bill has not yet been signed by the governor. With the City's tax bills being scheduled to go out in a little over a week, staff is recommending that the Council extend the tax date from February 1 to March 1 which will allow the Council so time if the legislation is signed to enable the consider the 120 day extension.



Mayor Cohn added that the City has considered the cash flow implications. He added that she spoke to State Senator Shelley Mayer about the issue. He recalled last summer's deferral, which was open to hardship applicants, where this would be open to anyone. The Council would need to consider the overall City liquidity impact and how we would precisely fashion the deferral in order to protect the City and try to accommodate the needs of our residents.

Councilman Stacks asked if the 30-day delay would cause a problem for the City. City Comptroller Fazzino responded that it would not, but that the 120-day deferral may make an impact.

Councilwoman Souza made a motion, seconded by Councilman Stacks and unanimously carried, to adopt the following resolution:

**RESOLVED**, that the City Council hereby authorizes to extend the deadline for collection of Rye City Taxes by 1 month for this year only to March 1 – March 31, 2021.

**ROLL CALL**

AYES: Mayor Cohn, Councilmembers Goddard, Johnson, Mecca, Souza, Stacks, Tarlow  
NAYS: None  
ABSENT: None

8. Authorizing the retention of Hank Menkes of Menkes Associates, LLC to assist the City of Rye in reviewing its wireless regulations at a cost not to exceed \$10,000.

Mayor Cohn explained that the City is desirous to ensure that its wireless regulations are welcoming of the sort of wireless regulations that the City was comfortable with and also strong enough to protect residents and the City against unwanted wireless facilities. The City revised its regulations in 2019 after certain FCC regulations were passed in time to have them in place for the effective dates of those regulations. There have been additional changes and pressures placed on municipalities.

Corporation Wilson added that Mr. Menkes was an expert in the field.

Councilwoman Tarlow made a motion, seconded by Councilman Mecca and unanimously carried, to authorize the retention of Hank Menkes of Menkes Associates, LLC to assist the City of Rye in reviewing its wireless regulations at a cost not to exceed \$10,000.

**ROLL CALL**

AYES: Mayor Cohn, Councilmembers Goddard, Johnson, Mecca, Souza, Stacks, Tarlow  
NAYS: None  
ABSENT: None

9. Authorization for City Manager to enter into an Inter-municipal Agreement with Westchester County for the Stop-DWI Program for the City of Rye Police Department

City Manager Usry explained that this has been in effect for several years. In an effort to increase the enforcement of laws against DWI and maintain a County-wide record keeping standard for this information, the County is requesting a continued municipal participation in the STOP-DWI Patrol/Datamaster Project. In exchange for the City's participation, the County will reimburse the City an amount not to exceed \$8,400 per year.

Councilwoman Souza made a motion, seconded by Councilman Mecca, to authorize the City Manager to enter into an Inter-municipal Agreement with Westchester County for the Stop-DWI Program for the City of Rye Police Department.

**ROLL CALL**

AYES: Mayor Cohn, Councilmembers Goddard, Johnson, Mecca, Souza, Stacks, Tarlow  
NAYS: None  
ABSENT: None

10. Authorization for the City Manager to enter into a contract with attorney Joel R. Dichter, Esq. of Dichter Law LLC by an amount not to exceed \$10,000 for professional fees and services.

City Manager Usry explained that there had been a rate case with Suez that was settled last year. As part of the settlement, Suez must provide certain reports. The City engaged attorney Joel R. Dichter, Esq. of Dichter Law LLC in March of 2019 to represent the City in the proceedings before the New York Public Service Commission on the petitions of United Water Westchester to raise rates and possibly merge rates within the United Water New Rochelle district. The Villages of Port Chester and Rye Brook joined the City of Rye in these proceedings. The case was ultimately settled and now the four year rate-step increase will require over 18 reports to be submitted by each municipality on a quarterly and/or annual basis to support the four-year rate plan. Joel will ensure the reports meet the requirements of the PSC settlement.

Councilman Mecca made a motion, seconded by Councilman Stacks, to adopt the following resolution:

**RESOLVED**, that the City Manager is hereby authorized to enter into a contract with attorney Joel R. Dichter, Esq. of Dichter Law LLC by an amount not to exceed \$10,000 for professional fees and services.

**ROLL CALL**

AYES: Mayor Cohn, Councilmembers Goddard, Johnson, Mecca, Souza, Stacks, Tarlow  
NAYS: None  
ABSENT: None

11. Resolution to declare certain City equipment as surplus.

Councilman Mecca made a motion, seconded by Councilwoman Johnson and unanimously carried, to adopt the following resolution:

**WHEREAS**, the City has been provided with a list of City equipment identified as being obsolete or has become obsolete during 2020, and,

**WHEREAS**, the Department of Public Works has recommended that said equipment be declared surplus, now, therefore, be it

**RESOLVED**, that said equipment is declared surplus, and, be it further **RESOLVED**, that authorization is given to the City Comptroller to sell or dispose of said equipment in a manner that will serve in the best interests of the City.

ROLL CALL

AYES: Mayor Cohn, Councilmembers Goddard, Johnson, Mecca, Souza, Stacks, Tarlow  
NAYS: None  
ABSENT: None

12. Appointments to Boards and Commissions by the Mayor with Council approval.

Mayor Cohn made the following appointments and reappointments to the Boards, Commissions and Committees, which the Council approved:

Board of Architectural Review

- Christine Niejadlik, appointed for a three-year term to expire December 31, 2023

Flood Advisory Committee

- Eric Moy, reappointed for a three-year term to expire December 31, 2023

Recreation Commission

- Ken Niejadlik, appointed for a three-year term to expire December 31, 2023
- Linda Ritacco, reappointed for a three-year term to expire December 31, 2023

Rye Town Park Commission

- Emily Hurd, reappointed for a two-year term to expire December 31, 2022

Sustainability Committee

- Pamela Haas appointed with no term expiration
- Chris Cohan appointed with no term expiration

Traffic & Pedestrian Safety Committee

- Kelsey Johnson reappointed for a three-year term to expire December 31, 2023 (remains as Co-Chair)
- David Crozier, reappointed for a three-year term to expire December 31, 2023

13. Old Business/New Business.

There was nothing to report under this agenda item.

14. Adjournment

There being no further business to discuss, Councilman Mecca made a motion, seconded by Councilwoman Souza and unanimously carried, to adjourn the regular meeting of the City Council at 8:12 P.M.

Respectfully submitted,

Carolyn D'Andrea  
Rye City Clerk



# CITY COUNCIL AGENDA

DEPT.: City Planning

DATE: February 3, 2021

CONTACT: Christian Miller, City Planner

**AGENDA ITEM:** Council discussion and potential disposition of the pending Milton Harbor Foundation Petition for a zoning text amendment to include a new special permit use for *Civic and community center uses* that could be applicable to the Wainwright House property (and potentially other sites) and would include water dependent recreational facilities.

**FOR THE MEETING OF:**

February 3, 2021

**RYE CITY CODE,**

CHAPTER

SECTION

**RECOMMENDATION:**

**IMPACT:**  Environmental  Fiscal  Neighborhood  Other:

**BACKGROUND:**

See attached petition and written resident comments.

JONATHAN D. KRAUT

DIRECT TEL.: 914-701-0800  
MAIN FAX: 914-701-0808  
[JKRAUT@HKPLAW.COM](mailto:JKRAUT@HKPLAW.COM)

November 25, 2020  
**VIA HAND DELIVERY**

Greg G. Usry, City Manager  
City of Rye  
1051 Boston Post Road  
Rye, New York 10580

Re: ***Proposed Zoning Text Amendment***

Dear Mr. Usry and Members of the City Council:

We represent Milton Harbor Foundation, Inc., in connection with a joint petition with the Wainwright House, Inc. (collectively the "Petitioners"), to amend the Rye City Code to include a new use subject to additional standards and requirements.

Submitted herewith please find ten (10) copies of a Verified Petition for an amendment to the Zoning Ordinance. The original petition is simultaneously being filed with the City Clerk. We respectfully request this matter be placed on the Rye City Council agenda for December 2, 2020 or the next available meeting thereafter.

The Wainwright House property totals approximately five (5) acres and lies wholly within the R-1 (Single Family Residential) Zoning District. The Petitioners would like to construct a new multi-purpose facility that would include offices, classrooms, gathering spaces and a floating dock, all of which would accommodate Wainwright's current uses and allow for new offerings including a rowing program. Although historically Wainwright has been considered a "religious use" which is a Use Permitted Subject to Additional Standards and Requirements under the Rye City Code, Wainwright offers many additional services which is not any different than the practices of other more traditional places of worship. Rather than arguing that rowing is to the Wainwright House what a CYO basketball program is to a Catholic church, the Petitioners felt that it would be best to address a hole in the current Zoning Ordinance for community / civic based uses.

The petition proposes a "Civic and Community Center Use" as a new proposed use category. The new use would encompass all of the underlying uses and purposes of

HKP

Wainwright's mission of personal enlightenment and development while providing enough flexibility to cover any potential similar types of uses. The new use could also be implemented at any other similarly qualifying site in Rye and has the potential to foster additional access to the water that would not otherwise exist.


The proposed zoning amendment would also have an indirect positive effect for the neighbors of the Wainwright House. If the Council were to pass the zoning amendment and the Petitioners moved forward with seeking approvals for the contemplated development of the Wainwright House property, the new constructed facility will provide space for wedding celebrations to take place inside a new soundproof facility which should eliminate the prime complaint surrounding weddings at the Wainwright House.

Ultimately, any plan would be subject to site plan and special permit review by the Planning Commission. However, the sole matter in front of the Council is whether to adopt the proposed zoning text amendment and new use created therein. For the reasons set forth hereinabove and in greater detail in the Petition we believe there would be public benefit in adopting the proposed amendment.

We look forward to presenting this Petition to the Rye City Council and can provide any additional information at that time.

Very Truly Yours,

HARFENIST KRAUT & PERLSTEIN LLP

By:   
Jonathan D. Kraut

CITY OF RYE: RYE CITY COUNCIL  
COUNTY OF WESTCHESTER: STATE OF NEW YORK  
-----X

In the Matter of the Application of

**PETITION  
FOR AMENDMENT TO  
CITY OF RYE ZONING  
ORDINANCE**

Wainwright House, Inc and Milton Harbor Foundation, Inc.

-----X

Petitioners, WAINWRIGHT HOUSE, INC AND MILTON HARBOR FOUNDATION, INC. by their attorneys, Harfenist Kraut & Perlstein, LLP, hereby petition the City Council of the City of Rye for an amendment to the City of Rye Zoning Ordinance as follows:

1. Wainwright House, Inc, is a 501(c)(3) not-for-profit corporation with an address at 260 Stuyvesant Ave, Rye, New York 10580 (“Wainwright”), and Milton Harbor Foundation, Inc., is a 501(c)(3) not-for-profit corporation in formation with an address at 668 Milton Road, Rye New York 10580 (“MHF”).
2. Wainwright and MFH (jointly hereinafter the “Petitioners”) are seeking to construct a new modern facility on the Wainwright premises on or about where the Fonrose House building sits to better accommodate the demands of Wainwright’s patronage, including access to Milton Harbor which could accommodate, *inter alia*, rowing and other water dependent activities.
3. The Wainwright House property is located at 260 Stuyvesant Ave and 270 Stuyvesant Ave and totals approximately five (5) acres.
4. The Wainwright property lies wholly within the R-1 (Single Family Residential) Zoning District.



5. Wainwright's mission is to develop human potential and the property is predominantly used to host conferences, retreats, classes, weddings, programs, workshops, cultural events, and other such activities with an emphasis on spiritual and personal development.
6. MHF's mission is to utilize the sport of rowing to encourage teamwork, self-improvement, personal enlightenment and self-discipline, and develop the relationship between mental health and physical health.
7. The Petitioners would like to construct new multi-purpose facility on the Wainwright property that would include offices, classroom and gathering spaces and a floating dock to be used by both Wainwright and, pursuant to a long term lease, MHF.

#### AMENDMENT TO ZONING ORDINANCE

8. Petitioners understand that Wainwright has operated as a "religious use" which is a Use Permitted Subject to Additional Standards and Requirements. However, Wainwright accommodates a wide variety of services, as do many traditional churches, temples and other places of worship.
9. Wainwright hosts many community groups and events, such as meditation classes, parenting courses, book and artist discussion groups, writing and poetry groups, teen groups and related programming, family events, and self-improvement and holistic studies. Many of Wainwright's offerings are also focused on physical self-improvement such as yoga, tai chi, karate, meditation, and other similar disciplines.
10. As Wainwright is the oldest non-profit, non-sectarian holistic learning center in the United States that offers a broad array of programming, the Petitioners seek to create a new use category that more comprehensively fits Wainwright's usage and purpose as well as to amend the zoning text to add water dependent recreation usage that may also be applied to other qualifying sites elsewhere in Rye.

11. Specifically, the Petitioners request that Section 197-86, Table A, Column 2, therein be amended to include a new use permitted subject to additional standards and requirements in the R-1 to RT districts as follows:

*Civic and community center uses. A use that provides meeting space and facilities for the activities of private, nonprofit associations, clubs and organizations, religious institutions, non-sectarian group ceremonies and activities, general community events open to the general public or by invitation only, activities in furtherance of spiritual and physical well-being and self-improvement including the arts, dance, music, theater, literature, sculpture, horticulture and physical/mental fitness. Additional permitted activities include conferences, retreats, classes, weddings, ceremonies, programs, workshops, fundraisers, charity events and other such activities. Such uses shall be permitted subject to the following:*

- a. No primary activity is carried on for gain;*
- b. No building, parking area or other recreational use shall be located within the specified distance from any side or rear lot line adjoining property zoned for residential purposes, except any existing structures within the specified distance that are put to such use may remain subject to the approval of the Planning Commission;*
- c. The site must be at least 2 acres in size; and*
- d. Water dependent recreational facilities and uses shall also be permitted for recreational non-motorized small craft (with the exception of motorized accessory craft as needed for training and/or safety purposes).*

FACTS SUPPORTING PETITIONER'S REQUEST

12. Although Wainwright's property is considered a religious special permit use under the zoning ordinance and, consistent with this, the property use is and has been a multifaceted mix of social and spiritual enlightenment and self-improvement through the hosting of retreats, conferences, yoga classes, weddings, classes, workshops and other such activities.

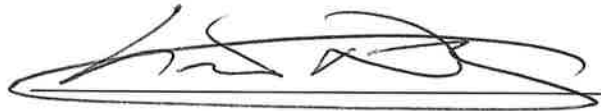
13. The founder of MHF, Howard Winklevoss, and his associates have successfully founded several rowing clubs throughout the United States, including RowAmerica Rye, and have a longstanding reputation for encouraging the positive influence that the sport of rowing has on young individuals in reaching their true potential.
14. The mission of MHF aligns with that currently in place at Wainwright and would complement the overall purpose of the current use of the Wainwright property.
15. The Local Waterfront Revitalization Program of Rye (“LWRP”) encourages zoning amendments that foster the use and accessibility of the waterfront area spanning from the edge of the Long Island Sound to Boston Post Road.
16. One of the stated goals of the LWRP is to support the “continuation of, and addition, to existing public access to water-dependent use areas” which “are important factors included in the City of Rye Local Waterfront Revitalization Program.”
17. The Petitioners’ joint project could fill the gap in public access to the water that was created following the sale of the former Durland Scout Center in 2007, which was a prime location for offering access to the waterfront and providing classes and camps for sailing, rowing, canoeing, swimming and other water dependent activities.
18. The Petitioners’ proposed zoning amendment will create possibilities for more water-dependent and water-enhanced uses not only at Wainwright but potentially at other qualifying sites in the future.

- REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -

WHEREFORE, it is respectfully requested that this matter be placed on the calendar of the City Council for a hearing and that the relief sought herein be in all respects granted.

Dated: Purchase, New York  
November 25, 2020

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jonathan D. Kraut', written over a horizontal line.

Jonathan D. Kraut, Esq.  
Leo K. Napior, Esq.  
Harfenist Kraut & Perlstein, LLP  
Attorneys for the Petitioner  
2975 Westchester Avenue - Suite 415  
Purchase, New York 10577  
Tel: (914) 701-0800

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Civic and Community Center Zoning Text Amendment			
Project Location (describe, and attach a location map): City of Rye			
Brief Description of Proposed Action: The petitioners are requesting a zoning text amendment for a new use permitted subject to additional standards and requirements for "Civic and community center uses" to also include "water dependent recreational facilities"			
Name of Applicant or Sponsor: Wainwright House, Inc. and Milton Harbor Foundation, Inc.		Telephone: 914-701-0800 E-Mail: jkraut@hkplaw.com	
Address: c/o Harfenist Kraut & Perlstein, LLP, 2975 Westchester Avenue, Suite 415			
City/PO: Purchase		State: NY	Zip Code: 10577
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <input type="checkbox"/>  <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>  <input type="checkbox"/>	<p>N/A</p> <input type="checkbox"/>  <input type="checkbox"/>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>NO</p> <input type="checkbox"/>  <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>  <input type="checkbox"/>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?</p> <p>b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?</p>	<p>NO</p> <input type="checkbox"/>  <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>  <input type="checkbox"/>	
<p>13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <input type="checkbox"/>  <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>  <input type="checkbox"/>	

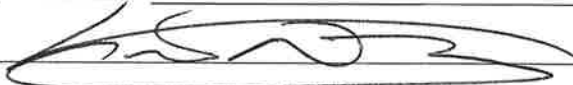
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline  
 Forest  
 Agricultural/grasslands  
 Early mid-successional  
 Wetland  
 Urban  
 Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input type="checkbox"/>	YES <input type="checkbox"/>
_____		
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input type="checkbox"/>	YES <input type="checkbox"/>
_____		
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input type="checkbox"/>	YES <input type="checkbox"/>
_____		
_____		

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: Milton Harbor Foundation Inc. Date: 11/25/20

Signature:  Title: Attorney for Applicant

### **Short Environmental Assessment Form – Narrative Description**

The proposed action is limited to the consideration of a new use category in the City of Rye Zoning Ordinance. The proposed use is for *Civic and Community Center Uses* to be a use permitted subject to additional standards and requirements in the R-1 to RT zoning districts. The proposed use captures a wide variety of potential uses that could occur at sites owned and operated by not-for-profit corporations that do not otherwise neatly fit into existing use definitions. If adopted the new use category could further not-for-profit and charitable uses in the City of Rye and provide for more public access to the water.

The adoption of the zoning text amendment itself would not have any direct effect on environmental resources. Any property seeking permission to operate as a *Civic and Community Center Use* would be subject to environmental review during the site plan and special permit review procedures.



**From:** Robert V Marrow  
**Sent:** Thursday, January 21, 2021 12:06 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Noise

The noise from social events like weddings, fund raisers, parties, etc. carries throughout Milton Harbor, Greenhaven Harbor, the Marshlands and the Jay Heritage Center. It should be prohibited.

Robert Marrow  
56 Rye Road  
Rye 10580

=====  
**From:** Niamh Alexander  
**Sent:** Thursday, January 21, 2021 12:10 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Reasons to support the Change in Zoning

Dear City Council Members

Thank you for your consideration of this.

We don't live on Milton point rather near the Harbor and the current Row America Facilities. We don't have children in this program but we believe the key benefits to the community of Rye from relocating this facility to the Fonrose house facilities are two fold.

- 1) The benefit to the fabulous but expensive to maintain Wainwright house and its Fonrose house property. This could give purpose and stability that would be within the remit of the Wainwright house restrictions and mandates keeping another fabulous facility running for our community without having to leave it to ruin. As the facility is restricted in the number of events, this is a non event, quiet but revenue generating opportunity that also happens to be a fabulous outdoor healthy pursuit that could benefit the community.
- 2) The benefit to the community of having programs in town that can actively engage people of all ages not just young people in this environmentally friendly, healthy outdoor water pursuit. The youth of our town especially need this. The objections and blocking of the request for one turf field has already had many implications for our children looking for places to spend healthful time outdoors sending many children out of the Rye programs where they don't have adequate training facilities.

Row America relocating here could be an elegant solution for our town, it is not noisy, there are no parties, its a program that instills discipline and gives so many youth opportunities to find their strengths outside of the schools. The children and participants in the program we have observed are disciplined, well mannered and highly respectful of our neighborhood. There appears to be more than ample parking in the area and traffic should not be a concern because there are already clubs there that are primarily seasonal and regular traffic to those already far exceed any traffic to the few training sessions at the Roe America facility. The only objection I can see is 'not in my

backyard'. This is not noisy, it's not unhealthy and it's a much needed healthy outlet for the children. Already so many families have to leave our town for extra curricular sports because our outdoor facilities are limited and stymied in their attempts to expand or improve, let's not add to that list.

Thank you for your consideration

Niamh Alexander  
10 Robert Crisfield Place

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Thanks  
Niamh Alexander

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**From:** Allan Inglis  
**Sent:** Thursday, January 21, 2021 12:56 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Rezoning

I have not had a chance to review the application as it is not available online. I can understand the desire to utilize that body of water known as Milton Harbor and the Blind Brook Estuary. I would strongly urge the commission and the city council to insist that if there is a rezoning to allow water access from the Wainwright House that the City of Rye bear **NO EXPENSE WHATSOEVER IN PERPETUITY** in providing dredging, surveying and setting of marks for navigation to the property. This is a commercial enterprise. If they want to use the water **AND PROFIT** from that use of the water then they should pay for it. If I put a dock on my property, the city doesn't provide any guarantee of a minimum low water nor marks nor navigability to the dock and I, as a taxpayer, don't want to provide that for the Wainwright House.

Sincerely,

--

**Allan E. Inglis, Jr., M.D.**  
**2 Holly Lane**  
**Rye, NY 10580**

From: Leigh & Susan Allen  
Sent: Thursday, January 21, 2021 12:57 PM  
To: Wainwright Comments <wainwrightcomments@ryeny.gov>  
Subject: Comments

Would you email me the documents regarding Wainwright House please so I can comment?

Best Regards,

Susan B Allen  
(C) 914-356-2189

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**From:** Khan Family  
**Sent:** Thursday, January 21, 2021 1:09 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** zoning for wainwright

I am opposed to the proposal for the wainwright house for the following reasons.  
The residential component of Milton point is desirable, importantly the low speed limit, ability for children to ride next to the road (as there are no sidewalks). Unfortunately, the no side walk component makes us very sensitive to traffic.  
That being said, when the clubs are open, stuyvesant is unpleasant to walk along. Sometimes dangerous as the traffic does get heavy and people do speed, stepping on the curb makes it hard to quickly get a child on a bike off the road if it becomes uncomfortable or unsafe because of traffic. Any additional traffic on the road is undesirable given the current infrastructure hence my concern and opposition to any further traffic for Wainwright house.

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**From:** Gasparro, Paul  
**Sent:** Thursday, January 21, 2021 2:30 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Row America takeover of the Wainwright House

Dear Mayor Cohn and the Rye City Council,

I am opposed to the attempted takeover of the Wainwright/Fonrose House by the for-profit company Row America.  
I listened to the disingenuous pitch from the local attorney hired by Row America yesterday. This group created the "Milton Harbor Foundation" three months ago to make it look like a not-for-profit company, although the attorney couldn't recall when it was established.  
This group has not been truthful with the community.  
The town council should not change the Milton point zoning ordinances to benefit the wealthy owner of Row America and a handful of rowing families.  
The rowing club is doing well in its current location and should not be moved.

Regards,

Paul Gasparro  
105 Stuyvesant Ave

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From: Helen Phillips  
Sent: Thursday, January 21, 2021 3:23 PM  
To: Wainwright Comments <wainwrightcomments@ryeny.gov>  
Subject: Wainwright Comments

Hello,

I wanted to reach out after seeing the email from the town of Rye regarding the Milton Harbor Foundation's proposed zoning text amendment. I would like to share that I oppose this amendment. As someone who lives and works in the area I feel this would cause an increase in traffic and would add unnecessary commotion around the Wainwright House, which of course would take away from the serenity of this property. The Wainwright house deserves protection and to be treated as the sanctuary it is, especially since it's the oldest non-profit and non-sectarian learning center in the nation.

Thank you,  
Helen Phillips

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**From:** Kim Rotond  
**Sent:** Thursday, January 21, 2021 3:52 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Proposed Zoning Amendment to R1 Zoning Code

Dear Rye City Councilmembers,

Thank you very much for your service to the city of Rye. We are writing in support of the amendment to the R1 zoning code that would permit the relocation of RowAmerica Rye to the Wainwright House. RowAmerica Rye is a wonderful organization benefiting many young people in our community. The relocation will allow RowAmerica to remain on the protected water in Milton Harbor and continue to provide an opportunity for many of our young residents to participate in this terrific sport.

Best regards,

Joe and Kim Rotondo

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**From:** Margaret Mead [mailto:margaretmead@gmail.com]  
**Sent:** Friday, January 22, 2021 9:46 AM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Cc:** Dan Mead <dpmead@yahoo.com>  
**Subject:** Ardent Opposition

Dear Honorable Mayor Cohn and City Council Members:

We would like to reiterate our opposition to the proposed zoning that will affect the Wainwright House. We also would like to follow up on our letter emailed on December 20. In August 2013 and November 2013, the city conducted a traffic study as part of a proposal to reduce the speed limit on Milton Point. The traffic study indicated that more than 3,000 cars travel on Stuyvesant DAILY during the summer and 1,500 cars DAILY travel on Stuyvesant during the off season. With approximately 44 private homes on Stuyvesant and approximately 10 homes on Barron Place and Topsail Lane, the vast majority of this traffic is unlikely residents but rather traffic going to and from the existing 3 commercial properties and public pier at the end of the street. Adding another commercial property on Stuyvesant would make the car traffic unbearable and dangerous for a residential street. Pedestrians and cyclists will be put in danger with increased car traffic, especially since neither Stuyvesant nor Forest Avenues have shoulders or sidewalks for pedestrians and cyclists to avoid cars. We strongly urge the City Council to reject the zoning change.

Our original letter follows.

Regards,  
Margaret and Dan Mead  
65 Stuyvesant Avenue

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December 20, 2020

Dear Honorable Mayor Cohn and City Council Members:

We would like to voice our extreme opposition to the proposed rezoning that will impact the Wainwright House and allow RowAmerica to move their operations to Stuyvesant Avenue. Passing this rezoning and allowing RowAmerica to move its operations and build an event space would negatively impact the neighborhood as well as create an even more dangerous environment for pedestrians. As 13+ year residents of Stuyvesant Avenue, we have seen the neighborhood evolve and change. More and more young families with small children have moved into the neighborhood creating more pedestrian traffic. Furthermore, the traffic headed to and from the beach clubs and public pier during the summer months has grown significantly. Having another commercial entity at the end of the street would lead to more traffic, increased noise, more pedestrians, more trash, etc. RowAmerica currently operates starting at 6am (or earlier) and continues until 9pm so the noise and traffic would be an unremitting stream throughout the day every day of the week. And an event space, which would most likely be utilized at a minimum on weekend days and evenings throughout the year, would mean even more traffic and noise on weekend days. The peaceful enclave of Milton Point would be destroyed.

Currently RowAmerica participants (students) run on the sidewalks and in the roadway on Milton Road during their crew workouts. Presumably, if RowAmerica were allowed to move its operations, these workouts would move to Stuyvesant and Forest Avenues. As you are aware there are no sidewalks on Stuyvesant and Forest Avenues. Having dozens of students run in packs on Stuyvesant and Forest is an accident waiting to happen, especially when the workouts occur during the dark (which they currently do). It is extremely dangerous for the participant pedestrians and the car traffic.

Please deny the zoning change that will negatively impact the Milton Point community.

=====  
From: Laura Laura  
Sent: Friday, January 22, 2021 11:45 AM  
To: Wainwright Comments <wainwrightcomments@ryeny.gov>  
Subject: Support of Wainwright House

To whom it may concern,

Thank you for taking the time to listen to the community on this matter. Wainwright House is very dear to my family as we've worked and partnered with them via CornerStone Caterers, The Rye YMCA and my father formerly was Board President. I've worked and experienced so much at Wainwright House and truly appreciate the spirit of which it was created to be one of the first non-for profit in the country.

It's a safe place where they held many events for cancer survivors for those who lost and for those who loved. From funerals to weddings to cancer survivor celebrations it's a special place to so many. Their variety of wellness classes have helped countless in the community. Sadly financial burden of running a historic house was made that much harder when the town restricted the number of outdoor weddings. Instead of agreeing on a more acceptable number the drastic cut to such limited outdoor events struck Wainwright House.

I am so happy to see another option that might save this historic and precious gem of Rye. Row America seems to be a lovely program and respectfully run.

I'm so happy to see a partnership and possible gain for both in this future development. I strongly support Wainwright House in whatever they deem necessary to commit to their mission statement.

Please consider this partnership as a benefit to the city of Rye.

Thank you for your time and consideration.

Laura Laura  
110 Theodore Fremd ave A6  
Rye, NY 10580  
=====

**From:** Jan Endresen  
**Sent:** Friday, January 22, 2021 12:52 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Proposed Rezoning at Wainwright House

I am a resident of Rye for 68 years.  
I now live at 720 Milton Road.  
I oppose any attempts to rezone Wainwright House for RowAmerica or any other commercial use more than it is used now.

Jan R. Endresen  
720 Milton Road, Unit i-1

=====  
**From:** hillary kennedy  
**Sent:** Friday, January 22, 2021 4:33 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** RowAmerica and Wainwright

To all concerned,

I am an avid supporter of recreational sports, opportunities for families to explore new athletic opportunities, and an athlete myself, however I write to you today to say the proposed project at the Wainwright House is a very bad idea. Creating a bigger and "better" rowing club on Rye's Harbor is not in the best interest of all of the residents of Rye.

As a resident of Milton Harbor House, I see and hear these dedicated rowers every morning and afternoon. There is often little regard for the folks that live in the surrounding area. It's not just the noise that alerts me to the practices, but the aftermath. The amount of trash; masks, bottles, soda cans, etc. left behind for residents to pick up is disrespectful. There is unnecessary congestion with additional cars and foot traffic and more often than not navigating the area is a challenge.

Stuyvesant Avenue is arguably one of Rye's most premier addresses, adding additional traffic, noise and unnecessary congestion to this neighborhood is terribly unfair to the families who live there. The summer months are already far too busy for this historical part of the community. I would also add that Milton Point is one of the *last* historical areas of our fair City and this project would further destroy that. Lastly, this is a terrible idea for the fragile ecosystem, the estuary we all love; Long Island Sound. To commercialize the harbor further is a terrible idea for the long term.

Finally, the roads in Rye cannot handle any more frequency. The roads and the sidewalks are all in horrendous condition, especially for a town of this caliber. It's embarrassing and dangerous, frankly. It is with utmost concern for the future of our City that I ask the committee to kill this project.

Sincerely,  
Hillary Kennedy

Hillary Simmers Kennedy

720 Milton Rd J5  
Rye, NY 10580

=====  
**From:** Turner Smith  
**Sent:** Friday, January 22, 2021 5:07 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Cc:** Nancy Smith <nancysmith365@gmail.com>  
**Subject:** Wainwright

Good afternoon.

Me and my wife, Nancy have been residents of Rye for 34 years, the last 24 of which we have resided on Stuyvesant Avenue on Milton Point.

We are very distressed about the proposed development activity involving the Wainwright House.

Back in the day, Wainwright use to be a serene place with music instruction (our daughter took her vocal lessons there), yoga and other healthful activities.

More recently, Wainwright's negative impact became greater with weddings and other functions.

The notion of developing yet another commercial endeavor is very unsettling.

Stuyvesant Avenue is already a very busy and dangerous throughfare with no sidewalks and speeding automobiles racing to the various clubs. We have complained on several occasions to the Rye Police Department about these problems (as well as to the management of the clubs) with no progress. The situation is particularly problematic in the busy summer months.

Adding a rowing center would only contribute to the traffic and crowding problems.

Milton Point remains one of the more charming areas of Rye, and the proposed development could have a profound negative impact.

Nancy and I are firmly opposed.

Thank you,  
Turner C. Smith

=====



From: Barbara Sirani  
Sent: Friday, January 22, 2021 6:12 PM  
To: Wainwright Comments <wainwrightcomments@ryeny.gov>  
Subject: Enough is Enough

Mr. Mayor and the City Council:

Please stop the expansion of Milton Point with the expansion of the Wainwright House by real estate developers pretending to be focusing on rowing.

You disallowed and restricted a Rye Built Catering business to provide a consistent food service for weddings and now this. How is this any different?

McMansion upon McMansion - this is not - this is a residential and historical area. Preserve Rye!

These are people who are focused on rowing?

Bologna - these are real estate developers using the angle of expanding a sport!

=====  
**From:** Robert Carlson  
**Sent:** Saturday, January 23, 2021 10:48 AM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Wainwright Property

As a resident of Poningo Neck Apartment Corp., 720 Milton Road, Rye, NY, and a member of Shenorock Shore Club, I strongly oppose the commercial development of the Wainwright property. The surrounding neighborhood is residential. Stuyvesant Ave is already unsafe for walking and bike riding due to vehicular traffic, which largely ignores the City's speed limits. The additional vehicular and pedestrian traffic at all hours of the day related to Row America's use of the property will substantially add to the safety issues on Stuyvesant Ave. Unlimited social events and weddings at the new event structure will further add to the traffic and noise and cause significant damage to the neighborhood. This project must be stopped.

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From: Peter Hancock  
Sent: Saturday, January 23, 2021 6:26 PM  
To: Wainwright Comments <wainwrightcomments@ryeny.gov>  
Subject: Zoning Changes

Dear Rye City Council,

I have lived at 85 Brevoort Lane in Greenhaven since 1992. I was married at the Wainwright House and I rowed in college.

I strongly object to the proposed change in the zoning rules. I found the arguments given by the counsel for the project to be unconvincing. I suspect that without stringent additional restrictions, noise and traffic for neighbors will increase significantly. Rowing regattas are often quite rowdy affairs and I suspect they will be in addition to, as opposed to, in place of weddings. Sound from even indoor venues carries far, as I can attest from experience. Mid winter events at the Beachpoint Club in Orienta are a case in point.

Furthermore I am concerned that other large plots including those nearer my house could be converted to similar uses.

I worry about the tax base of the City being slowly undermined if other large plots seek tax exempt status by repurposing themselves. The value of nearby homes would also suffer due to their proximity which would further erode the tax base. I would be curious to know what percentage of Rye's houses are waterfront and what percentage of total property tax receipts they pay. These strategic considerations would be worth the Council's attention.

Yours

Sincerely

Peter Hancock

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**From:** Ray Tartaglione

**Sent:** Sunday, January 24, 2021 6:13 PM

**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>

**Subject:** Row America

Dear Mayor and City Council,

This letter is referencing the Row America's request to relocate and expand operations to the Wainwright House on Stuyvesant Ave. As I am sure you are aware, I have owned a home on Hen Island for the past 25 years and I consider Rye my home town.

It does give me great pleasure in seeing our young adults crewing in our harbor and I also enjoy knowing that their hard work and determination is a great foundation for their future success. I have been personally involved as a crew parent for a number of years in Greenwich Ct. It is a wonderful, wonderful sport and I have nothing but admiration for the students, principals and instructors involved.

However, I have serious concerns with the proposed zoning change, expansion, relocation and newly formed non-profit involved in this application.

Milton Harbor is presently operating at maximum capacity. To expand the use of Row America and relocate it mid-harbor would be dangerous to the safety of those of us who use Milton Harbor on a weekly or a daily basis.

I have witnessed on many occasions near collisions between motorboats and crew shells in the harbor. I have also witnessed shells capsized in the harbor as students swam alongside and instructors directed remediation. On multiple occasions I have been awoken by instructors screaming at the top of their lungs with bull horns at 6 am as if it was 12 noon.

On the mainland I have witnessed frequent traffic congestion in both marina parking lots and driveways which is used as a staging area for parents picking up their children from practice. They also occupy parking spaces which we pay parking permit fees for and can't use the spaces because Row America parents are awaiting their children to be released.

Moving this facility to Stuyvesant Ave would only create more of a hazard due to the non-existent sidewalks and the noise pollution brought to a high-end residential area as students ran and yelled to

their friends as they began their exercise routine.

Lastly, I question a newly formed non-profit involved as this city needs any and all tax revenues available to compensate for our recent sales tax loss during the past year due to covid 19.

Ray Tartaglione  
10 Hen Island  
Rye, N.Y.

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**From:** Christi Kaplan [mailto:christi.kaplan@gmail.com]  
**Sent:** Monday, January 25, 2021 9:35 AM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** RAR relocation

Dear Wainwright, RAR members and council members,

We have lived in Rye for 10 years. We have raised 2 children (the oldest in college, the youngest at RMS now). Our middle daughter, now in 10th grade, has had the incredible experience of rowing, starting in 7th grade, with RAR for 4 years now. Our youngest, just started as well (6th grade).

We feel fortunate to have found RAR for Abby. She has always been an athlete, and this program, the coaches, and fellow athletes, has been an incredible gift - and right in our backyard. We have been impressed in its professionalism in all areas. Not only are they incredible in their craft, training athletes, but they are professional in their communication with parents and the community. Parents are often sent communication (or in person meetings prior to covid) to explain the program, and ALWAYS include considerations and even rules around how to be respectful of the neighbors and community. For example, traffic and parking considerations/rules, and most recently, around covid safety and visibility for running. What I notice, as a community member and parent, is their responsiveness and collaboration - with the goal of safety, as well as being a "good neighbor", for all (athletes and community neighbors).

I am confident that Wainwright and its neighbors will experience a similar professionalism and respect. The growth of the program, and therefore need for space and relocation, only speaks to the love of the program in our town and surrounding area.

My daughter has gained so much from her involvement in the sport of rowing. And the coaches and staff at RAR have always been professional and responsive to the community. They make the program the star that it is! I sincerely hope that this move (if approved) will enable RAR to stay in our community. I know my 10th grade daughter, my 6th grade son, and many others would love to benefit from a community based, professional, athletic program like this.

Thank you!  
-Christi Kaplan  
8 Morehead Dr  
Rye, NY 10580

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**From:** teresa duncan  
**Sent:** Sunday, January 24, 2021 7:31 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Fw: Wainwright and Row America

Dear Rye City Council,

I am writing today to voice my concerns with regard to the suggested changes in the Row America operation from Milton Road to the Wainwright location on Stuyvesant Avenue.

I currently own a home at 590 Milton Road and have been a lifelong Rye resident, recently retiring after over 40 years as a Nurse Practitioner working in the local area. My family and I have also been lifelong members of the American Yacht Club and as our dock is located on Blind Brook, we pride ourselves in being frequent sail & power boaters as well as kayakers & paddleboarders. During the season we are on the water and in the harbor every day.

Although we do appreciate the crew teams and the many benefits Row America has brought to our community, the increase in activity in the harbor has created unfavorable and sometimes hazardous situations safety wise.

Additionally, the location of my home and our frequent use of AYC causes my family and myself to travel by or to both locations' multiple times on a daily basis. I am not sure if you have witnessed the confusion and chaos when the children are being picked up but if you have not, I would encourage you to do so. To move Row America to Stuyvesant Avenue and expand the attendance would create even more of an issue.

I would also draw your attention to the dozens of crew members running before and after practice. Presently they are running on the sidewalks which are relatively safe. Should you allow the location to be moved and expanded to Stuyvesant where there are no sidewalks, such would not be the case. It is my belief that expanding Row America will only allow additional patrons training and access into our community from other communities which will only increase our accident and safety exposure to our children and residents.

With that being said I would request that you REJECT any applications to expand or relocate Row America. It is my contention that moving Row America to the Wainwright location and expanding the facility, would only increase traffic and decrease safety in a residential neighborhood and in our harbor. Please protect our community and our families by rejecting this application.

Respectfully,  
Teresa Duncan

**From:** Meera Agarwal  
**Sent:** Monday, January 25, 2021 10:05 AM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Support for RAR-Wainwright house initiative

Hello Committee,

Hope you're well.

I'm writing to support the Row America Rye and Wainwright House initiative.

I see this association as a win-win for our children and our community. Row America Rye (RAR) is a great organization for our youth. Both my children have experienced & continue to participate in their incredible crew programs which have been run efficiently and safely even through the pandemic. Being able to use the Wainwright house facilities is not only logical but increases safety for our children and traffic on Milton Road near the current RAR location.

The Wainwright house is a local wellness treasure who deserve to benefit from this association for how much they offer Rye and surrounding community.

I urge you to support this cause. Please let us know if you have any questions.

Thanks and best regards,  
Meera & Anupam Agarwal  
1 Osborn Rd  
Rye NY 10580

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**From:** Alison Cunningham  
**Sent:** Monday, January 25, 2021 10:06 AM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** RAR relocation to Wainwriighthouse location

Good morning, I wanted to write to you in support of the suggested move of RAR to Wainwright House location. My family have been involved with Row America for the past 6 years, we have watched the program grow and build a strong and unbelievably successful team. RAR is such a great offer to our community and to people considering moving to our area. The sport grooms our youth into disciplined, positive adults with a sense of belonging. I With the success they have outgrown the current space, it would be an unbelievable shame not to have the opportunity to continue this success. I honestly believe it brings another dimension to Rye that other communities don't offer.

Please let me know if you have any questions.

Warm regards,  
Alison Cunningham  
39 Adelaide Street

**From:** Filor  
**Sent:** Monday, January 25, 2021 10:03 AM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** RAR/Wainwright variance

Dear Rye City Council,

The partnership between Row America Rye (RAR) and the Wainwright House would benefit both organizations as well as Rye at large. When our family first moved to Rye in 2006 there was a great deal of conversation about the Durland Boy Scout Center, located on Milton Point. There was profound sadness that a location of education and access to the water was lost to the public and the many children who used it. We are again faced with a decision regarding whether the Rye waterfront should be reserved for private homes and beach clubs or whether there is room for community organizations. Wainwright has been a public treasure but its very existence is threatened. A partnership with a community club benefitting predominantly Rye children and adults, which also helps to assure the Wainwright Center's ability to continue its mission, would serve the community at large. It would be unfortunate if we allow the voice of a powerful few to prevent the public good of many more. Having already lost the Durland Center, there are few spots for public water access in Rye, and we cannot afford to lose another. If the local community on Milton Point has an issue with the Wainwright/RAR partnership due to increased traffic why is there not the same complaint for the private clubs on Milton Point that generate traffic as well?

RAR has had an adult program for years, which I have enjoyed participating in with many men and women in our community. It has introduced a lifelong sport to some and reunited others who have not had the opportunity to row for years. Additionally, we have had two children participate in the RowAmerica program and can attest that the change we have seen in them from the hard work, dedication and personal accountability required by the sport of rowing has been nothing less than amazing. While much can be said about how colleges view successful high school rowers with favor, it should be understood that the reason is because the athletes have learned the hard-earned lessons of discipline and resilience that prepares them for success in the future. They have become better students, with increased focus, as well as better at time management. The respect the kids have for their coaches and their rowing community is also exemplary, and a credit to the RAR coaching staff. There should be no doubt that the athletes would exercise the same level of discipline and show the same respect for a new home at the Wainwright House.

We respectfully ask that the variance be granted instead of blocking community access to the waterfront.

Sincerely,

Daniel and Caroline Filor  
57 Grandview Ave

**From:** Stacey Hubbard  
**Sent:** Monday, January 25, 2021 10:15 AM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Support for proposal to relocate RAR to Wainwright House

Having lived in Rye for almost a decade, and having interacted with both organizations, I have a strong opinion that the proposed relocation of RAR to the Wainwright House is a highly positive move for our Community.

I believe that to reject the proposal on grounds of a minority of vocal residents would do a great disservice to Rye and the future of our City. To not approve this proposal would lend further to the view that our community is impacted by a few 'well connected' residents rather than reflective of a diverse opinion across all residents.

In all my interactions with both RAR and Wainwright House I have been extremely impressed with the level of professionalism, care and dedication these organizations uphold in making Rye a unique and attractive place to live. The opportunities and experiences that both organizations provide to the local community are extremely valuable in many respects.

We are so fortunate to have both these organizations in close proximity and it would certainly be a detraction to staying in for me if RAR were to relocate out of town and/or if the Wainwright House was unable to continue to operate.

Please approve this proposal, for the good of our kids, our community and our future,  
Thank you  
Stacey Hubbard  
131 B Maple Avenue

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**From:** Don Jones  
**Sent:** Monday, January 25, 2021 10:20 AM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Wainwright House and RowAmerica usage

To Whom it May Concern:

I write to your council as a parent, a resident, and a proponent of doing well for our community. I strongly advocate the proper permitting and usage of the Wainwright House location for the RowAmerica youth program for the following reasons:

- **Top Tier school recruiting** - Rowing has been a tremendous stepping stone for many youth across the country to advance into elite colleges in ways that would not otherwise be possible.
- **Maturity and Team work** - Rowing not only helps to shine a light on our promising youth for top-tier schools to see, but it also builds character of strength and teamwork among the youth your stick with it through the years. And as any rower can attest, this is a sport dependent upon strong team-work.

- **Mitigate loss of High School Rowing** - As Rye HS has not offered rowing as a team sport for some years, it is essential for our community to support the RowAmerica program as a replacement.
- **Talented youth** - We have a daughter in the RowAmerica program and she is discovering for herself the potentials she has (or that anyone may have) with the right training and commitment.
- **Current location is too small** - For anyone who has seen pick-up and drop-off time, the traffic is insane and the facilities are tiny. Just look at the facility being completed in Old Greenwich and you will see just how laughable the Rye facility is. How can we expect to continue to attract top-level coaches and retain top-performing athletes if we cannot also provide facilities on par with others?

There are many more reasons why we should all endorse the use of the Wainwright House as a new location for the RowAmerica program, but I shared the reasons that came to mind for me. From what I have heard, there has been push-back by residents in the area of the Wainwright House for concerns of traffic. That seems like a vapid claim, especially given the fact that the road is the only entry point for three very popular and heavily-trafficed clubs in the summer. RowAmerica would be most active in the months that those clubs have low traffic, which should be considered favorably by all.

Last point I would like to make is that the road leading to the Wainwright House, Stuyvesant Ave, is in horrible disrepair and is extremely narrow. Each of these factors make that road quite unsafe for the existing motor traffic, and is wholly unsatisfactory for any pedestrian traffic of any sort. I have run that road many times as well as ridden my bicycle and the potholes are enormous. When I drive my car on that broken concrete road I cannot go as fast as the posted speed limit as the bumps, potholes and occasional pedestrian/runner/cyclist make it unsafe to do so. I am not concerned about my convenience to drive 25mph so much as I am concerned about the safety of runners/walkers/cyclists on that road, which already includes many children who train for cross-country, or in this case the rowing team. I beseech the town to expedite any plans to make road improvements, including a protected walkway so that the safety of this road can at least be better than a third-world country road.

I implore you to please consider the value that the RowAmerica program brings to our town as a means of giving our youth an enriching experience and a gateway to so many opportunities after high school.

Kind regards,  
Don Jones

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**From:** DrOktay

**Sent:** Monday, January 25, 2021 10:53 AM

**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>

**Subject:** In support of for the proposal to relocate RAR to the Wainwright property.

To Whom It May Concern,

I am writing this in strong support of the proposal to relocate RAR to the Wainwright property.

RAR is an asset to Rye and increases its property values for offering a world-recognized and respected rowing program. Many parents of Rye would testify that their children were accepted to prestigious colleges because of their children's success with RAR and RAR's respect among the college crew coaches around the country.

This is not just limited to the benefits of college admissions though. RAR provides a unique opportunity for Rye children and adults through its unique rowing programs, competitive and non-competitive. It adds to the uniqueness of our community. It is one of the assets that make Rye stand out among other towns and cities.

Because of these reasons, it would be devastating to lose RAR to another town.

We have also been great fans of the Wainright House. Before the pandemic, we took advantage of its programs whenever we could. Knowing both RAR and Wainright well. I can see that this would be a perfect fit and in line with Wainright's mission to improve to quality of life in Rye and the surrounding area.

We have known RAR and its coaches for over five years. They are very respectful of the community and I have no doubt that they will comply with all rules. The residential community in the Wainright area should have no concerns regarding the peace and orderliness in their area; they have done an excellent job in their current location-they just have overgrown it because of the growing need for their talent and services.

As an active 21+ -year Rye resident, I encourage you to approve the proposal to relocate RAR to the Wainwright property. This will be a win for Rye City, our children, and all residents.

Sincerely,  
Kutluk Oktay, MD, PhD, FACOG  
Rye Resident (Morris Court)

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**From:** Jason Oliver  
**Sent:** Monday, January 25, 2021 11:03 AM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Row America and Wainwright

Dear City Council,

I wanted to communicate my thoughts about Row America and the Wainwright building.

First, I do have a child that trains at Row America and I am supportive of any situation that allows Row America to have a presence in Rye. However, I do have a few points I'd like to make.

1. Rye High School provides no rowing team anymore.
2. Rye Town Community doesn't provide any Rowing instruction or facilities
3. Row America is nationally recognized leader in the Rowing community.

As a community, why would we not want to have this sport available to our children? As members of this sport, we pay for it, why not allow them to rent a facility to support it?

This is a great sport that keeps our children who participate busy, in shape and healthy, looking to get into great schools (keeps them out of trouble), what is the downside? A little extra traffic on a road that already supports 3 clubs and a public park? I personally don't know what else goes on at Wainwright other than some yoga classes, but shouldn't we be encouraging any business to stay in Rye in this economy? Additionally, the availability of this sport in Rye is a draw for people who move here or look to move here, it increases property values. It's one of the reasons we stay in Rye. The idea of rowing is as much of the allure of Rye as its beach clubs and yacht clubs, like peas and carrots.

We should continue to support Row America in our community.

Sincerely,  
Jason Oliver

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**From:** karen stephens  
**Sent:** Monday, January 25, 2021 11:39 AM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Support for proposal to relocate RAR to Wainwright House

I am writing to say I wholly support this proposal and believe to reject it based on the opinions of a 'few' residents is simply not acceptable.

My husband and I have had the privilege of our daughter being educated through the entire RMS and RHS experience and this was further enhanced by her participation in sports activities in and out of school - I give by example the Little League Baseball and Softball teams which is wholly supported by the Rye community.

With this in mind are we not doing a dis-service to our children of today by relocating RAR out of this town and into Greenwich?? Especially in this pandemic we are going through - I think their lives have been disrupted enough and cannot such a move is even being considered.

Therefore PLEASE approve this proposal so that our kids of today and tomorrow have the same experiences that other older children enjoyed for many years before them.

Karen Stephens  
110 Theodore Fremd Ave Apt B4

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**From:** Gloria Lin  
**Sent:** Monday, January 25, 2021 11:46 AM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Letter of Support for RAR and the Wainwright House

To whom this may concern,

We are writing to express our support for Row America Rye relocating to the Wainwright House. It would benefit the community to keep the historical structure open and provide a new, expansive training facility for the rowers of RAR.

Speaking on behalf of RAR, I have only positive comments to express. The coaches and rowers of Row America Rye have always shown respect to the residents and environment surrounding them. This past year alone, with the adjustment to Covid, the coaches have taught the rowers so much about teamwork and respect: they continue to follow the "new" rules and guidelines that are ever-changing. The rowers have learned to be more disciplined with their training, and that would include sanitizing every touched surface before and after, wearing a mask at all times and following social distancing rules. I have never met so many kids at this age who look forward to getting to rowing practice each day and waking up so early on a weekend to practice outside on a cold winter's morning. That, to me, illustrates the dedication and love that has transferred from the coaches to the rowers. They are teaching these kids so much more than rowing; they are teaching these kids about hard work, dedication, teamwork, respect and the love for the water around them.

My son had tried a number of sports. Like most parents in Rye, we'd take him to the practices and games, but we'd see a miserable child with no interest in the activity. That all changed with rowing. He looked forward to pushing himself, breaking his personal best, competing. He became excited and confident! I don't know how the coaches do it at RAR, but I hear the same stories from other RAR parents, "my child loves rowing and the coaches at RAR."

RAR has built a community that cares - the coaches, the rowers and the parents all care because that is how much Row America Rye means to them. It's difficult not to get excited when you are part of a supportive community and see smiling children who are committed to rigorous training.

Please consider the relocation of Row America Rye to the Wainwright House. It would benefit both organizations and the community.

Thank you for your time and consideration.

Gloria and Jeff Holtman

6 Harbor Lane

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From: robert latkany

Sent: Monday, January 25, 2021 12:05 PM

To: Wainwright Comments <wainwrightcomments@ryeny.gov>

Subject: Crew at wainwright

I am writing to support the decision to establish a crew facility on the wainwright house grounds. This is a tremendous opportunity for rye city student athletes. If you look at this graduating senior class, the large majority of rye city school student athletes who will be playing their sport in college are crew members. We are fortunate to have such a program in town and I fully support its growth and continued support of our student athletes in town. Please allow this to happen.

Best

Robert Latkany

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**From:** [newconn@aol.com](mailto:newconn@aol.com)

**Sent:** Monday, January 25, 2021 12:11 PM

**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>

**Subject:** Zoning amendment Wainwright

Good afternoon,

I am not in favor of the petition for zoning amendment.

Am aware that Wainwright has budgetary issues, but commercialization part of the property is not the right answer.

Row America may be a not-for-profit organization, but it operates similar as a for-profit organization.

At the present Milton Road location and using the harbor, they don't follow the rules with their boats, motor boats exceed the maximal speed, using the bullhorns

very early morning and this will not improve at the proposed location.

Further it will increase traffic on Stuyvesant Ave., which is already busy 9 months of the year. Combined use of a new facility on the Fonrose House property for

Row America and weddings will lead to further commercialization of the property.

Thank you,

Rob van der Wateren

683 Boston Post Road.

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**From:** Jeffrey Holtman  
**Sent:** Monday, January 25, 2021 12:53 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** RAR

Dear Rye City Council,

I am the parent of rower who participates year round in the Row America Rowing program. When I learned that RAR's lease was expiring and the program was potentially being terminated, I was extremely disappointed. My son started rowing several years ago and has thoroughly enjoyed the sport, the coaches and above all the camaraderie with his teammates. My son has played other sports but this is the first one he has been truly excited about. The discipline, work ethic and commitment it takes to be a rower is truly incredible which is all the more reason we are excited about him participating with Row America.

As a homeowner and longtime member of the Rye community, I can certainly understand the reflexive desire for things to remain as they are. Rye is a wonderful community. But communities are meant to serve it's constituents even if that means small changes in our daily life. The founding mission of the Wainwright House is to serve the community at large. Row America moving to the Wainwright House is an opportunity for the Wainwright House to further it's commitments as well enable Row America to serve the needs of young, committed athletes. Please change the zoning rule to allow Row America to relocate to Wainwright House.

Regards,  
Jeffrey and Gloria Holtman  
6 Harbor Lane,

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**From:** Robert Manheimer  
**Sent:** Monday, January 25, 2021 1:15 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Petition Related to Wainwright House Property

As a City of Rye resident and the President of Wainwright House, Inc. I am responding to the City Council's invitation to comment on the petition now before you for consideration. I will explain why an association with RowAmerica Rye is key to Wainwright's continuation as a viable institution in our city as it has been for 70 years.

It is a major challenge for Wainwright's Board of Trustees to develop revenue necessary to maintain Wainwright's buildings and property, fund salaries for the limited staff, and maintain the variety of programs that serve the community. The most dependable source of funding has always been the rental of our venue for conferences, retreats, classes, programs, workshops, cultural events, and other such activities with an emphasis on spiritual and personal development. Rental of our venue for just wedding receptions alone has proved to be the single greatest component of our revenue and covers almost 35 - 40% of our annual operating costs. Each year we erect our 60 foot by 60 foot tent to accomodate the wedding receptions because inside the stone chateaux, we can not accommodate large groups. The number of wedding receptions in the tent is limited by Rye City Resolution No. 15-2015 to ten per season.

Over the years, the predominant and almost singular complaint from neighbors has been the outside amplified music from these wedding receptions. About two years ago, Wainwright asked the City Planning Commission to increase the number of outside weddings as a means of securing additional revenue, but withdrew this request. We listened to the noise concerns of neighbors that we met with and decided that we must explore other possibilities for increasing Wainwright revenues in order to meet the increasing cost of maintaining the estate. Several months later we were contacted by Howard Winklevoss, the founder and benefactor of RowAmerica, who was exploring the feasibility of an arrangement to bring the RowAmerica Rye operations to our facility. Mr. Winklevoss explained that their facility on Milton Road was not viable in the long run and he faced having to abandon the location in Rye.

The more we discussed the issues, the more we concluded that such an arrangement was mutually beneficial. Promoting the sport and the benefits of rowing complements Wainwright's emphasis on spiritual and personal development. Fonrose House, one of our three structures, and the one with the least historical importance, is in need of repair and renovation. Mr. Winklevoss proposed donating a new structure to accommodate RowAmerica Rye's indoor training requirements along with necessary dockage on our waterfront. Wainwright offered to demolish Fonrose House for the site for a new structure on the condition that any new structure would complement the architecture of the main chateaux and would give Wainwright the opportunity to move wedding receptions indoors, into a new soundproof facility. In addition, we would come to an arrangement whereby RowAmerica would be contracted to run recreational rowing on our property and pay us fees for doing so.

An association with RowAmerica is a unique opportunity for Wainwright. It allows us to eliminate the tent, eliminate the noise of tented wedding receptions, replace an aging building that otherwise we would be hard pressed to renovate, and assure an additional revenue from running recreational rowing on our property. We maintain that elimination of the tent will be to the benefit and looked upon favorably by the majority of Milton Point residents. Other common concerns such as increased traffic will arise but they can be discussed and resolved.

What we are facing are two separate institutions that individually bring value to the Rye community determining that their continuation within our city is no longer viable. The Wainwright and RowAmerica association is a unique, mutually beneficial, and creative opportunity to forestall this loss.

Robert Manheimer  
President and Treasurer  
Wainwright House, Inc.

**From:** Jane Heap  
**Sent:** Monday, January 25, 2021 1:37 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Support for Wainwright & Milton Harbor Foundation

Jan 25, 2020

Dear Rye City Council Members and other interested parties,

We moved to Rye 16 years ago and love so many special aspects of this town. We are nature lovers and have spent countless hours at the Nature Center, Marshlands, Wainwright and Edith Reed. At Wainwright, I have attended yoga classes, my daughter has spent countless hours in dance classes both Fonrose and the Carriage House, we have celebrated 40th birthday parties and mourned at a funeral.

For the last 7 years my son who is a senior and daughter who is a sophomore at Rye High School have participated in the RowAmerica Rye programs. Having one of the best rowing program in the country in our town has shaped our lives for many of these past years. The coaches instill integrity and responsibility to our athletes at a young age. The 'grit' that is expected from every rower is something that I was worried my children would miss growing up in such a wealthy community. RAR athletes complete on not only the national level but also at the world level. It has boosted RHS athletes into the top universities in the country. Of the 10 RHS athletes to commit to D1 schools this fall 8 were rowers.

Milton Harbor Foundation would provide a way for the town to ensure that both Wainright and RAR remain in our hometown. I am fully supportive and hope you send the proposal on for further consideration.

Jane Heap  
1 Platt Lane  
Rye, NY

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**From:** Stephanie Giampia  
**Sent:** Monday, January 25, 2021 1:46 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Wainwright House and RowAmerica Rye

To Whom it May Concern,

It is imperative that the City of Rye students/residents maintain local access to this very important extracurricular activity. RowAmerica Rye has created a great sense of belonging, discipline, confidence and healthy lifestyle for our children. Our child has been a team member for five years now and it's incredible

how much this organization has helped her grow in so many ways. She's finally found a place within RowAmerican Rye. She's tried so many sports and never felt that she was fully part of a team until now. The relationships that she has developed, discipline and respect that she has learned is remarkable. She's confident with a strong mind and body and so incredibly driven. This is a place where she feels great about herself and where she feels that she is making a contribution to her community. She's never been more motivated and passionate about anything. It has become her second family!!! This is why it is so incredibly important for us as a working family to be able to have access to this amazing program in Rye, where we live. If this program had to move elsewhere this would create an incredible hardship for us as getting to and from practice daily would be impossible. We have the luxury of living in a City along the water, it's the perfect place for this activity/sport there is no doubt about that.

This change helps two very worthy organizations. Being able to support the very beautiful Wainwright House would be amazing as well. We all know that the Covid pandemic has been extremely damaging to so many businesses especially the entertainment industry. This helps the Wainwright House stay afloat and preserve their property. The denial of such support would be imprudent and unwise.

All in all it has been such a trying year for so many - especially for our children. They have already had to forcibly adapt to so many challenging changes and watching them struggle with that has been very difficult. We are hoping that there will not be any additional stress for our children by denying this request from RowAmerica Rye and the Wainwright House. Since there is already traffic to the many country clubs in that area, we don't see how this move would create an issue. The Wainwright House would have their normal traffic during their coordinated events so it's hard to understand how this differs.

At the end of the day, this move is beneficial in so many ways. Please show our children that we care for and support them by keeping RowAmerican Rye in Rye where it belongs! It's so very important to them!!!

Thank you for your time and consideration.

Stephanie Gomez  
135 Maple Avenue

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**From:** Donald Weld  
**Sent:** Monday, January 25, 2021 1:57 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Row America Rye and the Wainwright House, Inc.

Dear Members of the Rye City Council,

We are writing in support of the application of Row America Rye (RAR) to partner with the Wainwright House, Inc. for the construction and operation of a new rowing facility for RAR.

Row America Rye has been a wonderful addition to the athletics options for the children of Rye and the surrounding communities. In a few short years they have created one of the strongest youth rowing programs in the country and have won many regional, national, and international regattas including the US Youth Championships and the Head of the Charles. Former RAR alumnus are now rowing at many of the most prestigious college programs here in the US and internationally.

Aside from the many podium finishes, the RAR program has provided our youth with excellent physical training, as well as team building and leadership skills development. While most participants are parent funded for many years the RAR Parents Association has provided scholarships to less fortunate families to



ensure cost does not preclude an athlete's participation. As a non-contact sport, rowing offers our children a challenging physical activity without the concussion risk inherent with so many contact sports.

The immediate neighbors have a right to be heard and we are confident given the quality of the RAR leadership team that their concerns can be addressed. The Wainwright House is located amongst 3 of Rye's largest private clubs and with care, RAR's activities will be easily integrated into the neighborhood.

RAR is an asset for Rye and the City Council has a duty of care to ensure future generations of Rye children have continued access to this magnificent sport. By way of disclosure, my son James has been rowing at RAR for the past 4 years.

Best regards,  
Donald, Andrea and James Weld  
112 Glen Oaks Drive, Rye NY, 10580

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Dear Mayor, City Council, and Residents,

I am a Rye resident and the owner of the land, building and row docks Row America currently leases to run their program adjacent to the Rye City Marina. I have owned the property since 2005. It is my intent to give you some history of the property, how rowing got started in Rye, and what the future holds if Row America leaves the City of Rye as they have threatened if their proposal to move to the Wainwright Property is not approved.

The current rowhouse property is zoned B7 Waterfront Business with its main permissible use being a water dependent business. Only four properties exist under this zone classification in Rye, two residential homes existing under a use variance granted by the City ZBA prior to construction, the current rowhouse property, and the Rye Fish and Game Club along Milton Road.

After purchasing the property, I continued to run it as a small boat repair and docking facility as was existing at the time of purchase. I quickly realized that was not a viable long-term plan due to its close proximity to the Rye City Marina and the services offered there. I researched and studied other water dependent uses such as marine stores, boat dealers, brokers and boat share clubs. Again, for a variety of reasons, those permitted uses were not financially viable nor did the corporations that operate these types of business feel this location supported their business model.

My father rowed crew at Fordham University and I had an idea that this might be a good location for a crew facility. Protected docks for launching, a harbor that has a protected inlet for rowing, and a waterfront city that had a need for a local facility all permitted as of right by the B7 zoning code. I contacted the Rye school's athletic department and learned that Rye High School had a team consisting of about 35 students. The program was then rowing at the Greenwich

Water Club in Cos Cob, Ct off exit 5 via 195. This solidified my idea of providing Rye City students and resident rowers a home boat house and facilities to grow and prosper.

In early 2011, I had meetings with Stan Nelson, then head coach of the Rye High School crew team and several parents of past team members, who graciously opened their homes to host discussions and brainstorming ideas. The consensus was that the inopportune times they were allowed to practice at the Cos Cob facility (they were not offered any afternoon practice slots), the early morning long distance travel

up 195, and the limited amount of student spots to practice (Cos Cob facility limited their numbers) were hindering the sport's success.

If they had a home facility where they could schedule their practices both in the morning and afternoon, be accessible by bike, foot or quick drop off by parents, and not have a ceiling cap on student participation numbers, they were confident they could grow the high school male and female teams and develop a junior middle school program. The establishment of a robust junior middle school program will ultimately lead to more competitive high school teams and the opportunities that success provides. In short, those ideas and commitment some 10 years ago has allowed the program to achieve the success and influence on these students participating today.

Based on these meetings and the ideas that derived from the discussions, I committed to develop this facility. I met with several parents and worked on forming a parent group organization to raise money to get the required equipment the current team would need to operate out of this new facility. During the process it became clear that the desire was there but forming the organization and fundraising based on the limited numbers of students and parents of this startup program would be difficult to achieve. I assured them I would keep my commitment to developing the facility in the City of Rye where they reside. I would find an operator to run a public facility with the stipulation that Rye Students and their teams would be included and provided home team treatment.

In the fall of 2011, I hired consultants to get dock permits, architects for building and site renovations, and on June 15, 2012 an application was submitted before the Rye Planning Commission. On February 8, 2013 I received approvals from the City of Rye to operate a Rowing Club.

I personally invested the funds for the entire process: land acquisition, professionals to obtain the City of Rye approvals, dock and gangway construction, outside and inside building renovations, site work, and all fees and expenses due to the City of Rye. With my background in construction, I undertook the entire construction project to bring the plans and approvals to reality.

I received many proposals from competent for-profit operators to lease the facility during this development phase and in April 2013 after all approvals were granted and construction well under way, I chose and engaged with Howard Winklevoss to be the operator. I kept my word to the Rye students and families with respect to providing the facilities. I executed a lease with Howard Winklevoss and receiving a \$12,500 security deposit, Row America Rye was born and a crew program was now a reality in Rye.

Today, I have an even stronger commitment to Rowing in Rye than I did some 10 years ago after witnessing the success and positive influence this facility, location and rowing program has had on the students, as exhibited by the dedication, competition, and drive they exhibit. Most importantly, it has presented them with opportunities for scholarships to the country's top Universities and Colleges.

Row America Rye is in year 9 of their 10-year lease. It is evident that this use and sport has embraced and positively affected so many parents, students and city residents. Therefore, I have previously approached Howard Winklevoss about renewing and more importantly offered to significantly expand the current building, or construct a new modern facility to accommodate the growing Rye program. All of my outreach to Howard and Row America has gone unanswered. Nothing but silence. Despite the financial and time commitment made 10 years ago and providing Row America the opportunity to operate this facility with little to no upfront facility investment, it was not until I read a story in the Rye Record that I learned Row America had been making other plans and considering a move to the Wainwright House. It was this article

how I heard Row America is threatening to leave Rye if they can't relocate to the Wainwright House. I do not understand such reasoning. I believe the rowing program in Rye is now eternally established. It's on par to many residents as Rye Garnet Football, Field Hockey, Ice hockey and all other sport programs so deeply embraced with participation and history in the city. Students work their way up to success in these programs thru middle and high school, building the legacy for the students and parents whom will follow them. Though the students and parents may change due to graduation, the storied history and success of these programs is what carries them on. Success brings competent coaches and organizations to want and continue to build on the success of its predecessors.

I ask why this move? The current location is established, accepted and operating under permission from the City of Rye in a B7 Zone that is permissible to this use. All of the lengthy environmental approvals from State and Federal DEC, Army Corps of Engineers, City of Rye Planning and capital improvements for the rowing docks and gangway are in place. As owner of the property, I begun and have committed to expand the existing space and or construct a new building in a manner that could achieve approvals from the City of Rye Planning Board to upgrade and provide a first-class facility this program needs to continue its success and influence on our youth. If Row America and Howard Winklevoss are committed to this rowing program, what else could they desire then the commitment from me as owner of this legally zoned property to provide the same first-class facility it desires to achieve by filing their Wainwright application. The Wainwright application is being sought in a residential zone whose underlying zoning use does not permit this rowing program. This application will no question be lengthy, divisive, with inherently expensive legal intervention and costs to be undertaken by the city and funded by city tax payers in what is already a dire financial time for local governments .

Though it is my desire to maintain the status quo and seamlessly have Row America continue to operate out of this facility, I truly believe the rowing program is larger than who operates it. With my commitment to provide the first-class optimal space required to successfully operate, it is my hope and desire that Row America stays where they are, and I am diligently working to that end. I want to assure the city and more importantly the Rye High School rowers and their parents my commitment to their program at its current location, my commitment to invest and provide them a first-class facility and a rowhouse to continue the legacy of the rye rowing program into the future. Perhaps one or several of these successful students whose life has been so influenced by the rye rowing program, returns later on in life when the time is right and has a hand in leading, coaching and influencing the current rye rowers. The line of communication with any concerned resident who may be enlightened by this information contained in this open letter may please contact me to assist in this commitment.

Marc Castaldi

Rye Resident and owner of the current rowing facility located at 668 Milton Road Rye NY

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**From:** Gustavo Ribeiro  
**Sent:** Monday, January 25, 2021 3:17 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** RowAmerica Rye - Wainwright petition  
To Rye City Council

Letter of Support for Row America Rye

In my capacity of Rye resident, master rower and father, I fully support the amazing institution that Row America Rye has become.

Few people would accomplish in few years what the club and its managers/coaches have done within the sport in a national level, especially in a competitive sport and country as USA. Row America Rye is a gem for the county and put the city in the rowing world as nobody seen before. In few years, the went from starting a rowing club to the top national spot in junior level. Row America Rye is the club to be beaten in junior championships.

The club is highly relevant for the community. Rowing is a beautiful sport, combining strength, discipline, team effort bringing together young kids and forming character. Due to the success Row America Rye brought to the community, nowadays top Universities come to the club to recruit athletes.

The Rye City Council must do the necessary to keep the facilities in our community to ensure successful access to our kids and continuing the excellent project.

Thank you for the consideration.

Gustavo Ribeiro Fernandes  
Rye Brook Capital, LLC  
2 Greenwich Office Park, Suite 300  
Greenwich, CT - 06831

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From: Traci Fiore  
Sent: Monday, January 25, 2021 4:13 PM  
To: Wainwright Comments <wainwrightcomments@ryeny.gov>  
Subject: RAR / Wainwright House Support

Hello-

I would like to take a moment and share how lucky me and my family are to live in such a wonderful community. I was born and raised in Rye , basically never left. I have attended many functions at the Wainwright House over the past yrs, one being my bridal shower. My daughter danced in the carriage house, sang in the main building. I have taken countless sunset photos. Its location and building share in so many memories to all. As for Row America, probably the most highly respected coaches, staff and Athletes in my book. My Daughter was never into sports and not knowing if sports were ever in my daughter's future do to lack of interest. She tried RAR one summer and has been rowing at Row America Rye for the past 5 years. I have watched her grow into a strong, dedicated, driven young lady. I couldn't be more proud

of her. The relationships she has made with her peers and the respect for her coaches is something I have never witnessed in a young athlete. These Kids work hard, they're in inspiration for the underclass-man, they're an inspiration for the master rowers and quite honestly they impress everyone from family, to friends, even just the passerby. Especially now during these crazy times they need consistency, they need to feel safe, that the one thing they love the most will not drastically change on them. These coaches have made sure to keep them safe, to push and work hard on who they are, their strengths and weaknesses. I Hope for the future of both Row America & The Wainwright House.

Thank you,  
Traci DeVico Fiore  
8 Nursery lane

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**From:** Ronald Matossian  
**Sent:** Monday, January 25, 2021 4:22 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** RowAmerica Rye

Our family fully supports RowAmerica to move to the Wainwright property. Rye is very lucky to have the opportunity to have easy access to such a great rowing club that has provided many Rye HS and MS students the ability to participate in this exciting sport. My son made great friends and had excellent coaching in a very supportive team atmosphere. My son will go onto a top college and participate in college rowing.

Please do not lose this opportunity of a lifetime for so many kids in Rye for years to come.

Thanks,  
Alicia Sisk  
Ron Matossian

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**From:** Peggy Peters  
**Sent:** Monday, January 25, 2021 5:15 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Rezoning

Dear Members of the Rye City Council,

I have read many comments both for and against rezoning the Wainwright House's land use. I don't live near the Wainwright House. I have no skin in the game, not disturbed by the rowers obstructing my view. But I do think the harbor is becoming more and more congested. But more importantly, I don't think the attorney representing the Milton Harbor Association was able to provide enough information about their request. He didn't know who was involved with the association. Weddings are noisy, no denying it. And more. Come on. And remember what happened to Durland? Dejas vu?  
I feel for the Wainwright House. They are locked into charter which they are finding unsustainable. Row America is not the way out.  
Let's help the find a better solution.

I'm sure there will be many letters from Row America alumni and parents. It has been a good thing for their families. But unless they fully understand what this zoning change means, (which I feel has yet to be defined), their letters are pure emotion.

Respectfully submitted,

Peggy Peters  
85 Ridge St

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**From:** Pamela Smith

**Sent:** Monday, January 25, 2021 6:54 PM

**To:** Goddard, Sara W. <sgoddard@ryeny.gov>; Johnson, Carolina J. <cjohnson@ryeny.gov>; Mecca, Richard J. <rmecca@ryeny.gov>; Stacks, Benjamin M. <bstacks@ryeny.gov>; Souza, Julie A. <jsouza@ryeny.gov>; Tarlow, Pam J. <ptarlow@ryeny.gov>; Wainwright Comments <wainwrightcomments@ryeny.gov>

**Subject:** Subject: Row America and Wainwright House

Although we do not live near the Wainwright House my husband and I have lived in Rye for 42 years and raised our three children here. They now are living in Rye and raising their children in the town we all love. We are great supporters of recreational sports and opportunities for families to explore new athletic opportunities. However, the proposed project at the Wainwright House is a very bad idea. Creating a bigger rowing club on Rye's Harbor is not in the best interest of all Rye residents.

Adding more traffic, road use, noise and unnecessary congestion is also terribly unfair to the families who live in and near Milton Point. In addition this is a terrible idea for the fragile ecosystem of Long Island Sound which we have all worked to preserve. A better solution needs to be found for the historic Wainwright House which was initially chartered as a spiritual center.

Respectfully submitted,  
Pam and Henry Smith  
75 Glendale Rd.

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**From:** Ash Shaaban

**Sent:** Monday, January 25, 2021 7:11 PM

**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>

**Subject:**

Dear Council Members:

My name is Ash Shaaban and my daughter, Lily, is on the Row America team. I am one of the Rye parents very much in support of the proposal.

I was once on the Board of Directors of the Wainwright House and therefore have a very good sense of the situation and the import of the decision before you. During my tenure, there were concerns amongst the neighbors regarding Wainwright weddings, specifically the noise, number and traffic. Today, I would suspect those are many of the same concerns with the boathouse. We came to an understanding then about how to mitigate these concerns while maintaining the viability of Wainwright.

The difference this time, however, is that this proposal pits Rye citizens against Rye citizens. From my perspective, the boathouse offers many benefits to our community – and I believe these overall community benefits far outweigh micro local concerns. As more families choose to leave New York for other states, we are compelled to consider our competitive positioning in Westchester and CT. Rye’s struggles in adding turf fields will likely be a future cause of competitive disadvantage versus neighboring towns. Thankfully, crew has been a growing sport and influences where families select their towns. We should be doing our best to support this sport, not only for our current Rye crew families, but also for all Rye homeowners. Thank you for your consideration.

Best,  
Ash

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**From:** Lisa Keegan  
**Sent:** Monday, January 25, 2021 7:22 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Row America Rye

To whom it may concern,  
I am writing in support of RowAmerica Rye (RAR) relocating to the Wainwright property. RAR has an amazing program that has benefitted so many youth athletes in Rye and are in need for additional space. My son started with the program in Middle School and continued all through High School and competed nationally. The coaches and staff are dedicated to the athletes and appreciate being a part of the community.  
Sincerely,  
Lisa Keegan

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**From:** Valery Moore  
**Sent:** Monday, January 25, 2021 9:18 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Rezoning Wainwright House-Row America

The proposed rezoning will compromise the surrounding residential area with an influx of traffic, congestion and noise. Additional traffic will also jeopardize the safety of joggers, walkers and bikers along Stuyvesant Ave and devalue residential properties.

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From: reed endresen  
Sent: Monday, January 25, 2021 9:25 PM  
To: Wainwright Comments <wainwrightcomments@ryeny.gov>  
Subject: Row america

Hi,

I am against row america moving to Stuyvesant avenue / wainwright house. I grew up in Rye and believe wainwright should be preserved as it is and we shouldn't be encouraging massive amounts of new traffic over there which will hurt the local ecosystem.

Thank you  
J. Reed Endresen

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**From:** n regan  
**Sent:** Monday, January 25, 2021 9:28 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** RAR & Wainwright Property

Good evening,

We cannot think of a better combination than Row America Rye and the Wainwright Property. As Rye residents for almost 2 decades, we enjoy daily the serenity that life on the water offers. The Wainwright House provides the opportunity for the community to share in a beautiful serene setting. It's dedication to not only the physical, spiritual and intellectual balance of life, also incorporating physical and social well being in many of their events, is precisely the environment Rye residents cherish.

Having been involved with Row America Rye for over 6 years, (and 4 more in the future), we can say first hand that this program aligns with what the Wainwright house embodies. The club provides opportunities for the athletes to grow emotional, socially, and intellectually, The strong leadership of the coaches transforms these rowers to be motivated, disciplined, humble and selfless. We have a great deal of respect for this program because of the strong character of the coaches and their support of the athletes. The structure and dedication required to be part of the RAR program provides a healthy alternative to the daily malaise that young adults can often find themselves in.

We fully support the proposal to relocate RAR to the Wainwright property.

Jim and Nicole Regan  
25 Intervale Place

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**From:** Tom  
**Sent:** Monday, January 25, 2021 9:31 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Wainwright/Row America plan

To whom it may concern,

We, as residents of Milton Harbor House, are concerned about the conversion and development of the Wainwright property into an oversized facility for offices, catering and Row America facilities. The



increased traffic that will result on Stuyvesant Ave will also be a hazard to the residents, joggers, walkers and cyclists.

Therefore we are joining the other concerned residents in the area to oppose this project.

Sincerely,

Thomas and Margaret Locastro

720 Milton Rd S4A

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**From:** Andrea Costa

**Sent:** Monday, January 25, 2021 9:37 PM

**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>

**Subject:** Wainwright House & RAR

To the Rye City Council Members:

My husband and I signed the Change.org petition for RAR to relocate to the Wainwright property, and I'm writing to you now to express our continued strong support for the idea.

My children rowed with the RAR club, and I have been a masters rower in the program for many years, and I am also a nearby neighbor of the club (living at **21 Newberry Place in Rye**). Every aspect of our family's experiences with the club and program have been great. Its manager, Marko Serafimovski, runs the program really well. He is open to dialogue with the neighbors (commercial and residential ones), and he hires and retains excellent coaches who train the program participants to be respectful of the neighbors in the harbor, especially early in the morning when it is so quiet and sound travels so easily over the water. They have had to be flexible over the years. First, the program grew so quickly and they needed to accommodate so many students in such a small space, so they had to get very creative with the scheduling to allow safe growth. More recently, they've had to erect a tent to accommodate the Covid-style distancing necessary to keep everyone healthy, and further stagger practices. They have not missed a beat in all these changes over the past few years, and the program continues to grow and be amazingly successful. Their reputation within the US High School rowing community and beyond is stellar. (See articles in the rowing magazines.) This professionalism and creativity are what will make them successful in transitioning to the new location at Wainwright.

I imagine the neighbors on Stuyvesant might have reservations about traffic or noise, but the current neighbors at the current RAR location can attest to the fact that these same issues have been managed well on Milton Road, through open dialogue and a willingness to make it work. I am sure good minds will find a way to mitigate those issues at Wainwright, and such issue should not overwhelm the greater good of what the program brings to our town and our youth and masters rowers. SO MANY people have benefitted already and will stand to benefit in the future from learning the lifelong discipline of the sport, competing, bringing home awards and medals for themselves and for the town's reputation, not to mention all the health benefits from the exercise.

From a more personal standpoint, I am interested in making sure the Wainwright House continues to be a resource for the general public rather than turning into a private club like much of the rest of Milton Point. It is a great idea to allow more people access to the beauty of that area and to the waterways. The old Boy Scout area that sort of served that purpose to some degree has been bought by individuals, and so the Wainwright House is really the last possible spot (besides the pier) where the general Rye population can access that spectacular view and the water. I think the ideals that the Wainwright House stands for are a great fit for what RAR brings to the property, too - - they will be a great team.

Lastly, rowing at RAR allows students from all the schools in this general area to participate in something together, rather than compete with each other. It is a really unique team sport that way. Students from Rye City Schools, RCDS, Harrison, Greenwich, etcetera all form one team and get to know each other through this sport. It is a really great resource that way. While this fact maybe isn't a factor in the Wainwright House

discussion, it is just another thought to keep in mind when considering how important the rowing program is in general to the town of Rye.

My husband and I (and our 2 adult children!) hope the council will give further consideration to the proposal - it will continue to be a wonderful program for all future participants! Rye would really be missing a huge opportunity if it does not embrace this, as the RAR program has pressure to keep growing, and their current location cannot accommodate that push.

Thank you for your time reading this.

Sincerely,

**Andrea and Chris Costa**

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**From:** Rosemary Buttigieg

**Sent:** Monday, January 25, 2021 9:54 PM

**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>

**Subject:** RAR Wainwright Letter to Rye CC

Rosemary Buttigieg

10 Parkway Drive

Rye, NY 10580

Rye City Council

1051 Boston Post Road

Rye, NY 10580

January 25, 2021

Dear Mayor Cohn and Councilmembers Goddard, Johnson, Mecca, Stacks, Souza, and Tarlow,

I am writing to you today to express my support for the proposed relocation of RowAmerica Rye to the Wainwright House property. I have been a resident of the city of Rye for over 25 years. My three sons all attended the Rye schools and benefited from the many recreational and enrichment opportunities available in Rye. My youngest son is currently a junior at Rye HS and a varsity rower at RowAmerica Rye.

He began rowing at RAR in 7th grade, as a skinny boy that tried almost every sport available to him. Rowing was the only sport that he loved and thrived in. Over the past 4 years, I believe RowAmerica Rye has helped shape him into the hardworking young man that I am so proud of today. The coaches teach these young rowers about respect, responsibility, teamwork, and perseverance. Emphasis on character and conduct is of utmost importance at RowAmerica Rye, and it shows. This past summer during Covid I volunteered at RAR to assist rowers in getting small single boats in and out of the water (for social distancing). I witnessed first hand how orderly and serious the coaches are in running things. Everything from handwashing, mask-wearing, sanitizing, and overall responsibility of the boat was regimented. I was impressed at how grateful and respectful each rower and coach I encountered was with one another and with me. I feel very fortunate that my son can be part of such a positive enriching experience.

In addition, RAR (parents and kids) fundraise every year to provide scholarships for rowers that would otherwise not be able to participate. In my 25 years of living in Rye, I have always believed in giving back to our community and others and have been an active volunteer. I have attended

many events at Wainwright and have enjoyed the indoor and outdoor space on the waterfront. It is a true gem that needs to be preserved for future generations of Rye to enjoy. I would also like to see RAR stay in Rye because I think it is a great asset to our community and our youth. I believe this partnership with RowAmerica Rye and the Wainwright House is a good one that would benefit both organizations and the community.

Thank you in advance for your time, and ask you to allow this proposal to go to the planning commission for further consideration. Stay well!

Many thanks,  
Rosemary Buttigieg

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From: Tapley Sheresky  
Sent: Tuesday, January 26, 2021 7:30 AM  
To: Wainwright Comments <wainwrightcomments@ryeny.gov>  
Subject: Wainwright House and Row America

We have lived on Milton Point for 29 years and feel that Row America building a new sight by the Wainwright House would be a HUGE mistake. As it is, the traffic has increased enormously since we first moved in, and this would cause so much more. It would turn a somewhat peaceful area into a nightmare. Our son was married at the Wainwright House a year a half ago to our Milton Point neighbor. It was the most beautiful day...the perfect setting and view. It would be a shame to have a unattractive structure built there with constant commotion going on. The safety of the residents would also be a concern with too many cars coming and going. It's bad enough as it is.

Thank you very much,

Tapley Sheresky  
840 Forest Avenue

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**From:** Patricia Goodwin-Peters [mailto:pgoodwinpeters@gmail.com]  
**Sent:** Tuesday, January 26, 2021 10:01 AM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Wainwright House & Row America

Dear City Council Members,

As a City of Rye resident and Board Member and Secretary of Wainwright House, Inc. I am responding to the City Council's invitation to comment on the petition now before you for consideration.

With the highest level of respect for the role you play in the Rye community, I respectfully ask the Council to consider and pass a code provision that creates a new accessory use to add water dependent recreation usage that will apply to the Wainwright House (WH). This small zoning amendment would greatly facilitate WH's ability to continue to serve the Rye community through allowing it to diversify its program offerings and better utilize its unique property. The focus of this letter is to remind the Council the important historical significance of WH to our community.

WH is the oldest, non-profit, non-sectarian holistic learning center in the United States founded in 1951 by Fonrose Wainwright Condit. WH has offered a wide array of programming for 70 years. The main WH estate was built by Col. J. Mayhew Wainwright between 1929 and 1931 based on a 17<sup>th</sup> c. French Chateau where he had been stationed during World War 1 (the “Estate”). On the eve of battle, Col. Wainwright promised himself that if he survived, he would build a house resembling the chateau on his family’s property in Rye, New York. After construction was completed, Col. Wainwright and his wife Laura Wallace Buchanan lived in the beautiful Estate with their only daughter Fonrose Wainwright Condit until they passed in 1945 and 1946 respectively.

After their marriage in the Estate’s library in 1937, Fonrose Wainwright and her husband Philip King Condit lived in a smaller home constructed to the south of the main estate, which is now known as the “Fonrose House.” This home was not built with the same level of quality or historical significance as the main Estate and, over the years, the house has experienced various degrees of deterioration and is presently in need of significant repair.

Fonrose Wainwright had no children and was widowed shortly after her parents died. To honor her family’s legacy, she donated the Estate as *The Center for the Development of Human Potential*. Initially, WH was aligned with the Laymen’s Movement, founded in 1941, by a group of professionals, including J.C. Penny and E.F. Hutton, who sought to integrate spirituality and ethics into the business world. The Laymen’s Movement was also involved in initiatives for world peace and the WH hosted assemblies from the United Nations in its early years. Norman Vincent Peale was also a close friend of Fonrose and visited her at the Estate many times. He even radio broadcasted his weekly message on the “Power of Positive Thinking” from the premises over the years.

For the first phase of WH’s existence, Fonrose’s wealth of personal connection with titans of business and spiritual luminaries ensured its support. But after this initial phase, WH has worked hard to keep its mission--the development of human potential—at the forefront while paying its bills. To do this, the property has hosted conferences, retreats, classes, programs, workshops, cultural events, and other such activities with an emphasis on spiritual and personal development. WH has also leased its space to local not-for-profits (such as the YMCA) and local for-profits (such as Brava Dance).

WH has also hosted weddings. Beginning with her own in the Estate, weddings have been an important embodiment of the WH mission. WH has been honored to host the spiritual union and wedding celebration for dozens of families in Rye and beyond. The rental income that WH receives from weddings has been an important revenue stream for WH and has enabled the Board of Trustees to fund the maintenance of the building, salaries for the limited staff, and continuation of programming to serve the community.

As with so many other non-profit organizations, WH has experienced increased financial distress over the years as it switched from the support of its original donors to find ways to remain relevant to the next generations. Due to the wedding income and a host of new programming, as well as a new Board committed to keeping WH financially sound and steadfastly on mission, WH began 2020 in a stronger financial footing. Based on expressed concerns from neighbors, WH has sought an alternative revenue stream other than outdoor-tented weddings as is explained in the letter by President Robert Manheimer. The need for an alternative revenue stream was underscored this past year when the strict restrictions imposed on gatherings related to the persistent spread of COVID 19 that resulted in the cancellation of most weddings and in-person events.

WH has held a unique and important role in Rye history over the past seventy years. The Council's decision to amend the accessory use applicable to WH will provide WH with greater options to find a more secure financial footing so it can continue to serve the Rye community for another seventy years and many more!

Regards,  
Patricia Goodwin-Peters  
Wainwright House Board Member & Secretary

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**From:** Helen Wilmerding  
**Sent:** Tuesday, January 26, 2021 10:04 AM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** In favor of the Wainwright project

I moved to Rye three years ago and have been welcomed into the community. I have watched my grandchildren benefit from the Rye City School system and we have all flourished with the opportunities in this town.

Two of my favorite organizations Wainwright and RowAmerica Rye now need our help. They both enrich our community and we would be poorer without them. Wainwright has been generous by allowing the public to meditate and enjoy classes on its grounds. Meanwhile the coaches at RAR are rare in this age. They install values, ethics and discipline while developing a love and respect for nature.

While the clubs at Milton Point offer the beauty of the sound to only the wealthy, Wainwright welcomes all and RAR has for years offered scholarships to the less fortunate. It is imperative that Milton Point access is secured for the community not just the wealthy.

Helen Wilmerding  
Platt Lane, Rye

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**From:** Loretta Crew  
**Sent:** Tuesday, January 26, 2021 10:21 AM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Milton Point rezoning

I am opposed to rezoning that allows commercial development of Milton Point.

Loretta Crew

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**From:** Onur Tuncer  
**Sent:** Tuesday, January 26, 2021 10:26 AM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** In Support of RAR and Wainwright plans

Dear Sirs and Madams,

I write to express my support of the plans to relocate Row America Rye to the Wainwright property. As a second generation Rye resident, a boater out of the Rye Boat Basin, and parent to a budding crew athlete, I have observed this development from various vantage points over decades. Rye's location on the Long Island Sound is one of its most compelling assets. It affords Rye residents the options to spend time at the beach, on a boat, with a fishing pole, or simply enjoying the natural beauty of our various waterways. Row America Rye has been a welcome addition to this maritime community. It is a well-run operation that adds value to not only the children who participate but to our community writ large as an outfit that further maximizes our utilization of our unique location in Westchester. The popularity of the program, and the consequent need for more space, are testament to the success of this operation. As a boater who spends much of my summer on the water, I am continually impressed with the manner in which the crew team members and coaches conduct themselves on and off the water. Any argument that RAR relocating a quarter mile up the waterway will negatively impact Rye residents appears self-interested and short-sighted from my vantage point. RAR have been good neighbors in their time at the Boat Basin and I expect they will be good neighbors operating out of the Wainwright property. I strongly urge the City to do right by Row America, the Wainwright House, and Rye residents in approving the zoning change required.

Yours truly,

Onur Tuncer  
1 Thorne Place

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**From:** Margaret Yeh

**Sent:** Tuesday, January 26, 2021 11:41 AM

**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>

**Subject:** Support for Wainwright House/Row America Rye Improvement Initiative

Dear Councilmembers,

We are writing in support of the proposed initiative between the Wainwright House and Row American Rye. Both organizations have focused on fostering growth and building community in our town. Margaret has personally enjoyed the yoga and programming that the Wainwright House offers. Our son was also a participant in RAR a few years back. The loss of either of these organizations would be unfortunate. The outlined solution appears to be a mutually beneficial proposal that will keep the beautiful Wainwright House and grounds operational while providing updated space for the Rye rowers.

Thank you for your consideration.

Sincerely,  
Margaret & Albert Yeh  
108 Claremont Ave

From: gaileisenberg53  
Sent: Tuesday, January 26, 2021 12:51 PM  
To: Wainwright Comments <wainwrightcomments@ryeny.gov>  
Subject:

Please enter our names as against the new buildings on Wainwright property. We are against anything contributing to increases traffic Gail bad Peter Eisenberg  
720 Milton Road

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**From:** evalon@aol.com  
**Sent:** Tuesday, January 26, 2021 12:56 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** support- MHF

Hi. We are writing in support of the Milton Harbor Foundation/Wainwright House proposal for water activities. We live across from the Boat Basin, the rowing program is a much needed asset to the Rye community. As former volunteers/members of Wainwright House, we also desire for them to find a financial way to stay. It seems like a David/Goliath battle - the wealthy homeowners near Wainwright are putting their considerable financial might to fight this. We are all very aware of the steps they are taking and the power they are trying to wield. They already live near three clubs and the shuttered Durland Scout Center which had similar programs which are now being proposed. Their arguments about traffic, etc. seem weak.

Shouldn't government consider the interests of those of us that are middle class as well as the wealthy? Why are these wealthy homeowners allowed to dictate the future of so many of us in the Rye community? Community. All of us. Rye is a community. We hope that you listen to those of us that live in normal homes too. The waterfront should be for all. Wealthy waterfront homeowners shouldn't be the only ones that get to enjoy our precious resources. Thank you for considering our concerns. Thank you for all you do for Rye.

Dave and Yvette Goldman  
639 Milton Road

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**From:** Deirdre Winczewski  
**Sent:** Tuesday, January 26, 2021 1:24 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Support for RAR and Wainright House

Hello,

I write this letter from the perspective of a parent whose child rowed at RAR during both middle and high school. I believe the Rye population profits indirectly by Rye's rowing community. As you know, many people move to Rye because of the schools and because our children go on to the best universities. I can assure you that it's not just the school system that is responsible for our children's success but also the athletics Rye offers. My son David is just one example. David was recruited to MIT which happens to be one of the best science schools in the world. Yes, David also has the grades, SAT score and other extracurricular activities, but so do a lot of other applicants. Rowing gave him the edge. The same is true for the majority of rowers at RAR who go onto the Ivy league Universities and other top top colleges. In addition, rowing takes tremendous commitment, determination and teamwork. It builds character. Traits that we want to see in our youths and in Rye residents when

they graduate and possibly continue to make Rye their home after college. My guess is that if RAR moves out of Rye, there will be less graduates attending premier colleges and Rye property values will decrease as a result.

Best regards,

Deirdre Winczewski

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From: Barbara Kenner  
Sent: Tuesday, January 26, 2021 1:26 PM  
To: Wainwright Comments <wainwrightcomments@ryeny.gov>  
Subject: zoning petition

I definitely support wainwright-house-and-row-americas-petition

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From: Ellen Slater  
Sent: Tuesday, January 26, 2021 1:27 PM  
To: Wainwright Comments <wainwrightcomments@ryeny.gov>  
Subject: Wainwright/RAR Zoning Change

I am writing to encourage the Zoning Board to approve the zoning change requested by the Wainwright House and Row America Rye.

RAR has provided and will continue to provide a wonderful opportunity for the youth of Rye to learn, grow and accomplish great athletic prowess from its' rowing program.

My grandson, Brendan Slater, started rowing at RAR in middle school. The structure, discipline and camaraderie he has gained over the years have allowed him to accomplish dreams and given him expectations for his future. He will graduate from Rye High School in June; having completed a leadership role as captain of the boys varsity team and a middle school coach. He plans to continue rowing at the University of Delaware in the fall thanks in part to the wonderful coaches and staff at RAR.

Please consider this zoning change and let these two organizations continue to provide great programs for Rye and its' surrounding communities.

Ellen Slater  
15 Park St.

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From: DEREK FAHEY  
Sent: Tuesday, January 26, 2021 1:27 PM  
To: Wainwright Comments <wainwrightcomments@ryeny.gov>  
Subject: Wainwright house rezone - NO

As a 25 yr resident of Milton Harbor House and someone who has known Stuyvesant Ave and enjoyed and marveled at its unique character and charm for over 60 yrs - also having been a member of both AYC and SCC - i am keenly opposed to The neighborhood being rezoned and changed so dramatically!

I commend , love and am proud of RAR but it should stay at its current location in the Harbor not allowed to Completely change Milton Point



DEREK B FAHEY  
720 milton rd. M5  
For and been a me

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**From:** Peter Eisenberg  
**Sent:** Tuesday, January 26, 2021 1:44 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Row America

I wish to express my objection to a proposal for Row America to move to the Wainwright Property.

We must not permit a commercial enterprise to enter a residential area and bring with it an increase in noise and traffic.

Thanks for your understanding.  
Peter Eisenberg  
720 Milton Road, Apt W4A

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**From:** Lukas Spiss  
**Sent:** Tuesday, January 26, 2021 2:21 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Opposition to the proposed Row America Wainwright rezoning

Dear Mayor Cohn and the Rye City Council,

As residents of Milton Point we felt the need to send you another message outlining our concerns and strong opposition to the proposed Row America Wainwright rezoning. We very much hope you take below points into account as you vote on the matter.

- 1) Milton Point is an area of regeneration where all of Rye goes for runs and walks. As you know there are no sidewalks at the end of Stuyvesant and Forest and it is already dangerous sometimes to have the existing traffic and pedestrians/runners pass each other on busy days. The expected severe increase in traffic due to this project would make it even more dangerous and difficult. Especially considering Stuyvesant already has very little space.
- 2) There is a strong correlation between weddings and car accidents and, whatever anyone says, if the rezoning was to be approved there will be a sharp increase in weddings, hence there will be drunk driving (people from outside of our community will attend) and there will be a danger posed to our children walking the streets of Milton Point and playing outside. One car accident or injured child would be too many!
- 3) There is the obvious noise pollution from weddings and traffic. The people who would have to live with that are the residents of Milton Point who are all opposing the rezoning (see the Friends of Milton Point signatures collected).

4) Opposing the rezoning means acting in the best interest of the local residents (all of whom are part of the Friends of Milton Point movement). The alternative means taking the side of a for-profit organization trying to take advantage of a local community. Those for it do not have to live with the negative effects of the rezoning on a day-to-day basis like the local Milton Point residents would have to do!

5) The residents of Milton Point are blindsided by this proposal. All those who bought property in this area took into consideration the noise/ traffic status of the neighborhood. A for-profit commercialized entity was never something that any of the local residents “bought into.” This change would have an impact on property values as well as the taxes, incurring a net loss for the city of Rye. The residents and city of Rye should be under no obligation to “support” Row America’s for profit ambitions.

We very much appreciate you taking above points into account and hope you help protect the local Rye residents.

Thank you,  
Lukas Spiss & Cassandra Spiss  
2 Topsail Lane

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**From:** [mariwaltz@aol.com](mailto:mariwaltz@aol.com)

**Sent:** Tuesday, January 26, 2021 2:23 PM

**To:** Wainwright Comments <[wainwrightcomments@ryeny.gov](mailto:wainwrightcomments@ryeny.gov)>

**Subject:** Petition for zoning amendment filed by Wainwright House and Milton Harbor Foundation

To The Rye City Council:

I have lived at Milton Harbor House for the past 50 years. I am also a member of Shenorock Shore Club.

I have loved walking Stuyvesant Avenue, as well as driving down, and back, to Shenorock. It is a lovely winding street with beautiful homes.

I have noticed during the Covid Pandemic that MANY more people are enjoying walking, running, riding their bikes, and walking their dogs on Stuyvesant. At times, those enjoying the afore mentioned take up 1/2 of the lane of the road I am supposed to be driving on. Stuyvesant has a winding component and a couple of areas where one cannot see the oncoming traffic...which, at times, does not make Stuyvesant Avenue that safe for pedestrians or bike riders, even for drivers who are not aware of the topography of Stuyvesant.

Now, the rowers have been seen exercising in groups up and down Milton, where there is a side walk and where the street runs in a straight line. If the rowers are now to exercise up and down Stuyvesant Avenue, I can see that as an "issue". Especially since many homeowners along Stuyvesant protect their lawns by placing large stones along the edge of the road. These stones cause a hazardous situation when one needs to attempt to pull off to the side when either an ambulance or fire truck needs to pass by. These stones are also a real hazard for anyone running/walking on Stuyvesant. I think the placement of these stones should be addressed at the time of this discussion. Should they be there at all? They distract from the beauty of the yards

anyway and wouldn't it be better to not have them and instead, have the gardener redo the edge of the lawn, if damaged, in the compromise of safety.

The three clubs at the end of Stuyvesant already cause Stuyvesant to experience heightened traffic at certain times of the year...the same time that the rowers would be most likely to be the most active. I think the above considerations should be addressed. Should zoning be changed in this area of Rye? What else will it permit to come to the lovely serene tip of Stuyvesant? What is going to go in where the Boy Scouts property used to be?

I don't know about this proposal. I love the rowers, but I also love the serenity of Milton Point. We must examine this carefully. It might be wonderful...it also might be disruptive for many. The consequences should be considered for/against both sides. Thank you for listening.

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**From:** Leslie Ebers

**Sent:** Tuesday, January 26, 2021 3:28 PM

**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>

**Subject:** RAR/Wainwright

To Whom It May Concern:

My family has been utilizing services from RowAmerica Rye for the past seven years. This organization is phenomenal. They instill an excellent work ethic in the children that they work with. They challenge each person, every day, to be better than they were the day before. Personal responsibility is a hard thing to teach, but they do it every day. My son is a better person because of his time in the boathouse. Each and every single coach requires the rowers to be respectful of the water, the neighbors, and the surroundings.

Moving RAR to share space with Wainwright could be an amazing experience for both. I know that some neighbors are worried, but honestly, it is a better space for the size of the program, especially with regards to parking. Rowers are not messy. They will take excellent care of the grounds.

This summer, the RAR staff moved mountains in order to make sure that all the kids got time on the water. This was done with a thorough process in place to make sure that illness was not spread, and in conjunction with the Parents that absolutely support the program fully.

My son has been telling me for years that I should try rowing. I finally did in November 2019, and I can say that it has been life changing. It is amazing to be able to leave all your troubles/thoughts on the land and just focus on every muscle moving in synchronization on the water. The current boathouse is quite small, but they have made it work. It would be amazing to be able to not have everyone right on top of each other.

I am certain that the move could be beneficial for all involved. Please help us to support the union of spaces.

Thank you,  
Leslie Ebers

From: Staci ramachandran  
Sent: Tuesday, January 26, 2021 3:57 PM  
To: Wainwright Comments <wainwrightcomments@ryeny.gov>  
Subject: Wainwright House letter of support

Dear City Council,

I write to provide insight into how Wainwright House (WH) reached its decision to pursue a relationship with Milton Harbor Foundation and Row America Rye.

WH is managed by a Board of Trustees. The names of the President, Officers, and Board Members can be found on our website. The Board receives no compensation for their service other than the satisfaction of working hard to keep the WH mission to develop human potential alive and well in Rye and preserve the ability of WH to remain a beautiful space available for the use and enjoyment of our community.

As you may know, WH hosts many community groups and events, such as meditation classes, parenting courses, book and artist discussion groups, writing and poetry groups, teen groups and related programming, family events, as well as self-improvement and holistic studies. Many of WH's offerings focus on physical self-improvement such as yoga, qi gong, karate, and other disciplines. When the Board considers programming or space rentals, it considers whether the programming will touch on a five-prong test: Will it benefit a person's spiritual life? Will it benefit a person's physical health? Will it benefit a person's emotional life? Will it connect a person to the life-enrichment of the arts? And will it connect a person to a deeper connection with the natural environment?

When approached by Howard Winklevoss and RowAmerica Rye (RAR) to pursue a possible relationship, which would include the generous gift of a new building as well as a long-term rental of the space for weekly blocks of time for crew training, the Board took his commitment to the mission and to this five-prong analysis to heart.

First, we determined that-- although not essential-- we would prefer to work with a not-for-profit if we were to accept the generous gift of a desperately needed new structure to replace the Fonrose House (which, among other things, had a tree fall on its roof in August 2020). And, like we have done for many years with the Rye YMCA, we would prefer to enter into a multi-year space rental with a not-for-profit.

To this end, the Milton Harbor Foundation (MHF) was established by Howard Winklevoss, owner of RAR. MHF's mission is to promote the sport of rowing to encourage teamwork, self-improvement, personal enlightenment and self-discipline, and develop the relationship between mental health and physical health. MHF would give WH the gift of the new structure. Separate from that, WH and MHF would negotiate the terms of a long-term license for space during certain windows of time in the new structure subject to the various conditions WH would place upon such use consistent with our mission. Outside of those specified times, WH would be able to use the structure in any way it sees fit and in furtherance of its mission and operational goals. MHF would then find a sublicensee to pursue community water-based recreational programming, which presumably would be

RAR but importantly does not necessarily need to be RAR and, therefore, allow for an arm's length negotiation to occur.

Second, and perhaps even more fundamentally, we considered whether the presence of a rowing program on our premises would complement our mission. Using our five-prong analysis, we looked at our historical practice of promoting a connection between a healthy body and a healthy mind. We found this relationship to be consistent with our historical practice of offering movement classes and space licenses to the YMCA and Brava Dance for exercise and movement classes. We investigated the emotional benefits that come from a team sport, such as comradery, good sportsmanship, and stress reduction. We thought about rowing as a largely "green" use of our incredible water-front space and intend to pursue environmentally friendly building practices. Based on these considerations, and others, we as a Board unanimously agreed that this was a natural fit with our mission and could benefit Rye with a better use of our unique property to serve our community.

We also strive to be a good neighbor. This proposal is responsive to past concerns that outdoor wedding receptions create too much noise. We can accommodate the limited traffic drop off periods for rowing practice through the use of both of our entrances to the property (which will free up the bottleneck traffic—both on the streets and in the Milton harbor--that currently exists at RAR's present location). We remain open to other suggestions that would make this proposal satisfactory for as many Rye citizens as possible and appreciate the over three-hundred Rye citizens who have signed our petition in favor of this proposal.

Warmly,  
Staci Ramachandran  
Wainwright House Board of Trustees Vice President  
Rye Resident – 85 Crescent Avenue

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**From:** Trish Mosconi  
**Sent:** Tuesday, January 26, 2021 4:59 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** RowAmerica Rye - Wainwright Relocation Letter of Support

January 26, 2021

RE: RowAmerica Rye – Wainwright Relocation

Dear Rye City Council,

I am writing today to showcase my extremely strong support of providing RowAmerica Rye (RAR) the ability to relocate to the Wainwright property and continue to provide Rye youth with the unprecedented ability to flourish and attain top athletic achievements that do not exist elsewhere in Rye.

As the parent of a RAR rower, I have watched my daughter over the last four years grow and mature into an amazing young adult and athlete under the coaching of Marko Serafimovski. From her early days as a novice, she has learned not only the sport of rowing, but more importantly, she has learned lessons that will serve her well for the rest of her life - how to work hard, be a team player, set truly aspirational goals and develop the confidence and work ethic to ultimately achieve her goals – which so many of our RAR team did at USRowing Youth Nationals and the Head of the Charles. Marko and RAR are viewed by the USRowing and collegiate coaching community as the “best of the best”, continually taking the podium (mostly winning gold) at USRowing National Championships and the Head of the Charles – no other Rye Youth sport can make such claims. And this team has only been in existence a little over 7 years.

I share with you very proudly, that my daughter Samantha, a senior at Rye High School, has achieved her truly aspirational goal set early in her sophomore year of high school with Marko – to attend Harvard College and row for the women’s varsity team. Many of her teammates share similar accolades and it’s not just the Class of 2021, you can trace these successes back to when RAR first started in Rye a little over 7 years ago. RAR has had more student athletes attend top institutions and the coveted Ivy League than any other sport in Rye – with most of the senior class – both female and male – accepted as recruited athletes to their top choices. Sitting in the Rye High School auditorium at the recruited athlete college signing event on November 30, 2020, I can attest to the fact that of the 10 athletes celebrated, 8 of them were RAR! Wow!

We chose to move to Rye back in 1997, almost 25 years ago, because we fell in love with this town and wanted to provide our children with the opportunity to grow up in one of the best communities in the U.S. As Rye City Council, I am confident that one of your key objectives is to ensure our community provides opportunities for developing our own children into strong, confident and successful young adults through organizations such as RAR. I understand that a request to relocate RAR to the Wainwright property requires change and change is not always welcome but would ask you to keep an open mind and consider the proposal in front of you to support Rye youth and allow this most amazing opportunity to continue to flourish in our community. I’d also share that even the local realtors use it as a selling point. <https://northof.nyc/places/rowings-the-rage-in-rye/>

Hopefully this short note persuades you to consider the proposal and ensures that the great work of RAR and Marko in particular, continues. I am sending this note from my heart so that others may benefit, as we are entering into our final high school rowing season and will not benefit from a new facility. In closing, I would also share that it has also been an amazing experience as a parent and I for one will miss the RAR community and the amazing families I have met over the past four years.

Please let me know if I can be helpful in any way and am happy to make myself available to answer any questions you may have.

Have a great day and I wanted to let you know that I appreciate all you do for our community.

Kind regards,

Trish Mosconi

[3 Stonycrest Road](#)

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**From:** Eva Vanamee  
**Sent:** Tuesday, January 26, 2021 5:18 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** RowAmerica Rye-Wainwright House proposal

Dear Members of the Rye City Council,

I am writing in strong support of the joint venture between RowAmerica Rye and the Wainwright House.

I served on the Board of Directors of RAR from 2017-2019 while my son was a member of the club. Prior to that I had served on the parent board of the RHS Crew program for two years. The RHS Crew program shared facilities and coaches with RAR. I have witnessed firsthand the hard work and dedication of the coaches, the rowers and the parents. Within a short few years RAR has become one of the most successful rowing programs in the US. It enabled countless student athletes, including my son, to achieve their dreams. Beyond winning prestigious regattas and national titles, the club has had an enormous positive effect on the Rye/Westchester community. It

provides a rich afterschool program and has served kids who have been unable to participate in athletics at their school.

The current space is inadequate to serve the club. If not in Rye, RAR will have to find an alternative site somewhere else. I am certain that many communities would welcome it with open arms. The joint WH/RAR venture would benefit not only these two entities but the larger community as well.

I hope you will find the way to keep the rowing program in Rye so it can continue to serve the community successfully for many years to come!

Sincerely,

Eva Vanamee  
66 Milton Rd., #C42

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From: Shaun Lawrence  
Sent: Tuesday, January 26, 2021 6:27 PM  
To: Wainwright Comments <wainwrightcomments@ryeny.gov>  
Subject: Row America

To The Rye Town Council

I'm writing to express my significant concern with the proposal to put a for profit enterprise with serious growth aspirations in a purely residential neighborhood as Milton Point. I'm a 25 yr resident of Rye and for the past 15 yrs a Milton Point resident. The proposals as I read indicates the intention to erect additional facilities and add programs that will benefit Row America and a significant number of non resident athletes. It does not address at all the impact on the neighborhood the additional traffic or stress on the existing infrastructure would cause. If the intention is to grow the program what is the proposal to handle the significant growth in traffic that will result along Stuyvesant and Forest, both which lack sidewalks? What assurances would the town have that once agreed the growth is not exponential, with cars parked along the street waiting for pickup as they do now in the marina? Has the Rye Police agreed to additional enforcement? Stuyvesant is a winding, dark and aging roadway that is not designed for significant traffic at speed, especially ones that are late to pickup kids after practice. Surely someone will be struck while walking a dog. Traffic on Forest is consistently in excess of the posted 25 mph speed limit. Traffic during the summer months at the height of the rowing season and summer clubs would be unmanageable. I understand the desire to use the Wainwright house and the potential revenue opportunities but strongly urge the council to consider the long term impact on the Rye residents the enterprise would pose.

Best Regards  
Shaun and Amy Lawrence

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**From:** Robert Schmicker  
**Sent:** Tuesday, January 26, 2021 8:52 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** RowAmerica Rye / Wainwright House

January 26, 2021



Rye City Council  
Re: RowAmerica Rye / Wainwright House

Ladies and Gentlemen:

We are writing in support of the application of RowAmerica Rye (RAR) and the Wainwright House (WH) for the approvals needed to allow RAR to construct a new boat house and conduct its operations on the Wainwright property and to allow the WH to have events in the new structure.

RAR provides unique opportunities for children and adults in the Rye community to participate in the sport of crew at the highest level. RAR also provides recreational access to our harbor which is otherwise severely limited, particularly since the loss of public use of the Durland Scout Center. In our view, the benefits that RAR provides to our community far outweigh any adverse impacts that increased activity on the Wainwright property might have on the surrounding properties.

We have both participated in the RAR master's program and we know that the rowers and the coaches are fully aware of their duty to minimize noise and other impacts on RAR's neighbors, and they take their obligations seriously. It also seems clear to us that the large parking area and easier access to a new boat house at the much larger Wainwright property would minimize the effects on the surrounding properties of additional traffic, unlike the cramped quarters at the current RAR location.

We also support the WH and support any effort to make it financially stable, provided that the impacts of additional events on neighbors are minimized. With thoughtful management and careful design of new facilities, it should be possible in our view, to accommodate the needs of RAR, the WH and the desires of its neighbors.

Sincerely,  
Catrina and Rob Schmicker  
50 Lasalle Ave.

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From: Myrian Gough  
Sent: Tuesday, January 26, 2021 8:54 PM  
To: Wainwright Comments <wainwrightcomments@ryeny.gov>  
Subject: RAR petition

Dear Sirs,

I'm writing in support of RAR's petition on relocating RAR to the Wainwright property and I'm doing this because I strongly believe that having rowing as a sport option would benefit the youth in Rye. My son has been rowing for the past few years and through the sport he has developed good health, made wonderful friends, travelled for competitions representing the club along the east coast and learned a very strong work ethics that will certainly reflect in his life as a whole. Being part of a very respected club from Rye made us always very proud! I'm certain that members of RAR team will follow all the rules concerning traffic in order not to impact negatively the residents of the Wainwright House area. Also, I believe the presence of RAR in

Rye is extremely positive to the image of the town, since it is directly associated with many very positive sports results. RAR lifts the image of Rye throughout New York and even nationally.

Yours sincerely,

Myrian Gough

37, Oakland Beach ave  
Rye - NY 10580

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**From:** Debbie Montalto  
**Sent:** Tuesday, January 26, 2021 8:59 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** RAR relocating to the Wainwright property.

To Whom it May Concern,

RAR has made a very positive impact on my son. He tried many sports and nothing seemed to keep his interest. He then tried crew with RAR. The coaches worked with him to improve his skills and helped him compete on the national level. The athletes and coaches are very dedicated to the sport and have practice six days a week. The coaches even work with the athletes to help them get recruited into colleges. I am very proud to say that my son will be rowing at Tufts next year. RAR is one of the best programs in the nation. If you were to go to a regatta and listen to the other parents and spectators along the banks you will hear how respected RAR is. Disappointment from some parents of other organizations can be heard as they say "RAR won again."

RAR is also a positive outlet for my son during a very stressful family life with his father and I going through a divorce. As a parent it is very comforting to know that he turned to RAR as an outlet for his stress instead of an unhealthy outlet. They also offer scholarships through the parent organization to help those families in need benefiting those of all economic status. During the shut down and restrictions with Covid, RAR lent (free of charge) the children workout equipment if they did not have their own and did virtual work outs with them. I have not heard of another organization who did this that benefited the children.

I believe it is a huge asset to the city of Rye to have such a great organization within our city that supports our children. It would be a great loss to our town and the children if RAR were to leave. RAR moving to the Wainwright property would be a very beneficial move for everyone. I have seen the coaches with the children and know they also teach them respect and totally believe they would respect their future neighbors.

Debbie Montalto  
599 Midland Ave  
Unit 3-5

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**From:** Elaine Clark  
**Sent:** Tuesday, January 26, 2021 9:03 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Wainwright House

We are strongly opposed to the Wainwright/Fonrose commercialization as the property is situated on one of the most beautiful streets in Rye.

Such a change would permanently alter the character of this special area. Wainwright House itself is an historic building of fine architecture deserving of preservation. Additionally, during the Pandemic many

have sought out the peace of this lovely stretch of land to walk, run and bike. It has been a respite from our necessary confinement and the significant increase in traffic will certainly alter this.

Replacing Fonrose with a contemporary structure will be totally incongruous with the neighborhood. Possibly new and better plans can be made for the use of Wainwright and Fonrose House so that the whole Rye community benefits.

Sincerely,

Elaine Mortola-Clark and Robert F. Clark

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**From:** Ryan Prime

**Sent:** Tuesday, January 26, 2021 9:45 PM

**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>

**Subject:** Re: Zoning Petition Comments

Mr. Mayor and City Council Members,

Thank you for the opportunity to comment on the zoning petition to amend the zoning text to include a new use category. I am submitting comments as a resident of Rye.

Listening to last week's presentation at the City Council meeting and reading the petition online, the arrangement between Milton Harbor Foundation and Row America-Rye does not sit well with me. The representative of the petitioners Mr. Kraut likened the arrangement to a Catholic Church hiring a catering service. I disagree with this analogy and would like to point out that if the Milton Harbor Foundation is successful and the zoning text is amended to suit Row America's needs the use of the Wainwright House and property will be materially changed. Therefore I can only conclude with what was presented that the Milton Harbor Foundation is simply a pass through to skirt the requirement that the Wainwright House and property remain a non-profit for religious use.

My second comment is rather philosophical. Milton Harbor is a wonderful resource that provides many benefits to our community. It is important as decision makers for the greater good that you view Milton Harbor as a system. Management of such a valuable resource must be balanced and impacts taken in the cumulative and not as one-offs. I mention this due to the recent application for Shenorock to expand their docks, the recent increase in swim platforms complete with gas grills and lawn furniture and now a proposal to expand a rowing program which may likely increase watercraft from spectators as well as additional rowers.

Thank you again for this opportunity to comment on a potential discretionary action of the City Council.

Regards,

Ryan Prime

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**From:** botwinickj  
**Sent:** Tuesday, January 26, 2021 11:59 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:**

Dear Council Members,

I have lived on Milton Point since 1973 and am adamantly opposed to the proposal of the rezoning of the Wainwright property on Stuyvesant Avenue. I listened to the City Council meeting on January 20th. The important questions asked by Council members to Mr. Kraut went unanswered which was disturbing.

The following are my concerns:

1. The rezoning of our neighborhood into a commercial zone would impact not just our neighborhood but all of Rye. There would be a material impact on property value and on the city tax rolls. Why should property owners bear the economic impact to support a for profit organization? The adoption of the proposal would impact other neighborhoods in Rye by setting an example for other proposals of rezoning for "the community " which in actuality is for, above all, a for profit venture.

2. Safety and noise issues:

- Stuyvesant is narrow and already quite dangerous with everyone trying to go to or back from the clubs, many times dangerously fast, as people are late to arrive or leave or pick up children. It is already too dangerous to walk on Stuyvesant at night (I don't go during the day as I was almost run over twice). The already dangerous situation would increase with greater hazard with the new commercial proposal which would bring a larger flow at all times, earlier and later, and involve many young people as well.

- In recent years traffic on Forest Avenue has increased because it is easier and faster than going on Milton Road to go to the Clubs.

- Many already do not stop at the stop sign at the end of Milton Road before making a left turn onto Stuyvesant.

- RowAmerica participants have been consistently observed walking and running without supervision and of course they are hard to see in the dark. It is scary to think of increased numbers of runners on Stuyvesant and Forest at night.

- Milton Harbor House: I have heard many residents of Milton Harbor House wish for RowAmerica to move from their current location as they do not enjoy the noise of the bullhorns in the early morning and, during warmer weather, until late at night, as well as the noise of the rowers as they congregate at dawn and the many people walking and sometimes going into the property.

3. Water conservation of Milton Harbor and Long Island Sound: How will Milton Harbor and the L.I. Sound be effected by the RowAmerica and the Milton Harbor Foundation? Environmental impact studies will need to be made. On December 7, 2020, the EPA awarded 3.8 million in grants to improve the health and the ecosystem of Long Island Sound. Quoting Senator Kirsten Gillibrand: "The Long Island Sound is on of our most important treasures, which is why we must do everything possible to protect it".

The RowAmerica proposal is actually an unconstrained, well financed commercial enterprise that exists in that form in Greenwich, Westport and Bridgeport in commercial districts and is not, as described, a proponent of the community at large. Other options have been suggested to RowAmerica, which they do not see as viable, of course, given what might be available.

The Wainwright House has long been a non-profit institution and a rightly valued community resource. It is in need of money to continue to exist and weddings have not saved them. RowAmerica may appear to them as a kind of blessing and/or savior however I believe it is not in any way a viable option for our community or the greater community of Rye and comes at the expense of Rye.

I do not want this proposal to be passed on to the Planning Committee. I trust that as Council members you will do what is best for Rye, as you work so hard to do. Preserving our Rye community, one that we love and fight for, as you all have done so many times, and in so many difficult situations, must again be fought for against the current powerful forces of RowAmerica and the proposed Milton Harbor Foundation.

Sincerely,  
Jackie Botwinick  
940 Forest Avenue

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From: Tracy Kalson  
Sent: Tuesday, January 26, 2021 10:55 PM  
To: Wainwright Comments <wainwrightcomments@ryeny.gov>  
Subject: Zoning amendment

The Kalson family is strongly against the zoning amendment. Allowing a commercial property to be built on the Wainwright property would be tragedy for our beautiful and peaceful neighborhood .

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**From:** plto@earthlink.net  
**Sent:** Wednesday, January 27, 2021 12:35 AM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Zoning amendment petition related to Wainwright House property

While I believe that Row America serves a purpose in Rye, I am against the zoning amendment for the Wainwright property. It is situated in the middle of a purely residential area. Even though there are three country clubs in the area, they do not have nearly the kind of activities that Row America Rye generates. Anyone driving by the Row America Rye site on Milton Road when the boats are being moved or when people gather around for classes or waiting for drop off or pickup would have seen the chaos in the area. Stuyvesant Ave is narrower and more winding than Milton Road with no sidewalks. It is already hazardous currently to walk on Stuyvesant Avenue. It simply will not be able to handle the additional traffic from having Row America Rye at the Wainwright House even if Row America does not expand its operation.

If the zoning amendment is for Wainwright House to generate revenue from weddings and parties and not for Row America Rye to move to the site, then Wainwright will have to do a lot of

weddings and parties. Then it is no different than having a Marriott or Howard Johnson at the Wainwright House site. Is that what Rye wants at Milton Point?

Peter and Eva To  
720 Milton Road, Apt W2C

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**From:** Elaine Giannetti  
**Sent:** Wednesday, January 27, 2021 7:14 AM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** RAR /Wainwright

Good morning,

My name is Elaine Giannetti, I am a Rye resident residing at 4 Parsonage Point Rye NY. I am writing to express my strong support for Row America Rye to relocate to the Wainwright property. RAR is a tremendous asset to the Rye community. It provides a positive, supportive and motivating environment for many teens and young adults.

My daughter Ashley just started her first semester as a Freshman at Brown University. She will row there with the women's Brown Crew Team. Ashley was introduced to rowing in her early middle school years at Row America Rye. Over the years RAR became her second home. It was there she received amazing coaching and guidance to succeed in her rowing career. She took the dedication, hard work and perseverance that she applied in the boat to every other aspect of her life. She was the team captain of the RAR crew team. She also had the opportunity to work as a junior coach there. She was presented with many opportunities to grow and develop in a positive way. She took every opportunity and ran with it.

I know Ashley is one of the many success stories of RAR. I hope that many other students have the same opportunity. RAR is an amazing place for our young adults. As a community we should be promoting and assisting places like RAR for our children, especially in times like these.

Please feel free to contact me for any other information or questions you may have.

Thank you.  
Elaine Giannetti

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**From:** Jackie Frederick-Berner  
**Sent:** Wednesday, January 27, 2021 8:54 AM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** In Support of Wainwright House and Row America Rye

I am writing to express my support for the proposed collaboration between Wainwright House and Row America Rye. I am a Rye resident and mindfulness meditation instructor and am privileged to teach classes at Wainwright House.

Through my 20 years of living in Rye and my direct involvement with Wainwright House as a teacher, I have experienced firsthand its invaluable effect on the community. Through its many offerings, Wainwright House helps people –from the young to the very old – be kind,

compassionate humans, discover ways to ignite personal passions, live in a way that sustains the planet and cultivate spirituality regardless of religion. All of this helps make the world a better place.

This quiet, dignified, old-world mansion has an impact on our community like no other organization in Rye. The initiative with Row America Rye would enable Wainwright House to keep its doors open and continue to help people bring out the best in themselves and the world.

It would be such a loss for the community not to have either organization in our town. Both help residents exponentially expand the boundaries of the good things a person is capable of. It is my heartfelt hope that the City of Rye supports this collaboration.

Sincerely,  
Jackie Frederick-Berner

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**From:** William Suesholtz  
**Sent:** Wednesday, January 27, 2021 10:04 AM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Wainwright House and Row America proposal

Dear Sir or Madam,

I live at Milton Harbor House. I am against the proposed changes to the zoning regulations. Please add my name to the list of those opposed.

Thank you,  
William Suesholtz  
720 Milton Road, Apt. K8

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**From:** Kathleen Riegelhaupt  
**Sent:** Wednesday, January 27, 2021 10:58 AM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Support for the Row America Rye and Wainwright House Proposal

To Whom it May Concern,  
I write in support of the Wainwright House and Row America Rye proposal to relocate Row America Rye (RAR) to the Wainwright House.

My daughter is a participant in the RAR program and we are 10+ year residents of the community, with long ties to the town (including other family members living in town, some of whom have lived here for decades.) The RAR program has been a very positive experience for our family and provides a new way to enjoy our waterfront community. In particular, RAR provides a unique athletic and extracurricular opportunity for our daughter, which has been particularly welcome in this year when so many other activities have been interrupted.

We appreciate RAR's conscientious efforts to provide their program with minimal disruption to the neighborhood. In their current location, which provides challenges for parking and pickup/dropoff, they set clear rules and processes for arriving and departing practices, and regularly remind parents and participants of the importance of respect for residential and commercial neighbors, as well as the marina next door.

In our experience, the Wainwright House has also demonstrated consideration for the neighboring community; our family has attended programs hosted by the YMCA and held at both the Wainwright House proper and the Carriage House. Our daughter also participated in dance programs held at the Fonrose House, presented by the Brava Dance Studios. We believe that moving the Row America Rye program to this location will continue this existing tradition of using the Wainwright House's space to support our community and help improve and increase access to our extraordinary waterfront.

We hope that the City Council will look favorably on the request by the Wainwright House and RAR and approve their proposal.

With appreciation,  
Kathleen Riegelhaupt  
7 Sanford Street

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From: Tracy Turner  
Sent: Wednesday, January 27, 2021 11:10 AM  
To: Wainwright Comments <wainwrightcomments@ryeny.gov>  
Subject: Support for RAR/Wainwright House proposal

Good morning,

We are writing to express our support for the Row America Rye/Wainwright House proposal.

Our son, Will Turner, rowed with RAR for several years and was recruited to row for Georgetown University. We cannot speak highly enough about the program at RAR - the coaching Will received from Aleks was extraordinary, and Marko did a wonderful job of running the whole program despite many challenges in the early years.

All of the rowers seemed very dedicated to the program and to the individuals running it. We fully support keeping the program and Rye as a wonderful and vibrant community resource.

In Row America Rye's current location, there were many understandable problems over the years with parking, people turning around in resident's driveways, noise etc.

It seems that the Wainwright House location provides much more space for parking, turning around, and general numbers as well as overflow, and we would be very happy to see the program achieve its goals of attaining more space and simultaneously helping Wainwright House in its goal of achieving greater financial stability.



While we are not aware of all of the concerns and considerations brought forward by local residents, we are very hopeful that something can be worked out since the program is a wonderful asset to our children and our community.

Sincerely,

Chris and Tracy Turner  
30 Old Post Rd.

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**From:** robertkap  
**Sent:** Wednesday, January 27, 2021 11:27 AM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Letter of support for Row America

To Whom It May Concern-

Im writing this letter in strong support of Row America moving to the Wainwright property. This program is a fantastic addition to the Rye community and is responsible for moving our kids on to great universities every year. The coaches and athletes deserve our support as the program continues to grow and thrive.

Thanks,

Rob Kaplan  
8 Morehead Drive

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**From:** Liz Ahrens  
**Sent:** Wednesday, January 27, 2021 11:29 AM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Wainwright and Row America Rye

Dear Rye City Council Members,

Thank you for considering the proposal for the future of Wainwright and RowAmerica Rye.

We support the Milton Harbor Foundation's proposal.

We have seen how Rye benefits from both Wainwright and RowAmerica. While our children are not rowers, we have a special appreciation for the outdoors and love seeing the rowers out in the Rye harbor. We adore the Wainwright organization and it's mission and have enjoyed numerous events there. We would like to see both of these organizations benefit from this mutual set up.

As members of Coveleigh, we would also love to see a 4th hub of activity at the point. One that would be available for use by the entire town.

Thank you for your time,  
Liz and Brian Ahrens  
1 Oakdale Ave

From: Gregory Smith  
Sent: Wednesday, January 27, 2021 11:39 AM  
To: Wainwright Comments <wainwrightcomments@ryeny.gov>  
Subject: Milton Harbor Foundation, Wainwright and RAR - Supportive

Dear Members of Rye City Council,

I am writing in support of the proposal from Milton Harbor Foundation which I firmly believe will benefit our community. The proposal paves a way forward for keeping Wainwright and RowAmerica Rye both in our home town.

RAR has developed into one of the best, if not the best, rowing clubs in the nation. The coaches teach rowers not only a beautiful sport but also about sportsmanship, being a teammate and a responsible member of society. Unlike so many academic and athletic programs in this age, RAR coaching staff, who work incredibly hard, build strong relationships with the rowers with minimum parent involvement.

Thank you for the time and I urge you to support the future of both Wainwright and RowAmerica in Rye.

Gregory D. Smith  
1 Platt Lane  
Rye, NY

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**From:** Office at Breath of Spring  
**Sent:** Wednesday, January 27, 2021 11:55 AM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Cc:** Libby Alexander  
**Subject:** Wainwright House Letter from Ann Gaillard

I am writing to you as Ann Gaillard, past President of WWH, a 20 year donor to Wainwright House and as the person who designed and built the grounds, restored and refurnished all three houses (along with Gary and Elizabeth Stone). Wainwright House, a 501 C3, was donated with thought and compassion for religious and spiritual use in 1951. For years, and through the early eighties, the Laymens Groups was a predominant influence. Influential politicians, writers business men, academicians wanted to build an ethical society based on spiritual, moral and intellectual beliefs.

The mission which is attached and filled with the NY Attorney General's Charities Office's reflects that history and needs now in the present. In the most simplistic terms, WWH promotes the spiritual and intellectual betterment of human kind. It has had a rocky past, primarily because one virtually has to be a "Dag Hammarskjold", near genius, to be able to run WWH and truly understand the mission. That clearly has not always been the case. Internal thievery caused financial hardship. And the damage to the reputation in the process in 2009-2014 period. Fortunately, that was intercepted and corrected. But WWH financial status remains difficult.

I do think with 10-12 weddings, the backing financial support of its neighbors and a clear leader of WWH, it can be successful. It was stable and rebounding 2 years ago when,

when Row America came upon the scene, Row America is way off mission and out of zoning. Rezone commercial, and then there is no WWH. Indeed it is an attempt, and impressive takeover of a \$16 million dollar piece of property.

Kind regards, Isabelle  
Breath of Spring, Ltd.  
[453 Pelhamdale Ave](#)  
[Pelham, NY 10803](#)

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**From:** Lexy Tomaino  
**Sent:** Wednesday, January 27, 2021 12:54 PM  
**To:** Wainwright Comments <[wainwrightcomments@ryeny.gov](mailto:wainwrightcomments@ryeny.gov)>  
**Subject:** Comment in Support of Amending the Zoning

Dear City Council,

**I write to the Council in my capacity not only as a member of the Wainwright House (WH) Board of Trustees, but also as a mother of a participant in RowAmerica Rye (RAR) and a resident of Milton Point to express my strong support for the proposal to amend the accessory use provision of the Rye Zoning Code. WH's interest in pursuing this relationship with the Milton Harbor Foundation and RAR stems from its sincere belief that rowing is consistent with the original WH mission and will better utilize the unique property to better serve the Rye community.**

**During my discussions with RAR principal Howard Winklevoss, we both shared how the sport of rowing has had a positive impact on the lives of our children. I shared how the sport of rowing has given my middle-school aged son an activity that allows him to develop his physical health while at the same time to develop individual accountability as well as camaraderie with his peers. Howard shared with me how the sport of rowing led his own sons, Cameron and Tyler, to attend Harvard (where they both rowed) and then to compete in the 2008 Olympic Games in Beijing! Indeed, when Harvard's famous rowing coach Harry Parker passed away in 2013, Cameron was quoted in the Wall Street Journal saying that "[s]ome of the best lessons in life I learned while rowing under Harry and they had little if anything to do with rowing." In other words, rowing is much more than a sport. While there's not enough room here to describe all of the benefits of rowing, you may enjoy reading Daniel Brown's The Boys in the Boat which offers a more complete understanding of this unique sport.**

**Howard explained that his appreciation for the sport of rowing's impact on young lives lead him to establish the RAR in its current spot near the Rye City Boat Basin (at 668 Milton Road). RAR exceeded every expectation and soon became one of the top junior rowing clubs in the nation. In 2019, the junior boys and girls won the prestigious Head of the Charles Regatta in Boston, beating over 80 other clubs from across the nation. No other club has ever won both the boys' and girls' races. RAR graduating seniors are highly sought after by college recruiters. But more important that these wonderful college placements are the tales of the "development of human potential" (the Wainwright Ethos) that came from the sport of rowing as expressed by some former RAR rowers:**

*“RAR has encouraged an environment that allows rowers to not only reach their fullest potential mentally and physically, but to support the endeavors of their teammates and learn the impacts of building each other up and crafting a collaborative community. RAR athletes have succeeded at the highest junior level and have been recruited to the most prestigious rowing and academic schools in the country. In many ways, RAR has and continues to raise exemplary community members who take their values from the sport and apply them to the classroom, home, relationships and far beyond.” – Freshman at Brown University*

*“I learned how to be a part of a boat in a team setting that is larger than just myself.” – Freshman at Yale University*

*“The sport of rowing and specifically the world class coaches at RAR have helped me become an excellent rower at a top university, but more importantly they taught me how to work hard and showed me what it means to be responsible and to never give up.” – Freshman at University of California, Berkeley*

*“RAR offers a place for the young people of Rye to go to get fit and perform at a very high caliber against the best rowers in the country. RAR has taught me valuable lessons about sportsmanship and leadership, as well as given me some of my fondest High School memories.” – Freshman at Cornell University*

**These personal testaments demonstrate the natural synergy between the sport of rowing and the WH mission to develop human potential. Moreover, the generosity of Howard Winklevoss to gift a building to WH that would provide young Rye rowers a safe and topnotch training facility while also allow WH to receive rental income and to offer for the Rye public’s enjoyment a superior venue for its programming and events with an unobstructed view of the Milton Harbor should not be overlooked. Finally, although traffic patterns in Rye will no doubt be shifted if this proposal moves ahead, they will not increase in volume and would be more spread out and allow for the drop-off and pick-up of athletes to be better accommodated.**

**As a resident of Milton Point, I moved to the peninsula with the understanding that there would be a certain amount of traffic as residents sought to access the various beach clubs, WH, and the public pier located on this peninsula. While I would love to see the City develop a safe walking and biking system and have better traffic controls on Milton Point, this desire should not be viewed as in opposition to this current proposal. Indeed, WH currently enjoys the right to offer programming at its facility that might impact traffic flows. This proposal is simply to allow it to offer programming with a water-dependent use, which is consistent with the commitments made by the City of Rye in the 1985 Rye City Master Plan and the Local Waterfront Revitalization Plan to promote access and the use and enjoyment of the Rye waterfront resource.**

**Thank you for your service on the Council and your consideration of this proposal.**

**With highest regards,  
Alexis Tomaino  
980 Forest Avenue**

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**From:** Alison Rodilosso

**Sent:** Wednesday, January 27, 2021 1:50 PM

**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>

**Subject:** Objections to Wainwright House Rezoning Petition

To Whom It May Concern:

We are writing to oppose the proposed zoning change at the Wainwright House. As long term residents of Stuyvesant Avenue, we believe the proposal would substantially negatively impact the Milton Point neighborhood and surrounding area. Significantly increased traffic and noise would forever alter the dynamic of our neighborhood and has numerous negative repercussions for families residing in the vicinity.

The marked increase in traffic at all hours of the day and night (rowers arrive to practice pre-dawn and throughout the day) would result in a loud and unsafe environment on Stuyvesant Avenue, the road where we live. The noise, congestion, air pollution, environmental damage and other hazards of automobile usage all pose dangers to local residents. Stuyvesant is a narrow, meandering road, not one intended for heavy commercial use vehicles such as trailers, large buses, trucks and numerous cars. Currently Stuyvesant Avenue is favored by many citizens of Rye, adults and children alike, as a walking and bike riding pathway. Increasing traffic along the route would make it very dangerous for pedestrian traffic as it would increase the likelihood of accidents as well as degrade the quality of life for local residents. Having already experienced the increased volume of traffic at RowAmerica's current location at Milton Harbor, we cannot fathom that quantity of traffic traveling down Stuyvesant Avenue. Not to mention the hazards of vehicles speeding to practice.

The zoning plan change also envisions a new 7,000 sq. ft. structure to accommodate RAR activities as well as unlimited weddings. Again, the increase in traffic, particularly on the weekends when the weddings are occurring, is not sustainable on such a small road, and is hazardous to residents who wish to walk/bike ride on the weekend. Noise from the weddings can be loud as it bounces off the water and travels into the surrounding neighborhood, particularly frustrating on weekends when residents are home trying to enjoy their residences. Additionally, in the near future no doubt the new structure would be offered as a meeting venue for other businesses as a means for increasing revenue (running competitive rowing operations is expensive), thereby creating even more traffic and other hazards. Who else will be allowed to use the facility? Will the concerns of neighbors be taken into consideration when determining future facility usage? It seems unlikely.

All of these issues will negatively impact the value of homes on Milton Point, particularly those in close proximity to the Wainwright House. The zoning change will also harm the value of both Stuyvesant and Forest Avenue homes given the increase in traffic. It is not acceptable that one party should potentially benefit to the detriment of many.

The Wainwright House is a nonprofit organization with a mission to offer educational programs, retreats and conferences. Such a mission suggests the need for a tranquil environment in which to operate. Partnering with a large, for profit organization does not sustain this vision. RowAmerica is better suited in a zone which already permits commercial use rather than attempting to convert a tranquil, small neighborhood into a commercial zone to suit only its needs.

Given the numerous, strong objections to the rezoning plan outlined above, we hope that you will reject the petition.

Respectfully,

Alison and Fran Rodilosso  
55 Stuyvesant Avenue

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**From:** Steven Lewis  
**Sent:** Wednesday, January 27, 2021 2:25 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** RAR

Rowing is a great sport. It builds character and teamwork. My son did crew at RAR for 5 years (since 8th grade) and was a major contributor to him getting into MIT. Yes, his grades and extracurricular activities were top notch but it was crew and the support of his coaches that put him over the top. To boot, my son is in great shape.

I found the RAR coaches to be very dedicated and supportive of the rowers. The coaches got the rowers to continuously improve. As a result, the team went on to win Nationals. Just as important, many a rower was accepted into a college of their choice - frequently with a scholarship.

I support RAR's move to the Wainwright as this will enable the club to work out in a bigger facility and not have to deal with the dead low tides at its current location. It will probably also be safer since there will be more car parking and cars won't be trying to make "U-turns" on Milton Road (despite repeated reminders from the coaches to the parents).

Steven Lewis  
720 Milton Rd - S3D

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**From:** Jennifer  
**Sent:** Wednesday, January 27, 2021 2:26 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Zoning text amendment rejection

Dear Members of the Board of the Wainwright House and Rye City Council:

I urge you on behalf of the neighbors and community to reject this amendment.

In today's COVID environment there is more of a need for the Wainwright House with the original mission.

"Upon her death in 1983, Fonrose Wainwright Condict donated the Wainwright House to be used for the continuation of her mission. At the time, it was known as the Wainwright House Center for the Development of Human Potential.

Today, Wainwright House plays host to a variety of social and corporate events along with wellness and movement classes. The facilities include three buildings with meeting rooms, dining rooms, a meditation room, library, and solarium; as well as a Yoga Center with lodging for programs and retreats.

Wainwright House is proud to be the oldest non-profit, non-sectarian holistic learning center in the United States. As a holistic learning center, we recognize that we are the sum of ALL of our parts and are dedicated

to helping everyone in our community achieve balance in all aspects of life: physical, emotional, social, spiritual, and intellectual"

Please Note that changing the zoning will have the following detrimental effects on the community and the environment:

1. Increase traffic
2. Increase noise
3. Safety Issues
4. No incremental tax revenue to the City of Rye

Milton Harbor Foundation was recently formed as a non-for profit: "Row America Rye" has increased the traffic on Milton Road, The Marina and issues of safety has come up many times as Milton Road and the Marina are very narrow. There is not enough room for the amount of singles, doubles, quads, fours and eights in addition to marina boats as well as recreational, sailing, kayaks, motor boats at this time to ensure the safety of all.

The Milton Harbor Foundation should look at RYE PLAYLAND and request Westchester County to move their expanding operations where there is plenty of parking and minimum boat traffic.

The City of Rye changed the Zoning of Agatha Durland Center which sold the property for \$6.2M. We lost a great piece of property and history for our community. FYI: Howard Winklevoss had the opportunity to purchase the property for rowing prior to being re-zoned.

Please vote against the Zoning text amendment and against the agreement of the Milton Harbor Foundation and The Wainwright House

We really need to focus on how the Marina and the City of Rye can come up with the funds to Dredge the Marina and the Channel.

Thank you.  
Rye Resident

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**From:** Aidan Fitzmaurice  
**Sent:** Wednesday, January 27, 2021 3:08 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Opposed to proposal

I live at Milton Harbor House and am very familiar with the bustle surrounding Row America at its current location and although I appreciate the opportunity to have a rowing club in Rye I DO NOT believe relocating RAR to Wainwright House and tying WH to the commercial operations of Row America is a reasonable or desirable action.

Regards,  
Aidan

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**From:** Libby Alexander  
**Sent:** Wednesday, January 27, 2021 3:13 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Updated Friends of Milton Point Petition and Wainwright Comments

Dear Mayor and City Council,

Attached please find the most up to date petition signed only by the residents of Milton Point and owners of 2+ acre waterfront properties, all current tax payers who would be directly affected by the proposed rezoning. As of today, there are 238 signatures.

Zoning changes should only be made if the petitioner can make the neighbors comfortable and there is a compelling need. In this case there is neither! You are well aware of my position on this matter so I will make this note brief. My comments below relate to the presentation Mr. Kraut gave on behalf of his client, the Milton Harbor Foundation (Row America) at the the last City Council Meeting.

I was looking forward to learning more from Mr. Kraut, specifically why a zoning change that allows community centers in residential zones throughout the city is in the best long term interest of Rye. When all was said and done, he did not address that issue nor did he answer even the most basic questions. I found his response to Council's questions about Milton Harbor Foundation unbelievable. Mr. Kraut could not/would not say who was behind the organization nor when it was formed - a quick google search discloses MHF was formed in October 2020. This is his client! Clearly his objective was not to be forthcoming but instead to lecture and lobby the Council on process in an attempt to persuade you to move the matter to the planning commission which, of course, I hope you do not do.

An important point Mr. Kraut made was that Row America does not plan on increasing the size of its existing program, that they just need bigger facilities to match its current enrollment. It might be news to Mr. Kraut but Marc Castaldi, Row America's current landlord, has offered to greatly expand their current location to meet current needs. As far as suitable, Row America current location is the only legally approved location in the City of Rye with all the dock infrastructure in place, with **better** access to Milton Harbor and with no zoning or variances needed.

Mr. Kraut did mention Durland and the need for water access to allow children who are not fortunate enough to be members of clubs to get exposure to the water. As a member of American Yacht club, I would like to let the Council know that American welcomes and encourages non-member children to participate in their summer junior sailing program. American also hosts high school sailing for Rye High and Rye Country Day after school during the spring and fall. We know that high school kids have and will continue to have an existing place to Row at the City Boat Basin, Marc Castaldi has made this commitment with or without Row America. In short, high school rowing and sailing access are not a problem for Rye and don't justify such a drastic rezoning amendment.

So the question is why is Mr. Howard Winklevoss so focused on Wainwright and pursuing a rezoning that is dividing our community? He is an ambitious developer looking to take advantage



of Wainwrights financial circumstances for personal gain. Take a look at his other facilities and you can see he probably has greater ambitions. Unfortunately, we have no idea what they are planning based on their application and presentation, but looking at his other clubs you can get an idea. Pictures of his other clubs, *both of which are in commercial zones*, are here:

[FriendsOfMiltonPoint.com](http://FriendsOfMiltonPoint.com)

Wainwrights board has new leadership and new board members. They have lost their way and are straying far from their mission with this Row America plan. They have chosen a path that is burning goodwill with their neighbors and a community they need in order to survive. The question is why? Wainwright can and should be an asset to this community. There are many similar type organizations that are thriving, Grace Farms in New Canaan, CT is a good example. <https://gracefarms.org>

Respectfully submitted,  
Libby C. Alexander  
290 Stuyvesant Avenue

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**From:** Mary Slater  
**Sent:** Wednesday, January 27, 2021 3:40 PM  
**To:** Wainwright Comments <[wainwrightcomments@ryeny.gov](mailto:wainwrightcomments@ryeny.gov)>  
**Subject:** Letter of support

**January 27, 2021**

**Dear Mr. Usry and the Members of the City Council:**

**The dedicated men and women of Row America Rye (RAR) have had an enormous (and enormously positive) impact on my son Brendan, currently a Rye High School senior, and his dozens of teammates. Brendan has been rowing with RAR for five years, and during that time has benefited immeasurably from the organization's expertise and dedication to the development and well-being of its rowers. I'm proud to say that notwithstanding a total lack of rowing background in his childhood and in our family, Brendan is now an accomplished rower at the national level, a team captain at RAR, and is very likely to continue rowing at a highly competitive level in college next year.**

**As a lifelong Rye resident, business owner, and parent, my hope is that RAR will be a part of our community for decades to come, so that young Rye residents can continue to reap all the benefits of rowing with this amazing organization.**

**As such I respectfully ask that you give all due consideration to the zoning text amendment petition recently submitted to the Council by the Wainwright House and Milton Harbor Foundation. RAR faces a genuine and unavoidable problem: Suitable sites for a rowing club are simply very rare. I believe they have made a good-faith effort to find a creative and mutually beneficial solution, by working with Wainwright.**

**I know that the exact legislative path to accommodating RAR may or may not, ultimately, run through this zoning text amendment. My request to you is that it be given it all due consideration, and that should it fail, that it be used as a first step in working with all involved parties to help RAR find a suitable site, so that they may remain part of our community for years to come.**

**Yours respectfully,**

Mary McGuire Slater  
Jerry's Post Road Market

January 26, 2021

**Dear Mr. Usry and the Members of the City Council:**

**I strongly suggest to please put all efforts forward to consider the proposed zoning amendment put together from the Milton Harbor Foundation Inc., The Wainwright House and Row America Rye.**

**Myself, Mary Slater and my husband, Matthew Slater were born and raised here in Rye, NY. We have 2 children; Thomas is 25 and was an incredible Rye Garnet Football Player and Brendan is 17 and is rowing with Row America Rye. My husband and I are both from 3<sup>rd</sup> generation families that have grown up in Rye. We own Jerry's Post Road Market here in Rye that has existed since 1939; my parents own Kelly's Sea Level that has been in business since 1974. We have watched Rye change with some decisions made by our leaders that have helped and some decisions I'm sure some would have fought harder for but we lost.**

**One of those decisions was to not fight harder for the purchase of Durland Scout Center. My in-laws and my parents, growing up in Rye, have extremely fond memories of learning to sail, swim, scuba dive and row at Durland Scout center. If you didn't belong to a private country club Durland was the public community access to water recreation instruction on Long Island Sound. When Rye schools and Rye city lost the bid to buy the property, the loss also meant we lost public access for our community to have water recreation instruction on our beautiful Sound. It devastated the "old school" rye families who were desperately pushing for it. They knew what a loss this would be to the lesser fortunate children of Rye who they were watching growing up around them.**

**To approve this zoning amendment to move forward will extremely help to possibly solidify a Water recreation Community Center that all of Rye can enjoy. A center that would be a stone's throw away from where Durland once stood , where many Rye in the community fought to continue an all access water recreation instruction facility for our residents.**

**Milton Harbor Foundation Inc. seems to have been created to establish that this Community Center will not be only for Row America Rye. It will provide endless opportunities for all Water activities including water studies. There will be classrooms that can be utilized for everyone to learn about the Long Island Sound and all the great efforts being put forward in Westchester to save the sound from pollution. The Center will also serve The Wainwright house with the ability of sound proofing weddings, Space for yoga, meditation, presentations, etc. All of these will bring money to the Wainwright House and many food caterers in the Rye Community that would benefit also.**

**Row America Rye and the founder of Milton Harbor Foundation Inc., Howard Winklevoss, has been extremely successful to help show young children the positive impacts of rowing.**

There is no question that Row America Rye will be a large part of the Community Center Space. They provide rowing instruction at all levels, please familiarize yourself with the accomplishments of Row America, the parent company of Row America Rye, they have provided many rowing programs that have given free access to rowing instruction for low income youth, remarkably in New York City.

I was unfamiliar with the sport of rowing growing up, I had many misconceptions. Becoming a part of the Row America Rye family has enlightened me that the sport of Rowing is not for the elite. In my last 5 years I have witnessed that no child was sent away for lack of funds, whether it was for tuition, travel expenses to regattas, uniform costs, etc. We work as a family to incorporate any child that wants to learn.

Brendan Slater, our younger son, joined Row America Rye in middle school. Brendan is a senior at Rye High School now, he has never stopped rowing and even rose to become the 2020-2021 captain of the Row America Rye Boys Team.

I could write forever and tell you all what rowing has done for our Son Brendan but to keep it simple, it has taught him patience, responsibility, humility and leadership. Rowing is a year-round sport. The commitment my son has put forward to his team over the last 5 years is nothing short of remarkable for a parent to watch. Brendan's coaches and the sport have molded him into a mature beautiful confident 17 year old, and as his parents we are immeasurably grateful for Row America Rye.

I am proud to say Brendan has already started paying it forward by coaching the RAR Middle school team, which he plans to continue to do for the remainder of this year and dedicating his summers to the team while in college.

To approve this zoning amendment to move forward will extremely help to possibly solidify a Water recreation Community Center that all of Rye can enjoy. A center that would be a stone's throw away from where Durland once stood , where Rye desired to continue an all access water recreation center for all our residents. It will also provide ample space for a rowing program that is growing, in part to their well deserved reputation of one of the most successful high school rowing programs in the United States.

Agatha Durland who died in 1963, had left her land (The Durland Scout Center) to the youth of the boy scouts of America along with a trust to upkeep the property for years. Mismanagement and greed led to the demise of Durland. Agatha Durland would be devastated what the Rye leadership did to her dream. You have an opportunity here to help resurrect her desires.

Written inside Durland Center was the words Agatha spoke " let good use justify what good will has promised"

(also from Mary Slater)

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From: Helen

Sent: Wednesday, January 27, 2021 4:02 PM

To: Wainwright Comments <wainwrightcomments@ryeny.gov>

Subject: RAR/Zoning

Let me begin by thanking you for this opportunity to comment.

Years ago when Row America appeared , they just appeared ,unbeknownst to any of us that lived in Milton Harbor .We were awakened at 5:30 am by megaphones and screaming in the harbor ,that continued until 8/9 pm , day after day , seven days a week ...and just like that , this massive take over began . It's

become a huge business in a very small family neighborhood . They are not good neighbors , they are very disrespectful to their neighbors that live on the harbor ,they do nothing about our complaints...

My fear about the Wainwright House / RAR is that it will become an extension of what's already here , which is noise ,chaos , and lots of traffic ....Now they will basically "own" Milton Harbor , Milton Point ..and the beautiful peaceful waters ...not to mention all the cars and traffic and kids running and biking in the dark on Stuyvesant Ave ...very tight , very dangerous!

Thank you, Helen Harrington

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**From:** Rye Soccer/Rowing Fan

**Sent:** Wednesday, January 27, 2021 4:03 PM

**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>

**Subject:** Support for Wainwright/Milton Harbor Foundation

Greetings, Rye City Council! I am writing to express support for the Wainwright/Milton Harbor Foundation proposal. I'm writing on behalf of my passel of Madigans (named below).

I've been a happy Rye mom since 2003, raising five kids in Loudon Woods. I'm a big fan of Wainwright House and am thrilled to live in a community with such a wonderful resource. As I understand things, this treasure is under financial pressure due to fewer large revenue-producing events being approved.

I am also a RowAmerica Rye mom with three of my kids rowing. My oldest (12th grade) was named to the Selection Camp for the U19 United States National Team last summer, which of course ended up being cancelled, but is an example of the national -- and international -- presence RAR offers. I know of many Rye kids who didn't enjoy other sports yet found their "thing" with rowing and have been able to achieve great success. I'm more interested in the fitness, teamwork and discipline of the sport, but a girl would be crazy not to notice that rowing is a gateway to amazing colleges. My 12th grader was recruited by a stunning variety of top schools and the US Naval Academy. We are a town that cares about education and RAR opens doors.

I've volunteered in Rye's youth soccer programming for years and I suspect neighbors of our soccer fields might not love the traffic, but we don't shut down soccer. RAR provides superb professional coaching, a culture of excellence and opportunities for every athlete -- regardless of experience/current ability -- to contribute in a boat. RAR has worked diligently to demonstrate respect for neighbors and to reign in any athletes/parents who are not following traffic/parking/noise rules. I know the Club will continue to demonstrate respect for others if the new location is approved.

The Milton Harbor Foundation's generous offer solves problems for both Wainwright and RAR and will benefit the citizens of Rye. I hope you will support the plan.

Kate Madigan

19 Holly Lane

*on behalf of Rye voters Tim Madigan, John Madigan and Charlie Madigan and future voters Will Madigan, Elisabeth Madigan and Tommy Madigan (the three rowers)*

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**From:** Jennifer Neren [mailto:jjkamp@hotmail.com]

**Sent:** Wednesday, January 27, 2021 4:08 PM

**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>

**Subject:** Wainwright Rezoning Concern - Letter to City Council

January 26, 2021

Dear Rye City Council Members:

I am reaching out regarding the proposed rezoning of the Wainwright Property on Stuyvesant Avenue.

I am deeply concerned about this, as conditions on Stuyvesant Avenue are already unsafe due to the heavy flow of traffic to and from the three clubs at the end of the road, the volume of cars traveling at high fatality collision speeds, and the physical constraints posed by the narrow street with no shoulder, no sidewalks, and blind spots. In June 2014, after working with the Pedestrian Safety Committee for over a year, I presented my concerns to City Council. At that time, the Council agreed that the concerns were legitimate, and reduced the speed limit to 25mph. While other traffic calming measures were proposed and addressed, they were not implemented due either to city or road specific laws, or general reluctance to "upset the neighborhood" (i.e. Radar driven "Slow Down" signs).

With regard to the volume of cars, based on the August 2013 and November 2013 speed studies conducted on Stuyvesant Avenue, a daily average of 3,000 cars and 1,500 cars traveled on Stuyvesant Avenue during August and November, respectively. This is on a street with approximately 45 homes. Furthermore, in the summer 1,800 cars per day traveled over 25mph, and in the fall the figure was 1,200 per day. Lastly, between 600-700 cars per day traveled over 30mph. I raise these figures not only to highlight the sheer volume of cars already traveling on this residential street, but also to call attention to the volume of cars traveling at high fatality collision speeds, and with longer stopping distances. Based on the research (from numerous sources) that I referenced in the report presented to the City Council, the odds of fatality of collisions at over 30mph and 40mph are 37%-45% and 83%-85%, respectively.

With regard to the physical constraints of the street, Stuyvesant Avenue is a narrow shared-roadway, with pedestrians and cyclists competing with motorists for space. With no shoulder or sidewalks, the risks associate with the sheer volume of high-speed traffic is further exacerbated.

While I typically support business development and growth, when it encroaches on the safety and well-being not only on the residents of the immediate neighborhood, but also on those throughout Rye that use the Forest Ave/Van Wagenen/Stuyvesant Ave/Milton Road loop for walking, running and cycling neighborhood, I have to prioritize people over profit.

Thank you for taking the time to consider to this very important issue. A signed copy of this letter is attached. For your reference, the 2014 report I presented to the City Council, which contains the data referenced above, is also attached.

Regards,  
Jennifer Neren  
2 Barron Place, Rye, NY 10580

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**From:** Patrick Koechlin  
**Sent:** Wednesday, January 27, 2021 4:26 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Row America Rye request

Hello,

I am writing to support Row America Rye's proposal to establish their facilities at the Wainwright property.

I've seen Row America's operation on Milton Road - they've worked from that location to minimize disruption to that neighborhood. Their members are respectful of the neighborhood, their activities are quiet and the Row America Facility is physically attractive (vs. what was there before them).

I believe Rye can expect them to have the same standards if they were to move to the Wainwright site.

In addition, the immediate neighborhood of Wainwright already has 3 clubs. These clubs operate 7 days/week during spring/summer/fall with night events that generate much more potential disruption to the neighborhood than any activity of Row America. Given the precedent of these clubs, the complaints that Row America could 'change the character' of this neighborhood have little merit.

Finally, Row America is an organization that provides a great benefit to many Rye families.

Thank you,

Patrick Koechlin  
339 Rye Beach Ave

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**From:** mlehmann  
**Sent:** Wednesday, January 27, 2021 4:31 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Row America Rye

Dear Rye Committee,

I am in full and total support of the town doing anything in its power to keep the Row America Rye rowing program in our town.

Allowing the program to move to the Wainwright house is a smart and logical solution that enables two venerable institutions to remain in our town.

The Row America Rye program and all it teaches our children is amazing. It teaches them fortitude, discipline and camaraderie. The sport builds great character because a great rower is one that decides they will never give up and pushes through adversity, both mental and physical. This is different from most high school sports that only the few very athletic children dominate. Rowing is a sport for every man, woman and child- big and small alike.

Rye is a place that needs a program that will support ALL its children, not only the gifted athletes.

Best regards,

Michael Lehmann

3 Heritage Lance, Rye NY 10580

Michael Lehmann

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From: Madeleine

Sent: Wednesday, January 27, 2021 4:32 PM

To: Wainwright Comments <wainwrightcomments@ryeny.gov>

Subject: Wainwright House Proposal

Dear Members of the Rye City Council,

We are writing in support of the proposal to relocate Row America Rye (RAR) to the Wainwright House (WH) property. As parents of a child who rows for Row America Rye and as community members who frequently take advantage of the many wonderful programs offered through the Wainwright House we can think of no better way to help both of these organizations, than the mutually beneficial proposal that has been put forth to relocate RAR to WH.

As members of the Rye community, we have frequently enjoyed the many programs offered by the Wainwright House including yoga classes, parenting lectures, holiday fairs and most recently performances of the Nutcracker. Additionally, three of our son's piano recitals have been held in the Wainwright House library. It is a beautiful space that has so much to offer our community.

As parents of a child who rows with RAR, we believe it is critical to have this great program stay in Rye. RAR has been a great outlet for our son. He tried rowing because it was right here in Rye and he has never looked back. He has fallen in love with the sport and has dedicated a huge amount of time and energy to it. The program is very rigorous and demands a high level of commitment and discipline from the kids. It is an extremely well run and organized program. We are constantly receiving emails from RAR regarding drop

offs and pick ups and how best we can minimize any traffic issues and be respectful of the neighbors. Respecting the neighboring homes, businesses and the marina is a high priority of RAR in their current location.

Our hope is that you will give this proposal consideration and consider what a loss it would be to our community to lose RAR (this would impact a huge number of kids who are currently thriving in the RAR program) as well as consider the impact losing WH would have on the community. Both WH and RAR are vital parts of our community and not having them in Rye would be a tremendous loss for current and future Rye residents.

Thank you for your consideration of this proposal.

Respectfully,

Madeleine and Andrew Peron  
52 Franklin Avenue

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**From:** mlehmann  
**Sent:** Wednesday, January 27, 2021 4:40 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Row America Rye

Dear Rye City Council,

I have been a resident in Rye since 2003 and have had three children go to school and participate in virtually every school, after school and athletic program. The rowing program at RowAmerica Rye is the best program that my family has participated in within the community. It would be a travesty if a few wealthy homeowners and private club members on Milton Point prevented RAR from moving to the Wainwright location, ultimately saving the Wainwright house.

Do not be fooled. It is the .1% that live on Milton point that are trying to prevent this and are being obstructionist. It would be terrible to allow a select few elitists to prevent this move to keep these two wonderful organizations in our community.

Sincerely,  
Lauren Lehmann  
3 heritage lane rye ny 10580

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January 27, 2021  
Benjamin E. Rosenstadt  
220 Stuyvesant Ave.  
Rye, NY 10580

Dear Mayor Cohn and City Council Members,



I had previously written regarding the issue of Wainwright house development but once again feel compelled to do so and response to a significant threat to the integrity of my neighborhood. Having moved with my parents to a home at 210 Stuyvesant Avenue in 1963, and intermittently living there ever since, I consider myself a long standing resident of the Milton Point neighborhood. Once again the residents of Milton Point being asked to foot the bill for the repeated failure of Wainwright House to develop a sustainable model for the operation of their foundation and are now being asked to allow unrelated commercial development to go forward in conjunction with Wainwright House as a means of financing their ongoing operations.

For over the past 20 years or more, Wainwright House has repeatedly shown itself to have failed in developing a model of financial and fiscal sustainability. In the early years of this millennium the leadership of Wainwright House hit on the idea of developing a commercial event space, among other things hosting outdoor weddings was nearly every Friday and Saturday night throughout the summer. Ultimately, this was curtailed to a significant degree only when the Wainwright neighbors banded together and sued the City of Rye under SEQRA statutes to force the pull back of their wedding event space business. Now, yet again we are faced with the prospect of Wainwright House pushing the City of Rye to allow commercial development for their personal benefit in the heart of one of Rye's many unique residential neighborhoods.

Under the guise of a non-profit foundation (the "Milton Harbor Foundation") set up by Mr. Howard Winklevoss to promote his RowAmerica business, the City of Rye is being asked to convert residentially zoned land, in the heart of a residential neighborhood, to commercial use. A "community and civic center" Mr. Winklevoss calls it. Recall, Rye has a wonderful community and civic center in the Rye YMCA, an excellent center for the arts in the Rye Arts Center, and an unparalleled meeting space for intellectual exchange and growth, in the Rye Library. Spiritual leadership has been well afforded to all Rye's citizens, young and old, under the auspices of a number of longtime Rye churches and synagogues. Let us remind ourselves that these are all self-sustaining entities managed and funded by the hard work of their leadership and constituents, funding through a variety of community events and community support. I'm sure their leadership will tell you they put in long and hard hours to continue to involve the community in supporting their ventures.

The Durland Scout Center, referred to by the proponents of the Winklevoss RowAmerica Center, had nothing in common with the proposed Wainwright-Winklevoss business deal. The Boy Scouts of America (although perhaps having fallen on hard times recently) was long a time honored foundation given to furthering the development of young men (and similarly young women for the Girl Scouts of America) through a broad sphere of experiences. As a youth who spent countless summer hours throughout the 1970's and 80's swimming, fishing, sailing and lobstering on Long Island Sound, I myself can attest to the low-key impact of the Durland boy scouts on Milton Harbor. With a handful of Blue Jays and perhaps a Lightning or two, one or two small Boston Whalers tied up at a small dock, there was no obstruction of the harbor to other users, no chase boats with screaming coaches racing up and down the harbor, no grand dock construction for a multitude of racing shells and chase boats.

As a parent of three young men, all of whom have come up through the Rye public school system, I can tell you that you may rest assured, athletic opportunities for our children abound. Lacrosse, ice hockey, tennis and squash, sailing, basketball, and soccer are just some of the sports my boys have been involved with. A myriad of opportunities exist (including the present RowAmerica Center), all supported by parents whose children are personally involved, none of whom have ever come

before the City of Rye to ask that zoning laws be changed to allow commercial ventures to support their personal and individual desires.

Perhaps unknown to some, but well known to others, Milton Harbor is a slice of paradise in a crowded urban coastline. Sailors, picnickers, kayakers and canoers, Paddle boarders, swimmers, nature lovers and meditators, all seek their own unique slice of heaven in Milton Harbor. With an unparalleled nature conservancy harboring resident ospreys, bald eagles, herons and egrets, deer and coyotes, all within an untrammled and disappearing salt marsh, we have a gem within our midst. I would hasten to wager that all of us, including our children, who are so fortunate to live in this city, have more opportunities at our fingertips than 99.9% of the rest of the world. To encroach upon such a unique and vanishing natural resource for the benefit of Howard Winklevoss, a businessman absorbed in the elite world of competitive rowing, and a handful of families who have invested in their children yet one more high pressure activity, is unconscionable, and the resulting damage to our environment, irreversible. I would ask the City Of Rye leadership to outright reject this bald-faced attempt at the commercialization of our neighborhood and this priceless natural resource.

Respectfully,  
Benjamin E. Rosenstadt

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**From:** RAR PA

**Sent:** Wednesday, January 27, 2021 4:52 PM

**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>

**Subject:** In Support of Proposal for Wainwright

Dear City Council Members,

We wanted to thank you for the time and consideration you are giving the RowAmerica Rye - Wainwright proposal. As we submitted a letter previously, we wanted to follow up with just a few brief additions. As representatives of the parent association, our board works with RAR's Director, Marko Serafimovski, and the other coaches at the club to communicate with parents and coordinate volunteers as needed. We have an active membership of parents who eagerly support our athletes and the club. Marko makes every effort to be sure that the community is aware of being neighborly. He is in regular contact with the board about any requests or necessary reminders, and our parents are reliably responsive.

The club cultivates a culture of accountability and respectful conduct. They expect athletes to respect themselves, their teammates and coaches, and to appreciate value, the value of time, their gear, the club's equipment and the environment. They are a hardworking group of people with high character standards; they are the kind of people that make good neighbors.

The club faces a lot of challenges in the current location. It is not typical for such an accomplished club to have such limited indoor training space and parking, and no protected boat storage. Having all of the boats on outdoor racks, closely-stacked makes them vulnerable to weather, susceptible to storm damage, and difficult to navigate around. The club has incurred heavy losses from boat damage and repairs over the years. The care needed to place and remove boats from the racks also

causes congestion and reduces practice time on the water. Our coaches are not looking to grow the size of the program, rather they are hoping to find a permanent location that is more conducive to a rowing program.

We have been impressed by the number of parents and alumni who have reached out to us to express their support of and gratitude for the club. Many of them shared the letters they drafted for your consideration. We recognize the time you are dedicating to this process, and we are grateful for the accommodations you have made, especially during this pandemic, to allow all parties to share their views.

Respectfully,  
RowAmerica Rye Parents' Association Board of Directors

Krista Briano, President  
Jane Heap, Vice President  
Francesca Dunn, Regatta Operations  
Chiann Roveto, Regatta Operations  
Traci Fiore, Media & Communications  
Veronica Iuliano, Secretary  
Michael Lehmann, Fundraising & Special Events  
Michael Moschetta, Treasurer

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**From:** davidspader  
**Sent:** Wednesday, January 27, 2021 4:55 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Petition by Wainwright House, Inc. and Milton Harbor Foundation, Inc.

To the Rye City Council - On behalf of the Kuder Island Colony, Inc. (KIC), owner of Hen Island, Milton Harbor, Rye, NY (parcel 159-5-1-1), in regards to the recent petition for amendment to City of Rye Zoning Ordinance submitted by Wainwright House, Inc. and Milton Harbor Foundation, Inc., KIC wishes to register our objection to the proposed amendment.

At this time, we cannot see any benefit to Hen Island, or to other potentially affected property owners, or to the waterfront community in general from this proposed amendment.

KIC notes that we have only recently been made aware of this proposal and have referred this matter to our legal counsel for further analysis and advice.

Sincerely,  
The Board of Directors  
Kuder Island Colony, Inc.  
David Spader, Secretary

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**From:** John Leonard

**Sent:** Wednesday, January 27, 2021 4:55 PM

**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>

**Subject:** Wainwright House/Row America Comments

Following the presentation to last week's Council meeting, I find I have several observations that I feel should be addressed before this proposal should be allowed to proceed:

- 1) We need to define more exactly the relationship between the nonprofits Wainwright House and Milton Harbor Foundation, and Row America, which it appears is a for-profit enterprise. Who gets the real economics?, and should both current Row America activities and their proposed expansion at a Wainwright House location be regarded as nonprofit, or a commercial enterprise that should require business zoning? Similarly, if Wainwright House reconstructs the Fonrose House into an all-year meeting or indoor wedding venue, (presumably free of the frequency constraints on the current tented operation), shouldn't it be zoned as and on the tax rolls as a commercial enterprise? Competing wedding venues in other communities are taxable.
- 2) When walking in the Marshlands Conservancy this summer, my wife and I noted that Row America coaches were using electronically amplified bullhorns to coach shells. Both the bullhorns and the motorized launches accompanying the rowers created noise carrying well into the Sanctuary. My recollection of our college's crew program is that all coaching was done with non-electronic megaphones and a voice that carried well. Moreover, a friend who lives on the shore side of Stuyvesant Avenue has noted that rowing activities start very early in the morning, with no change in the amount of noise relative to midday levels. At a minimum, should there be restrictions on motorized/coached activities upstream of Wainwright House outside of 8 am- 8 pm?
- 3) Given the reality that most organized youth activities in Rye are reached primarily by car rather than walking, bicycling, or even neighborhood car pools, is an activity with the traffic pattern of Row America appropriate for a residential neighborhood with no sidewalks, no on-street parking capability, and a single exit road? We do not need another bottleneck of idling vehicles on arterial streets like those that already appear outside the schools, nursery schools, and Nursery Field at starting and finishing times.
- 4) Our Stuyvesant Avenue friend has also noted a disappearance of horseshoe crab nesting along their property's shoreline since Row America opened, with a sense that the volume and speed of motorized launch traffic may be causal. I'd also encourage you to seek input from the Billion Oyster Project.

As always, thanks for all the hard work on difficult decisions.

John Leonard  
(1 Apawamis Ave.)

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From: William Thompson  
Sent: Wednesday, January 27, 2021 4:56 PM  
To: Wainwright Comments <wainwrightcomments@ryeny.gov>  
Subject: RAR Support

To Whom it May Concern,

I have become aware that some community concerns have arisen regarding Row America Rye. I have a daughter that rows there and their program is nothing short of astounding. The kids there are as physically & mentally fit as you could find anywhere. As a former Division 1 Athlete I find RAR's coaches extremely professional and their results are unquestionable. They consistently produce multiple boats that compete for National Championships. On college signing day 7 of the 9 athletes signing commitments from Rye HS are rowers from RAR. That doesn't include those at RCDS or Holy Child. This program regularly sends Rye graduates to academically competitive schools such as Brown, Columbia, Georgetown, etc. Why would the town of Rye want to lose a World Class operation that provides our kids with a physical outlet and produces more college athletes than all other Rye sports combined?

I wholeheartedly support any proposal that can keep RAR in our community.

Sincerely,

William "B.J." Thompson Jr.  
770 Boston Post Road

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**From:** Julia Thomas  
**Sent:** Wednesday, January 27, 2021 5:03 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Row America Wainwright house proposal

Dear Rye City Council Members,

We are writing to express our full support of Row America's proposal to relocate to the Wainwright house location. Our oldest son has been involved with Row America for the past three years and is now in 9th grade. The coaches and other youth at the club are among the most considerate and responsible members of the Rye community that we have encountered as residents for nearly a decade. The importance of personal responsibility and being considerate members of a community are the essence of Row America. The coaches diligently instill and require this of all of the rowers and are excellent role models as well. Since we moved to Rye, we have appreciated the Wainwright House as a very special part of the town and have enjoyed many yoga and dance classes on the premises over the years. What makes Row America so special feels very much aligned with the Wainwright house and that of the community at large, which is encouragement of physical and mental health, love for the environment surrounding us, and pursuing personal goals through discipline and hard work.

We have always been impressed by the detailed and persistent efforts the club takes to ensure that families and members are considerate of their current neighbors. Whether through carefully drawn diagrams that are disseminated and regular email reminders, the expectations are made very clear - and they are respected as that is the culture created at Row America. We are confident that Row America would be a wonderful addition to the community at the end of Milton Point. With several beach clubs and their hundreds of members already in frequent travel through the area, it would be reasonable to believe that the comparatively small membership of Row America would not strain or inconvenience those living or traveling in the area.

In conclusion, we feel strongly that this learning facility should have a place in Rye and be given the opportunity to expand and flourish here. It is a gem within the community and we are fortunate that it has found a home in Rye and hopes to stay.

Sincerely,  
Julia and Darren Thomas  
61 Orchard Lane Rye, NY

Shahid B. Malik

**From:** Kate Madigan  
**Sent:** Wednesday, January 27, 2021 3:43 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Support for Wainwright/RAR

Greetings, Rye City Council! I am writing to express support for the Wainwright/Milton Harbor Foundation proposal. I'm writing on behalf of my passel of Madigans (named below).

I've been a happy Rye mom since 2003, raising five kids in Loudon Woods. I'm a big fan of Wainwright House and am thrilled to live in a community with such a wonderful resource. As I understand things, this treasure is under financial pressure due to fewer large revenue-producing events being approved.

I am also a RowAmerica Rye mom with three of my kids rowing. My oldest (12th grade) was named to the Selection Camp for the U19 United States National Team last summer, which of course ended up being cancelled, but is an example of the national -- and international -- presence RAR offers. I know of many Rye kids who didn't enjoy other sports yet found their "thing" with rowing and have been able to achieve great success. I'm more interested in the fitness, teamwork and discipline of the sport, but a girl would be crazy not to notice that rowing is a gateway to amazing colleges. My 12th grader was recruited by a stunning variety of top schools and the US Naval Academy. We are a town that cares about education and RAR opens doors.

I've volunteered in Rye's youth soccer programming for years and I suspect neighbors of our soccer fields might not love the traffic, but we don't shut down soccer. RAR provides superb professional coaching, a culture of excellence and opportunities for every athlete -- regardless of experience/current ability -- to contribute in a boat. RAR has worked diligently to demonstrate respect for neighbors and to reign in any athletes/parents who are not following traffic/parking/noise rules. I know the Club will continue to demonstrate respect for others if the new location is approved.

The Milton Harbor Foundation's generous offer solves problems for both Wainwright and RAR and will benefit the citizens of Rye. I hope you will support the plan.

Kate Madigan  
19 Holly Lane  
*on behalf of Rye voters Tim Madigan, John Madigan and Charlie Madigan*

*and future voters Will Madigan, Elisabeth Madigan and Tommy Madigan (the three rowers)*

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**From:** Gregg Smith [mailto:greggsmith2165@gmail.com]  
**Sent:** Wednesday, January 27, 2021 5:12 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** RAR-Wainwright

I fully support Row America Rye and what it has brought to our community. I support its ability to join with Wainwright to improve all it has to offer to the Rye community

Gregg Smith  
52 Roosevelt Ave, Rye, NY 10580

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**From:** stephanie vroom  
**Sent:** Wednesday, January 27, 2021 9:36 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>; Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Wainwright Comments

January 26, 2021

Dear Rye City Council,

I am writing in response to the zoning amendment petition that has been filed by the Milton Harbor Foundation on behalf of Row American Rye and the Wainwright . As a board member of the Milton Point Association, I have been asked to make known the following points:

- The prospect of turning residential areas into commercial zones does not bode well for the future of Rye. Once this change is made there is no turning back and opens up at least 25 lots with the opportunity to amend their status.
- The Milton Point residential neighborhood will have a very difficult time supporting the intense regime that is required of participants in the RAR program. This program runs from 6am to 8pm at least 6 days a week with upwards of 200 athletes from all over Westchester County and New York City.
- The waterfront will be forever changed. In it's current commercial location, RAR does not take away from the esthetic of the neighborhood, especially since it is tucked into the Marina. Moving it to a residential zone, where the shoreline is front and center, will have a significant impact on the overall beauty and natural esthetic of the environment.



This change will impact not only the direct neighbors but all who spend time in and around the waterfront, including the Rye Golf Club and Whitby Castle.

- The prospect of having all of the athletes running down Stuyvesant and multiple points in the day poses a security concern. The traffic pattern is already at a saturation point in that area and I fear this will make the situation worse.
- Ceding control to a large outside development entity is very concerning. This is reminiscent of Verizon expecting to come into Rye to place the mini cell towers through the town.

To this end, I watched with great interest last weeks council meeting where the lawyer for Row American Rye spoke about the proposal. While I was very impressed by the councils pointed questions, I was nothing short of disappointed by the lawyers evasiveness. Questions posed by the council regarding the “intensity” of the program, the “community” aspect of the proposal, and the nature of “Milton Harbor” foundation where spot in their intent to ferret out the true nature and potential impact of the proposal. It was unfortunate that the lawyer was not able to answer these questions as it could possibly have shed a new light on what the overall intent of the project would be.

No one is negating the value of The Wainwright or the positive impact the RAR program has on it’s select group of athletes. Rather, the Milton Point neighbors and the community at large are concerned that they will have to bear an undue burden in support of the aforementioned entities.

As always, thank you for all that you do in support of our town and overall community. We greatly appreciate it.

Stephanie Spierings, Secretary  
Milton Point Association

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**From:** wendy sheldon  
**Sent:** Wednesday, January 27, 2021 9:52 PM  
**To:** Wainwright Comments <wainwrightcomments@ryeny.gov>  
**Subject:** Comment on Wainwright peitition

Dear City Council Members,  
I am a Rye resident and Wainwright House Board Member. I’m writing in regards to the petition that is currently under consideration by the City Council.  
As you know, Wainwright House is requesting a zoning amendment to add water dependent recreation usage. This amendment would not only benefit Wainwright House, allowing it to diversify its program offerings and better utilize its unique property, it would also benefit Row America Rye (RAR), allowing it to relocate its rowing programs to the Wainwright House property. And perhaps most importantly, this would benefit the larger Rye community, enabling both organizations to sustain provision of many important activities for people of all ages in our community.

In addition, the relocation of RAR activities to Wainwright House would allow Wainwright to eliminate the large outdoor tent and the noise of tented wedding receptions that have been a source of contention in the past with some neighbors who live within close proximity of the Wainwright property. In sum, I strongly support the proposed zoning amendment and hope the City Council will vote to approve this request.

Sincerely,  
Wendy R. Sheldon  
51 Glendale Road, Rye, NY 10580



# CITY COUNCIL AGENDA

DEPT.: Rey Recreation

DATE: January 29, 2021

CONTACT: Sally Rogol, Superintendent

**AGENDA ITEM:** Resolution to adopt Rye Recreation Camp Fees for the summer of 2021.

**FOR THE MEETING OF:**

February 3, 2021

**RYE CITY CODE,**

CHAPTER

SECTION

**RECOMMENDATION:** That the Council adopt the fees.

**IMPACT:**  Environmental  Fiscal  Neighborhood  Other:

**BACKGROUND:**

See attached memo from Sally Rogol, Rye Recreation Superintendent.

Sally Rogol  
Rye Recreation Superintendent  
281 Midland Ave  
Rye, New York 10580



Tel: (914) 967-2745  
E-mail: srogol@ryeny.gov  
<http://www.ryeny.gov>

## CITY OF RYE

### Inter-Office Memorandum

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To: Greg Usry, Interim City Manager  
From: Sally Rogol, Superintendent Rye Recreation  
Date: January 29, 2021  
Subject: 2021 Camp Fees

The Recreation Commission met on Thursday, January 28, 2021 and adopted the following fees for the 2021 camp season.

Camp Fee proposed:

- Resident Kiddy Camp – 5-weeks \$ 800
- Non-Resident Kiddy Camp – 5-weeks \$1,000
  
- Resident Day Camp – 5-weeks \$ 930
- Resident Day Camp – 2 week session \$ 500
- Resident Day Camp – 3 week session \$ 750

Non-resident Fees Resident + 25%

- Non-Resident Day Camp – 5-weeks \$1,163
- Non-Resident Day Camp – 2 week session \$ 625
- Non-Resident Day Camp – 3 week session \$ 938

Fees above are similar to the approved 2021 proposed budget. The main difference is that camps will only run 5 weeks (instead of 6) from July 6 – August 6 and we made adjustments to the fees for the 2 & 3 week sessions planned.

Kiddy Camp will be held at Christ Church Nursery School. We anticipate, due to Covid, that we will have a lower enrollment (max 70 campers) than previous (90+ campers) to abide by new regulations.

Lower and Upper Camps have been combined into “Day Camp” and will be held both at Recreation Park and Resurrection School. Many specials have been added to the program that all will be able to enjoy as trips and other traditional offerings have been adjusted to comply with covid regulations. Swimming will not be part of the summer program as bussing regulations are currently too restrictive and impact “pod” groupings.

Once approved, we will notify the community & post information both in social media and by other traditional means including registrations dates, applying for financial assistance etc.



# CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: January 29, 2021

CONTACT: Greg Usry, Interim City Manager

**AGENDA ITEM:** Consideration to set a public hearing for February 24, 2021 to adopt a local law deferring, for this year only, collection of City tax payments for an additional 90-days.

**FOR THE MEETING OF:**

February 3, 2021

**RYE CITY CODE,**

CHAPTER

SECTION

**RECOMMENDATION:** That the Council set the public hearing.

**IMPACT:**  Environmental  Fiscal  Neighborhood  Other:

**BACKGROUND:**

In anticipation of Governor Cuomo signing into law new legislation that would add a new Article 19-A to the New York real property tax law, which would allow for municipalities to defer scheduled payment of real property taxes during a state of disaster, the City will set a public hearing to adopt the potential new law.



# CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: February 3, 2021

CONTACT: Greg Usry, Interim City Manager

**AGENDA ITEM:** Resolution to transfer \$50,000 from the General Fund contingency balance to the EMS (Emergency Medical Service) Cost Center.

**FOR THE MEETING OF:**  
February 3, 2021

**RECOMMENDATION:** That the City Council adopt the following resolution:

WHEREAS, City staff has determined that there are funds available in the General Fund contingency balance to offset significant financial distress to our EMS that must be addressed with additional financial support this year, and;

WHEREAS, these funds will be used to support Port Chester-Rye-Rye Brook EMS until a longer term structure can be established, now, therefore be it;

RESOLVED, that the City Comptroller is authorized to transfer \$50,000 from the General Fund Contingency Fund balance to the EMS Cost Center.

**IMPACT:**  Environmental  Fiscal  Neighborhood  Other:

**BACKGROUND:** See attached memo.

Greg Usry  
Interim City Manager  
1051 Boston Post Road  
Rye, New York 10580



Tel: (914) 967-7404  
E-mail: [gusry@ryeny.gov](mailto:gusry@ryeny.gov)  
<http://www.ryeny.gov>

## **CITY OF RYE**

### **Office of the City Manager**

#### **Inter-Office Memorandum**

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To: Mayor Cohn and City Council

From: Greg Usry, Interim City Manager

Date: January 21, 2021

Subject: **Port Chester-Rye-Rye Brook EMS**

Similar to the City of Rye and all municipalities, the Port Chester-Rye-Rye Brook EMS (the “EMS”) was operationally and financially impacted last year as a result of COVID. The unintended consequences from the pandemic has caused significant financial distress to our EMS that must be address with additional financial support this year. There are also more fundamental challenges related to the industry and certain operational issues that need to be addressed in the course of 2021 and longer term.

By way of background, our EMS is a not-for-profit corporation contracted by the three municipalities to provide emergency medical service and transportation. It was formed in 1968 as a Voluntary Ambulance Corps. Over the years it has grown into a career agency employing over 45 paramedics and EMTs. Its annual call volume has historically totaled close to 6,000 calls. The City of Rye’s 2021 budgeted contribution to EMS is \$247,753 (of the total \$768,227). The table below highlights how the EMS compares to our police and fire department relative to call volume and cost per home.

Due to the pandemic there were fundamental operational changes that directly impacted financial results. A loss of \$534,388 in 2020 was attributable to a 12% drop in call volume, an increase in Social Service (non-revenue producing) calls, COVID-related expenses for payroll, additional PPE (purchased at a premium) and decontamination supplies. Although the 2020 loss was offset by \$216k of Federal COVID Stimulus monies the net impact was a loss of over \$318k. This was paid from EMS fund balance and did not impact the 2020 or the original 2021 budget requests.

For 2021 there is a projected loss of \$240k, related to a loss in insurance billing recovery. Again, directly related to COVID. In attempting to reduce losses, steps have been taken; including eliminating 8-10 part time EMS personnel, utilizing supervisors to fill schedule gaps including uncompensated overtime, reduced service levels (ambulances), and going to more mutual aid. None of these measure are sustainable. More importantly the reduction of services has begun to translate into slightly longer

response times and more mutual aid (neither are acceptable). At the EMS board meeting on January 20<sup>th</sup> the decision was made to go back to pre-COVID service levels with the recognition that this change will result in an additional short near term financial request of the three communities. Of the \$240k of projected loss, \$120k will be paid out of fund balance leaving \$120k of reserves. The additional monies must come from the three communities.

In addition to the short term issues there are longer term, fundamental issues that have to be addressed. Unlike police and fire, EMS employees are not municipal employees, and therefore do not enjoy the same medical and retirement benefits. They also are paid below comparable pay scales for other front line responders. As a result, the EMS struggles to maintain staffing and needs to gravitate to a more competitive pay structure. Although we will begin moving toward that goal this year it will take time. A small portion of the additional monies requested will go to compensation, and beginning of a longer term sustainable pay structure.

One more immediate recommendation is the full time staging of an ambulance in Rye. This will allow for a more efficient overall operation and easy access to the I-95, 287, Greenhaven, the Osborn etc. We will be working with EMS staff on a permanent staging location in the course of this year.

Finally, it is clear that we need to seek a longer term structure that is more appropriate for our operation. This includes alternatives such as an EMS authority, district or similar model. It could also entail a larger geographic organization. All of this will take time.

In the meantime, I am recommending that the City provide supplemental funding of \$50,000 for 2021 (in addition to the \$247,754 included in the 2021 budget). The funds will come from 2020 surplus monies as result of the expense reductions we undertook mid-year. In the course of this year the EMS Board will be engaging a consultant to assist us in a comprehensive review and longer term plan. This was a condition of the supplemental funding request.

<b>Budget &amp; Call Data</b>				
Emergency Service	FY2021 Budget City of Rye	FY2021 annual cost per avg. taxpayer Avg. Home with a value of \$1.5M	Annual calls for service (2019)	Response vehicles available per shift
Police Dept.	\$11,016,432	\$1,832	24,839	3 Patrol veh, 1 Supervisor (suv) 1 Desk officer
Fire Dept.	\$6,185,218	\$1,028	1,085	3 Firefighters; 1 Incident Commander; 2 Engines; 1 Ladder rig
EMS Service	\$247,754	\$41	5,885 (PC-RB-Rye)	3-4 amb during day/ 2 amb + fly car night





# CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: January 29, 2021

CONTACT: Greg Usry, Interim City Manager

**AGENDA ITEM:** Authorization for the City Manager to retain the professional services of Sam Schwartz to study traffic related to Rose/Bedrock with a cost not to exceed \$7,500.

**FOR THE MEETING OF:**

February 3, 2021

**RYE CITY CODE,**

CHAPTER

SECTION

**RECOMMENDATION:** That the Council authorize the City Manager to retain the services of Sam Schwartz.

**IMPACT:**  Environmental  Fiscal  Neighborhood  Other:

**BACKGROUND:**



# CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: February 3, 2021

CONTACT: Greg Usry, Interim City Manager

**AGENDA ITEM:** Consideration of a request by the Rye Chamber of Commerce for the use of City Car Park #2 on Sundays from May 9, 2021 through December 5, 2021 from 6:30 a.m. to 3:30 p.m. for the Rye Farmers Market.

**FOR THE MEETING OF:**

February 3, 2021

**RYE CITY CODE,**

CHAPTER

SECTION

**RECOMMENDATION:** That the Council approve the request.

**IMPACT:**  Environmental  Fiscal  Neighborhood  Other:

**BACKGROUND:**

The Chamber of Commerce requests the use of the southern end of Car Park #2 on Sundays May 9, 2021 through December 5, 2021 from 6:30 a.m. to 3:30 p.m. for the Rye Farmers Market. The City Council is asked to approve the annual request.

See attached request.



January 22, 2021

Noga Ruttenberg  
Assistant to the City Manager  
City of Rye  
1051 Boston Post Road  
Rye, New York 10580

RE: Rye Farmers Market

Dear Ms. Ruttenberg:

On behalf of the Rye Chamber of Commerce, I am writing to request permission from the City for use of Parking Lot # 2 southern end on Sundays from 6:30 am – 3:30 pm from May 9, 2021 - December 5, 2021 for the Rye Farmers Market. Market hours are from 8:30 am – 2 pm.

Please find attached both the 2021 agreement and site plan.

On the City's approval, I will contact the Rye City Police Department to make sure the village safety officer is aware of this seasonal activity. An insurance certificate will be provided upon approval.

Thank you in advance for your consideration.

Sincerely,

Tony Coash & Liz Woods  
Co-Presidents,  
Rye Chamber of Commerce

**RYE FARMERS MARKET  
SITE MAP – 2021 SEASON**

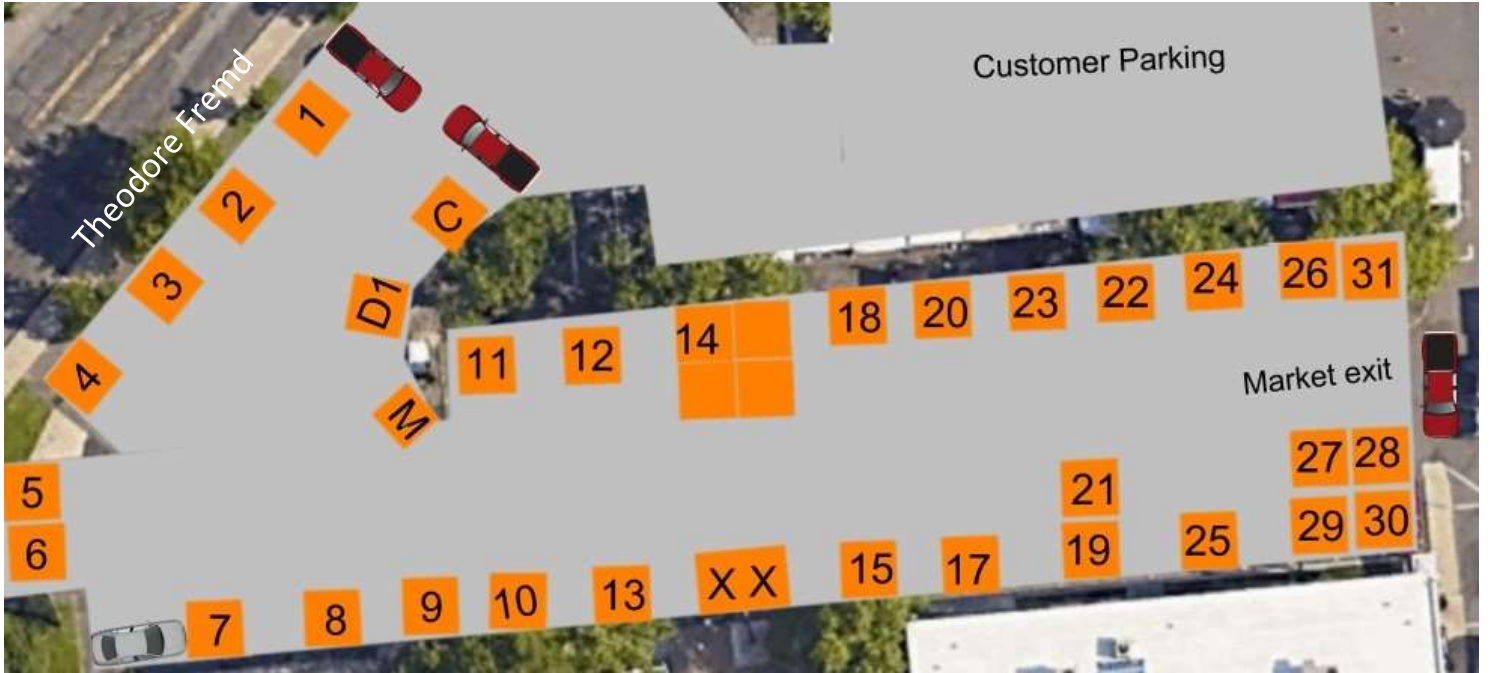


Exhibit A  
**2021 Operating Plan**  
**Down to Earth Rye Farmers Market**

The Rye Chamber of Commerce (the “Chamber”) agrees to sponsor Zeltsman Associates, Inc, dba Down to Earth Market (“Down to Earth”) to operate a seasonal outdoor farmers market (“the Market”) at the location identified below according to the operating plan set forth in this document. This document is an Exhibit to the Agreement dated March 15, 2018 and replaces the Exhibit A, 2020 Operating Plan dated January 14, 2020.

Farmers Markets serve an important purpose by providing a community with access to farm products that are locally grown and truly fresh while creating a place for friends and neighbors to meet. Additionally, farmer’s markets stimulate shopping at nearby stores by providing an attraction to people from outside the immediate community. The goals of this farmer’s market are:

- To give Rye area residents and visitors a place where they can purchase fresh farm products from local farms and the opportunity to interact with the people who grow, raise or make the food.
- To create a relaxed and friendly setting where people can meet their neighbors in a traditional open-air market setting.

Beginning in 2020, the Rye Farmers Market took on the additional responsibility of being an essential business providing food groceries during the Covid-19 pandemic. The farmers market adapted to meet public safety requirements and the needs of customers who were more comfortable shopping outdoors. Those adaptations will be kept in place for the 2021 season and safety rules will remain in effect until modified by New York State.

Successful farmer’s markets are a partnership between the market developer and the community. Each organization has its role and responsibilities and these are outlined below:

**General Conditions**

- |                     |  |
|---------------------|--|
| Season:             | May 9, 2021 - December 5, 2021   |
| Days & hours:       | Sundays, 6:30AM-3:30PM,<br>break down time. Market is open to the public 8:30AM-2PM.   |
| Market Location:    | The City of Rye (the “City”) will make available Parking Lot 2 off Theodore Fremd Avenue, behind the Purchase Street stores, for the famers market. The Market will set up in the tier of parking spaces that runs parallel to Elm Street, between W. Purdy Avenue and Theodore Fremd Avenue (see Exhibit B, Site Plan). |
| Traffic Control:    | Temporary barricades will be set up on market day to prevent vehicles from entering the market area while the market is operating. Barricades may include sawhorses, traffic cones, and/or vendor or Down to Earth staff vehicles.   |
| Storage & bathroom: | The City will permit Down to Earth to place a portable toilet unit and two storage sheds to hold market equipment, tents, signs, etc. for the length of the market season. Both will be locked and secured to be used by Down to Earth Markets personnel and vendors only.   |

## Down to Earth Responsibilities

Market management & administration:	Down to Earth will operate the Market according to the General Policies and Rules it has established to guide the Market’s operations. Down to Earth will hire a manager to be their agent at the Market site during operating hours to make sure the General Policies and Rules are followed and the market site is kept clean and orderly.
Vendor Selection:	Down to Earth will determine the vendor mix and target number of vendors to be recruited for the Market. We seek to recruit sixteen to twenty-two vendors for this market. While a reasonable effort will be made to incorporate the wishes of the community, Down to Earth reserves the exclusive right to determine the vendor mix according to its best judgment and to decide how many and which vendors to invite into the Market.
Market activity planning:	Special events, activities, and information tables are suspended due to the Covid-19 crisis. When they can safely resume, Down to Earth will work with the Chamber and the community to plan and schedule special programming. Sponsor and community input on farmers market planning is welcome, but final decisions regarding market activities and events will be made by Down to Earth.
Vending fees:	Down to Earth will, at its sole discretion, establish vending fees that it charges the market vendors. These fees will be retained by Down to Earth as compensation for running the Market.
Insurance:	<p>Down to Earth will maintain a general business liability insurance policy naming the Rye Chamber of Commerce and the City of Rye as an additional insured. The policy limits will be \$1,000,000 per incident, \$2,000,000 aggregate and will be in effect for the market season.</p> <p>Down to Earth will assure that all vendors selling in the Market maintain general and product liability insurance policies naming Down to Earth and the Rye Chamber of Commerce and the City of Rye as additional insured. These policies will be \$1,000,000 per incident, \$2,000,000 aggregate and will be in effect for the market season.</p>
Vendor permitting:	Market vendors will be responsible for securing any licenses or permits required by county, state or federal laws and complying with all health and safety regulations governing their products.
Promotion & advertising:	<p>Down to Earth will develop and implement a promotion plan that incorporates the variety of media, signage and approaches that they consider best for this market.</p> <p>Down to Earth will be responsible for designing and producing all printed materials, advertisements, banners and signs promoting the Market. All materials will bear the logo, tag lines and color schemes of the Down to Earth brand identity.</p>

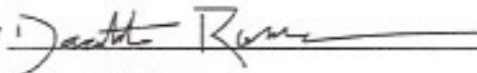
Clean-up & sanitation:	<p>At the end of each market day vendors will leave their areas broom clean and remove their own rubbish. The market manager will make sure the entire site is left as found.</p> <p>Down to Earth will, at its own expense, provide a portable toilet and handwashing unit for vendors to use during market hours. The unit will be placed in the Market area for the duration of the Market season. Down to Earth will engage a company to clean and service the unit weekly. The unit will be kept locked outside of Market operating hours.</p>
Covid-19 Response:	<p>Down to Earth will provide the Chamber and the City with its COVID-19 safety plan. Down to Earth will follow and enforce state and local COVID-19 safety rules. Until those rules are amended, this includes:</p> <ul style="list-style-type: none"> <li>• Mask wearing by staff, vendors and shoppers while in the market area.</li> <li>• Availability of hand sanitizer for use by staff, shoppers and vendors.</li> <li>• Enforcement of social distancing among shoppers as they move through the market and wait in lines.</li> <li>• Prohibiting handling of food by shoppers.</li> <li>• Prohibiting consumption of food and drink on-site.</li> <li>• Wellness screening of managers before each shift.</li> </ul>

### **Rye Chamber of Commerce and City of Rye Responsibilities**


Site conditions & maintenance:	<p>The City will retain all responsibility for maintaining generally safe conditions of the market site such as patching broken pavement that could cause shoppers to fall.</p> <p>The City will provide one trash receptacle for use by the shoppers and empty it after the market closes.</p>
Traffic control:	<p>The City will enforce parking restrictions to keep the Market area free from vehicles on Sunday mornings during the market season. Down to Earth may post temporary “No Parking Sunday, 6:30AM-3:30PM” signs in the market area.</p>
Signage:	<p>The City will permit Down to Earth to set out temporary signs at the entrances to Parking Lot 2, including A-frame signs and lawn signs, for the duration of each Market day. The City will permit Down to Earth to place an A-frame or similar sign on Purchase Street at Boston Post Road for the duration of each Market day.</p> <p>The City will hang four pole banners, provided by Down to Earth, near the Market site, at no cost to down to Earth.</p>
Promotion:	<p>The Chamber will include information about the Market in the publications, websites, and event listings that it maintains as an information service for its residents and constituents.</p>

	The Chamber and the City will allow Down to Earth to hang posters on community bulletin boards and distribute flyers to promote the farmers market as appropriate in local businesses and municipal buildings.
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For Zeltsman Associates, Inc.  
dba Down to Earth Market

By   
Print Dacotah Rousseau  
Date 1/21/2021

For Rye Chamber of Commerce

By   
Print TONY COATS  
Date 1/22/2021





# CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: January 29, 2021

CONTACT: Greg Usry, Interim City Manager

**AGENDA ITEM:** Consideration of a request by the American Legion Post 128 and the Ladies Auxiliary of Post 128 to approve a parade to commemorate Memorial Day to be held on Monday, May 31, 2021 from 9:30 a.m. to 10:30 a.m.

**FOR THE MEETING OF:**

February 3, 2021

**RECOMMENDATION:** That the Council consider granting the request.

**IMPACT:**  Environmental  Fiscal  Neighborhood  Other:

**BACKGROUND:**

The American Legion Post 128 and the Ladies Auxiliary of Post 128 is requesting the Council approve a parade to commemorate Memorial Day to be held on Monday, May 31, 2021 from 9:30 a.m. to 10:30 a.m.

See attached request from Robin Phelps Latimer, Parade Coordinator.

**From:** [Robin Latimer](#)  
**To:** [Ruttenberg, Noga P.](#)  
**Subject:** Re: Memorial Day Parade  
**Date:** Wednesday, January 20, 2021 12:01:39 AM

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Hi Noga. Sorry, this response is so late. Crazy week at work with vaccines and testing. Would you be so kind as to add the Memorial Day parade, food truck and ceremony on the next council agenda?

Same as last time.....parade lineup 8:30 @ railroad plaza. Parade start at 9:30am, ceremony end of parade (approx. 10:15). Food truck on Haviland at 9:00am. Hopefully it can happen this year.

Thank you for the reminder and if you have any questions feel free to contact me.

Sincerely,

Robin Latimer



# CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: January 28, 2021

CONTACT: Greg Usry, Interim City Manager

**AGENDA ITEM:** Consideration of request of American Legion Post 128 to use Village Green to hold their Memorial Day Ceremony on Monday, May 31, 2020, from 10:15 a.m. to 11:15 a.m.

**FOR THE MEETING OF:**  
February 3, 2021

**RECOMMENDATION:** That the City Council approve the request.

**IMPACT:**  Environmental  Fiscal  Neighborhood  Other:

**BACKGROUND:**

This event is held annually on the Village Green without incident, complaints, or problems.



# CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: January 29, 2021

CONTACT: Greg Usry, Interim City Manger

**AGENDA ITEM:** Consideration of a request by the American Legion Post 128 and the Ladies Auxiliary of Post 128 to have a food truck at the Memorial Day event to be held on Monday, May 31, 2021 from 9 a.m. to 12 p.m.

**FOR THE MEETING OF:**

February 3, 2021

**RECOMMENDATION:** That the Council consider granting the request.

**IMPACT:**  Environmental  Fiscal  Neighborhood  Other:

**BACKGROUND:**

The American Legion Post 128 and the Ladies Auxiliary of Post 128 will host the parade and event to commemorate Memorial Day on Monday, May 31, 2021 from 9 a.m. to 12 p.m. They are requesting approval from the City Council for a food truck to be set up on Haviland Lane for the duration of the event.