

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

**REGULAR MEETING OF THE CITY COUNCIL
COUNCIL CHAMBERS, CITY HALL
Wednesday, November 19, 2025
6:30 p.m.**

Please note: The Council will convene at 5:30 p.m. and it is expected they will adjourn into Executive Session at 5:31 p.m. to discuss personnel matters and potential litigation.

1. Pledge of Allegiance.
2. Roll Call.
3. Draft unapproved minutes of the Regular Meeting of the City Council held November 5, 2025.
4. Members of the public may be heard on matters for Council consideration that do not appear on the agenda.
5. Report of the City Manager.
6. Mayor's message.
7. Continue the public hearing to amend Chapter 141 "Peace and Good Order" of the Code of the City of Rye by adding new Sections 141-10 "Public Urination or Defecation," 141-11 "Enforcement," and 141-12 "Penalties for Offenses."
8. Consideration of a petition from Rye Arts Center, Inc. to amend the text of the Rye City Zoning Code to permit "Arts Center Use" as a new use permitted subject to additional standards and requirements in the R-1 to RT Residential Districts.
Please note this is not a public hearing. The agenda will note if and when a public hearing is scheduled.
9. Award bid for City Hall HVAC replacement project (Contract # 2025-02E).
10. Award bid for City Hall HVAC replacement project (Contract # 2025-02G).
11. Award bid for City Hall HVAC replacement project (Contract # 2025-02M).
12. 2026 proposed budget discussion.
13. Amendment to APG plan.

14. Consideration of a request by the Rye Little League to approve a parade to kickoff Opening Day of the Little League season on Saturday, April 11, 2026, beginning at 11:00 a.m.
15. Resolution to waive parking restrictions and parking fees in all downtown parking lots and Purchase Street from December 12 – 15, 2025, and from December 22 – 26, 2025, for Hanukkah, Christmas, and Kwanzaa.
16. Approval of appointments to the Rye Golf Club Commission.
17. Old Business/New Business.
18. Adjournment

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The next regular meeting of the City Council will be held on Wednesday, December 3, 2025, 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 under “RyeTV Live”.

UNAPPROVED MINUTES of the Regular Meeting of the City Council of the City of Rye held at City Hall on November 4, 2025, at 6:30 P.M.

PRESENT:

JOSH COHN, Mayor
KEITH CUNNINGHAM
BILL HENDERSON
JAMIE JENSEN
JOSH NATHAN
JAMES WARD
Councilmembers

ABSENT: JULIE SOUZA, Councilperson

ALSO ATTENDING:

BRIAN SHEA, INTERIM CITY MANAGER
KRISTEN WILSON, CORPORATION COUNSEL
MICHAEL KOPY, COMMISSIONER OF PUBLIC SAFETY
JOE FAZZINO, DEPUTY COMPTROLLER

The Council convened in City Hall at 6:55 P.M. The meeting was streamed live at www.ryeny.gov for public viewing.

1. [Pledge of Allegiance.](#)

Mayor Cohn led the Pledge of Allegiance.

2. [Roll Call.](#)

The City Clerk called the roll, and there was a quorum.

3. [Draft unapproved minutes of the Regular Meeting of the City Council held October 22, 2025.](#)

On motion by Councilperson Henderson, seconded by Councilperson Ward, and unanimously carried, it was

RESOLVED to approve the drafted unapproved minutes of the Regular Meeting of the City Council held on October 22, 2025.

4. Members of the public may be heard on matters for Council consideration that do not appear on the agenda.

Nobody came to speak.

5. [Report of the City Manager.](#)

Interim City Manager Brian Shea gave an update to the Council on several topics.

6. [Consideration of resolution to establish the 2026 Fees and Charges for the Boat Basin.](#)

Boat Basin Commission Chairman Joe Pecora gave a brief overview of the topic.

On motion by Councilperson Nathan, seconded by Councilperson Henderson, and unanimously carried:

**RESOLUTION OF THE RYE CITY COUNCIL TO ADOPT NEW BOAT BASIN
FEES AND CHARGES FOR FY2026 FOR THE DePAUW MUNICIPAL BOAT
BASIN**

WHEREAS the City of Rye owns and operates the DePauw Municipal Boat Basin in Milton Harbor; and

WHEREAS, pursuant to the Charter of the City of Rye the City Council has the authority to adopt new fees and charges; and

WHEREAS, after an analysis of the associated fees and charges for the Boat Basin, it has been determined that an increase in those fees and charges is necessary to offset costs; and

WHEREAS, a list of those fees and charges has been furnished to the City Council and attached herein; and

WHEREAS, the Boat Basin Commission approved these fees and charges on October 21, 2025;

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby adopts the proposed 2026 fees and charges as detailed in the agenda.

Adopted by the following vote:

ROLL CALL

Ayes: Councilpersons Cunningham, Henderson, Jensen, Nathan, Ward, Mayor Cohn

Nays: None

Absent: Councilperson Souza

7. [Consideration of the proposed additions to the rules and regulations of the City of Rye Police Department.](#)

- Policy 403 – Crime and Disaster Scene Integrity

- Policy 405 – Hazardous Material Response
- Policy 406 – Hostage and Barricade Incidents
- Policy 407 – Response to Bomb Calls
- Policy 408 – Crisis Intervention Incidents
- Public Safety Commissioner Mike Kopy summarized the proposed Rules and Regulations.

Commissioner of Public Safety Mike Kopy gave an overview of the proposed policies.

8. [Open a public hearing to amend Chapter 141 “Peace and Good Order” of the Code of the City of Rye by adding new Sections 141-10 “Public Urination or Defecation,” 141-11 “Enforcement,” and 141-12 “Penalties for Offenses.”](#)

On motion by Councilperson Henderson, seconded by Councilperson Nathan, and unanimously carried, it was

RESOLVED to continue the public hearing on November 19, 2025.

9. [Consideration of a petition from Rye Arts Center \(RAC\), Inc. to amend the text of the Rye City Zoning Code to permit “Arts Center Use” as a new use permitted subject to additional standards and requirements in the R-1 to RT Residential Districts.](#)

Jonathan Kraut, attorney for the Rye Arts Center, introduced the topic and provided the Council with an update on developments since the petition was last discussed, as well as the RAC’s preferred next steps.

- David Barton of 66 Milton Road gave his view on the topic.
- Heather Sweeny of 66 Milton Road gave her view on the topic.

10. [Presentation of the FY 2026 budget by the City Manager and City Comptroller.](#)

Interim City Manager Brian Shea submitted the 2026 budget for review and provided a summary overview, followed by a detailed presentation from Deputy Comptroller Joe Fazzino.

11. [Set a public hearing on the FY 2026 budget for the December 3, 2025, City Council meeting.](#)

On motion by Councilperson Henderson, seconded by Councilperson Nathan, and unanimously carried, it was

RESOLVED to set a public hearing on the FY 2026 budget for December 3, 2025.

12. [Set a public hearing to adopt a Local Law to override the State tax levy limitation, if necessary, for the December 17, 2025, meeting.](#)

On motion by Councilperson Henderson, seconded by Councilperson Ward, and unanimously carried, it was

RESOLVED to set a public hearing to adopt a Local Law to override the State tax levy limitation for December 17, 2025.

13. [Resolution to participate in the 2025 Tree City program.](#)

On motion by Councilperson Ward, seconded by Mayor Cohn, and unanimously carried:

RESOLUTION TO PARTICIPATE IN THE 2025 TREE CITY PROGRAM

WHEREAS, the Tree City USA program has been greening up cities and towns across America since 1976 and is a nationwide movement that provides the framework necessary for communities to manage and expand their public trees; and

WHEREAS, trees in our community increase property values, enhance the vitality of our business areas and neighborhoods, beautify our community, provide wildlife habitat, clean the air we breathe, moderate temperatures, provide shade, produce oxygen, and sequester carbon dioxide; and,

WHEREAS, the City has been recognized as a Tree City USA by the National Arbor Day Foundation for over 20 years; and,

WHEREAS, becoming a Tree City connects a community to a network of other communities that care about their trees;

NOW, THEREFORE, BE IT RESOLVED that the City of Rye has applied to be designated a Tree City again in 2025.

[CONSENT AGENDA](#)

- a) Consideration of a request by the Rye YMCA to use City streets for the 38th annual Rye Derby on Sunday, April 26, 2026, from 9:00 AM to 11:30 AM. As part of the request, the Rye YMCA would like to restrict parking on Purchase St., Locust Ave., and Theodore Fremd Ave. for the same period.
- b) Consideration of a request by SOUL RYEDERS for the use of City streets on Sunday, May 17, 2026, from 7:30 AM to 11:30 AM for a half-marathon/5K fundraising event.

On a motion by Councilperson Henderson, seconded by Councilperson Jensen, and with Councilperson Nathan abstaining, the motion was otherwise unanimously carried, and it was

RESOLVED that all Consent Agenda items be approved.

14. [Appointments to Boards and Commissions.](#)

Mayor Cohn made the following appointments, pending legal review by the other Councilmembers:

- Laura Labriola Human Rights Commission Member 01/01/26 - 12/31/28

15. [Old Business/New Business.](#)

There was nothing mentioned.

16. [Adjournment.](#)

On motion of Councilperson Henderson, seconded by Councilperson Nathan, and with the Council in favor, the meeting was adjourned at 8:36 P.M.

Respectfully submitted,

Noga Ruttenberg
City Clerk



CITY COUNCIL AGENDA

DEPT.: Mayor

CONTACT: Josh Cohn, Mayor

AGENDA ITEM: Mayor's message.

FOR THE MEETING OF:

November 19, 2025

RECOMMENDATION:

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND:



CITY COUNCIL AGENDA

DEPT.: City Manager

CONTACT: Brian Shea, Interim City Manager

AGENDA ITEM: Continue the public hearing to amend Chapter 141 "Peace and Good Order" of the Code of the City of Rye by adding new Sections 141-10 "Public Urination or Defecation," 141-11 "Enforcement," and 141-12 "Penalties for Offenses."

FOR THE MEETING OF:

November 19, 2025

RECOMMENDATION: That the Council hold the public hearing and consider adopting the local law.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND: See the attached draft local law.

**CITY OF RYE
LOCAL LAW NO. 2025**

A local law to amend Chapter 141 “Peace and Good Order” of the Code of the City of Rye by adding new Sections 141-10 “Public Urination or Defecation,” 141-11 “Enforcement,” and 141-12 “Penalties for Offenses” as follows:

Section 1:

§ 141-10 “Public Urination or Defecation.”

A. **This Section shall be known as the “Public Urination or Defecation Local Law of the City of Rye.”**

B. **Prohibition.**

No person shall urinate or defecate:

1. **In a public place, as defined in Penal Law § 240.00, whether indoors or outdoors, except in a designated public restroom or designated portable toilet;**
2. **Outdoors on private property, if visible from a public place; or**
3. **Outdoors on private property, if not visible from a public place, without the express permission of the owner.**

§ 141-11 Enforcement.

The provisions of § 141-10 shall be enforced by the City of Rye Police Department.

§ 141-12. Penalties for offenses.

Any person found guilty of violating this chapter shall be guilty of a violation and, upon conviction of a first offense, shall be subject to a fine of up to \$1,000 or a term of imprisonment for a period of up to 15 days, or both; and upon conviction of a second offense, shall be subject to a fine of up to \$1,500 or a term of imprisonment for a period of up to 15 days; and upon conviction of a third or subsequent offense shall be subject to a fine of \$2,000 or a term of imprisonment for a period of up to 15 days or both.

Section 2: Severability.

If any clause, sentence, paragraph, section or part of any section of this title shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section or part thereof directly involved in the controversy and in which such judgment shall have been rendered.

Section 3: Effective date.

This local law will take effect immediately on filing in the office of the Secretary of State.



CITY COUNCIL AGENDA

DEPT.: City Manager

CONTACT: Brian Shea, Interim City Manager

AGENDA ITEM: Consideration of a petition from Rye Arts Center, Inc. to amend the text of the Rye City Zoning Code to permit "Arts Center Use" as a new use permitted subject to additional standards and requirements in the R-1 to RT Residential Districts.

FOR THE MEETING OF:

November 19, 2025

RECOMMENDATION: That the Council hear the presentation.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND:

The not-for-profit Rye Arts Center acquired property at 25 Milton Road and are seeking to construct a new arts center facility. The property is immediately adjacent to the existing Rye Arts Center, which is situated on the portion of City-owned Rye Recreation Park known as 51 Milton Road. The subject property is in the R-1 and R-3 Zoning Districts. The proposed zoning petition is necessary because neither of these single-family residence districts allow art centers as a permitted use. The proposed zoning text amendment will allow art centers on a limited number of properties in Rye if they meet specific conditions such as minimum lot size, parking requirements and other location and use restrictions. At its January 8, 2025 meeting, the City Council referred the petition to the Planning Commission for their advisory review. The Commission reviewed the petition at public meetings on 2/11, 2/25, 7/15 and 8/12. The Commission's advisory comments are provided in an August 27, 2025 memorandum to the City Council. The City Council can reject, modify or accept the proposed zoning text amendment. Amending the City Zoning Code is done by adoption of a local law, which requires referral of the text amendment to the Westchester County Planning Board and adjacent municipalities, notice of a public hearing, review and discussion Part 2 of the environmental assessment form and completion of the environmental review process (i.e. SEQR) before any resolution adopting the final version of the local law. Attached hereto are the following: 1) The petition and proposed zoning text; 2) The petitioner's cover letter and supporting studies; 3) The Planning Commission's advisory memorandum to the City Council; and 4) Part I of the EAF. Please visit: <https://engage.ryeny.gov/rac-zoning>.

CITY OF RYE: RYE CITY COUNCIL
COUNTY OF WESTCHESTER: STATE OF NEW YORK
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In the Matter of the Application of

Rye Arts Center Inc.

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

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Petitioner, RYE ARTS CENTER, INC., by its 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. Petitioner, Rye Arts Center, Inc., is a 501(c)(3) not-for-profit corporation with an address at 51 Milton Road, Rye, New York, with a mission to provide instruction through the arts to the community to inspire interest and maximize participation in the arts. The Rye Arts Center programming consists of classes, lessons, exhibitions and performances for all ages. The Rye Arts Center is the largest multi-arts center of its kind in the region.
2. Petitioner is seeking to construct a new modern facility on the premises commonly known as 25 Milton Road, Rye, New York (S/B/L: 146.11-3-4) (the “Subject Property”), which is presently improved with a single family residence.
3. The Subject Property is approximately 2.12 acres and lies partially within the R-1 (Single Family Residential) and partially within the R-3 (Single Family Residential) Zoning Districts.
4. The development of the Subject Property with a new modern facility would allow the Rye Arts Center to further its purpose by providing state-of-the-art programming space,

classrooms, galleries and outdoor space for sculpture gardens and studio space to permit an enhanced connection between the artists, patrons and nature.

AMENDMENT TO ZONING ORDINANCE

5. The Rye Arts Center has operated out of the adjacent City-owned property at 51 Milton Road for approximately the last 50+ years under a long term lease with the City of Rye.
6. The City-owned property at 51 Milton Road is similarly zoned partially within the R-1 (Single Family Residential) and partially within the R-3 (Single Family Residential) Zoning Districts.
7. Aside from the Rye Arts Center facility, other community facilities at 51 Milton Road include the Rye Skate Park, sports courts, playing fields, the Rye Recreation Center and associated parking, all of which are Uses Permitted Subject to Additional Standards and Requirements as “Public recreational uses” or “Public uses” in the Single Family Residential Zoning Districts as municipally owned land and facilities.
8. Since the Subject Property is privately owned by the Rye Arts Center (as opposed to 51 Milton Road which is owned by the City of Rye) the proposed development of the Subject Property with a new multi-purpose arts center facility does not fit into any existing use category contemplated under the City of Rye Zoning Ordinance.
9. Therefore, the Rye Arts Center seeks to create a new use category that fits the contemplated usage of the Subject Property by the Rye Arts Center.
10. Specifically, the Petitioners request that Section 197-86, Table A, Column 2, of the Rye City Code be amended to include a new use permitted subject to additional standards and requirements in the R-1 to RT districts as follows:

Arts Center use. A use that provides instruction, display and performance space for the arts to inspire interest and maximize participation in the arts. Uses to include classes, lessons, exhibitions and performances for all ages in a variety of the arts, including, but

not limited to, dance, theater, music, literature, horticulture, painting, sculpture, ceramics, and digital art. Such uses shall be permitted subject to the following:

- a. No primary activity is carried on for gain;
- b. No parking area shall be located within any side and rear yard setbacks of the underlying zoning district in which the property is located from any adjoining property zoned for residential purposes, except that parking areas within the required side and rear yard setbacks shall be permitted where adjacent to municipally owned land utilized for “public recreational uses” or “public uses” subject to the approval of the Planning Commission; and
- c. The site must be at least two (2) acres in size and adjacent to municipally owned land utilized for “public recreational uses” or “public uses” and have frontage on a major street such as Boston Post Road, Theodore Fremd Avenue, Osborn Road / Oakland Beach Avenue, North Street, Purchase Street, Milton Road, Forest Avenue, Midland Avenue or Milton Road.

11. The Rye Arts Center also specifically requests that Section 197-28.A (“Schedule of parking requirements”) be amended to include a new row as set forth below:

		Number of Spaces per Unit		Unit of Measurement and
Use	A	B	C	Conditions
Arts Center	3	3	3	1,000 square feet of gross floor area*****

*****The Planning Commission, in a particular case, may permit a lesser amount of on-site parking upon a finding that there is sufficient available public parking in the vicinity of the property in either municipally owned parking lots

or available on-street parking based on good standard practice for the size and type of activity.

FACTS SUPPORTING PETITIONER'S REQUEST

12. The redevelopment of the Subject Property with a new modern facility will allow the Rye Arts Center to further its mission and provide a greater range of offerings to its many students, visiting artists and patrons for many years to come to the benefit of the community at large.

13. The Subject Property is uniquely situated next to the current Rye Arts Center facility and is therefore a natural fit for a site to construct a new facility that would, in addition to any new parking at the Subject Property, allow for the existing and potentially expanded parking facilities at 51 Milton Road to service the proposed facility thereby minimizing the need to create extensive additional parking and maximizing green space on the Subject Property that can be used for outdoor studios, gardens, performance space and nature trails.

14. The requested amendments to the Zoning Ordinance would not have any adverse impacts on the City of Rye. If this Petition were granted it would allow the Property to be redeveloped with a use beneficial to the community as a whole rather than simply becoming another dated single family residence that would inevitably be torn down and replaced with a new residence built out to the maximum permitted constraints under the Zoning Ordinance.

SEQRA ANALYSIS

15. The proposed action should be properly classified as an unlisted action under 6 NYCRR Part 617. As further demonstrated in the accompanying materials and Environmental Assessment Form the proposed action to include the proposed permitted

use would have minimal impact on the environment and the specific impacts of any individual project could be analyzed on a case by case basis.

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

Dated: Purchase, New York
December 10, 2024

Respectfully submitted,

Jonathan D. Kraut

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

October 29, 2025
VIA E-MAIL & HAND

Rye City Council
1051 Boston Post Road
Rye, New York 10580

Re: ***Rye Arts Center - Proposed Zoning Text Amendment***

Dear Mayor Cohn and Members of the City Council:

We represent the Rye Arts Center, Inc. (the “Rye Arts Center”), in connection with the pending petition to amend the Rye City Code to include a new use subject to additional standards and requirements for an “Arts Center Use.”

This matter was last before the City Council on January 29, 2025, at which time the City Council referred the proposed zoning text amendment to the Planning Commission. While this matter was before the Planning Commission, the Rye Arts Center commissioned a supplemental parking study. In addition, the Rye Arts Center engaged Cleary Consulting Planning & Environmental Services to prepare a Rezoning Suitability Analysis. The Planning Commission issued its comments on the zoning text amendment in a memorandum to the City Council dated August 27, 2025. Submitted herewith are copies of the supplemental information provided to the Planning Commission for your consideration. We respectfully request that this matter be placed on your agenda for your meeting on November 5, 2025.

Enclosed herewith are the following:

- Rezoning Suitability Analysis prepared by Cleary Consulting dated June 2025; and
- Supplemental Parking Study prepared by Creighton Manning dated April 4, 2025.

Executive Summary

I. Response to Planning Commission Memorandum

The Planning Commission Memorandum is broken down into five sections. Provided below is a summary of the Planning Commission comments and our responses.

Use Description

The Planning Commission found the proposed definition of an Arts Center to be reasonable and consistent with use-based zoning practices. The proposed definition encompasses the various artistic opportunities currently offered at the Rye Arts Center without being overly specific to allow flexibility in future programming changes.

We are not concerned that the proposed definition is specific to an arts center use such that it could make adapting an arts center building to another permitted non-residential use difficult. If the need ever arose to repurpose an arts center building for another non-residential use that was not permitted or contemplated by the zoning ordinance it would be subject to further review and approval by the City Council in connection with a zoning text amendment.

Location Requirements

The Planning Commission recommended that the proposed Arts Center use be limited to the larger residential districts (R-1, R-2 and R-3). We agree with the Planning Commission that restricting the use to the larger residential districts with more stringent bulk and density requirements makes sense.

Bulk and Dimensional Requirements

The Planning Commission did not provide any specific recommendations concerning bulk and dimensional requirements, rather, they noted that a two acre minimum lot size would appear to be satisfactory if limited to the R-1 to R-3 districts and suggested the Council consider what setback requirements may be appropriate.

We note that the proposed zoning text amendment was drafted as if the underlying residential bulk and dimensional requirements would apply to an Arts Center use, except that it would prohibit parking areas in rear or side yard setbacks adjacent to residential development. The conceptual plan was designed to comply with those standards; however, the City Council could require greater (or lesser) bulk and dimensional requirements than what is provided in the underlying standard zoning requirements.

Parking Requirements

The Planning Commission concluded that the proposed parking requirement of 3 spaces per 1,000 square feet of gross floor area appeared to be a reasonable standard. We note that the supplemental parking study undertaken by the Rye Arts Center (covered in greater detail below)

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revealed a peak parking demand 2.3 spaces per 1,000 square feet of gross floor area. The Planning Commission also noted that the proposed zoning text amendment would give authority to the Planning Commission to waive or reduce the required on-site parking where they find there is sufficient public parking in the area. The Planning Commission questioned whether the City Council would want to limit the Planning Commission authority in this regard by establishing a standard for a certain amount of required parking to be provided on-site.

The conceptual plan was designed to take advantage of the space between the existing Rye Arts Center facility and the new facility by expanding parking opportunities within the municipal parking lot at 51 Milton Road. The design intent was an attempt to maximize the green open space in the rear yard of 25 Milton Road and to avoid impacts within the wetland buffer to the maximum extent practicable. If the Council were to determine there needed to be a certain percentage of required parking provided on site (rather than on an adjacent municipal lot) the Rye Arts Center will develop updated plans in accordance with those or any other specific bulk and density requirements as part of the site plan and special permit approval process with the Planning Commission.

Other Decision-Making Standards

The Planning Commission memorandum cites the standard additional requirements in Section 197-10 of the Rye City Code that would be applied to any application for an arts center use. The Planning Commission noted the Council may want to consider additional standards that an arts center be consistent with the character and aesthetics of the surrounding area and potentially requiring periodic reviews of approved applications for consistency with the conditions and requirements of the approval.

We note that jurisdiction for the aesthetics of the design of any structure lies with the Board of Architectural Review. We urge the Council to not consider language in the zoning text amendment that would potentially provide the Planning Commission with authority to review the aesthetics of the proposed structure which could potentially lead to an administrative impasse if there were differing opinions on aesthetics between the Board of Architectural Review and the Planning Commission.

II. Rezoning Suitability Analysis

The Rye Arts Center retained Cleary Consulting to prepare an analysis of the suitability of the use as contemplated by the proposed zoning text amendment, with a particular focus on the site at 25 Milton Road.

As noted in the Cleary Report, there are a variety of other institutional uses in the area of 25 Milton Road. Specifically, the Christ Episcopal Church, Resurrection Church, Resurrection School, Rye Presbyterian Church, Rye High School, Rye Recreation Park and the existing Rye Arts Center are all within the immediate vicinity of 25 Milton Road. These public amenity uses comprise approximately 70% of the total land area within the Milton Road corridor (from Palisade Drive to Apawamis Avenue). Accordingly, the proposed text amendment to permit an

arts center use at 25 Milton Road is wholly consistent with the predominant land uses in the area of the surrounding neighborhood.

III. Supplemental Parking Study

The Rye Arts Center had Creighton Manning prepare a Traffic Impact Study dated November 26, 2024 (the “Original TIS”). When Creighton Manning prepared the Original TIS they did not distinguish between vehicles parking for the Rye Recreation property as opposed to the Rye Arts Center. Therefore, the findings of the Original TIS with respect to parking demands of the Rye Arts Center were very conservative as they included users of the Rye Recreation Facilities. During the review of this matter with the Planning Commission, the Rye Arts Center had Creighton Manning undertake an additional study to derive the actual parking demand of the Rye Arts Center by tracking where people went after exiting their vehicles.

Creighton Manning conducted additional field observations on Wednesday, March 19, 2025, and Saturday, March 22, 2025. The additional study revealed that usage of the existing parking lot at 51 Milton Road is relatively equal between the Rye Arts Center and Rye Recreation facilities during the weekday midday and at school dismissal, with a higher percentage of use for the Rye Arts Center during weekday evenings and a higher percentage for the Rye Recreation facilities on midday Saturday.

With these additional observations, Creighton Manning concluded the peak parking demand for the Rye Arts Center is during the weekday evening period and amounted to 2.30 spaces per 1,000 square feet (a reduction from the 3.11 spaces / 1,000 square feet in the Original TIS). At all other times the parking demand was below 2 vehicles per 1,000 square feet.

IV. Request for Public Hearing

Now that the City Council has the benefit of receiving the Planning Commission’s comments, we respectfully request the City Council schedule a public hearing on the proposed text amendment. We are cognizant of the fact that there is a good amount of public interest in this project, both from patrons of the Rye Arts Center and the neighboring property owners. We would like to engage in that public process so that the Rye Arts Center and the City Council have the benefit of receiving and considering the public comment at the earliest stage possible.

The Rye Arts Center is excited for the opportunity to expand and improve upon the current offerings by creating a new modern facility that will foster the arts for generations to come. We look forward to working with the City Council on any refinement needed to adopt the zoning text amendment to turn this dream into reality.

Very truly yours,
HARFENIST KRAUT & PERLSTEIN, LLP

By: Jonathan D. Kraut
Jonathan D. Kraut
Leo K. Napior

April 4, 2025

Adam Levi, Executive Director
Rye Arts Center
51 Milton Road
Rye, NY 10580



RE: Supplemental Parking Study for Proposed “New” Rye Arts Center Building, 25 Milton Road, City of Rye, Westchester County, New York; CM Project No. 123-022

Dear Adam:

Creighton Manning (CM) has prepared the enclosed parking supplement in connection with the proposed new Rye Arts Center building located on Milton Road in the City of Rye, Westchester County, NY. These findings serve to supplement the Traffic Impact Study prepared by our office and dated November 26, 2024.

1.0 Data Collection

Supplemental parking observations were performed on Wednesday, March 19, 2025, from 11:00 AM to 7:00 PM and Saturday, March 22, 2025, from 11:00 AM to 2:00 PM. These time periods are consistent with the weekday and Saturday time periods evaluated within the Traffic Impact Study.

As part of the observations, manual parking counts of occupied spaces in the Rye Arts Center parking lot were recorded in 15-minute intervals. Additionally, CM staff recorded the observed driver’s destinations for a sample of parked vehicles in the Rye Arts Center parking lot.

2.0 Data Summary

At the time of the March 2025 parking observations, the recently repaved and restriped parking area was observed to provide 58 total marked spaces. The peak parking utilization for the midday period occurred from 11:00 AM to 11:15 AM, the peak utilization for the school dismissal period occurred from 3:45 PM to 4:00 PM, the peak utilization for the evening period occurred from 4:30 PM to 4:45 PM, and the Saturday midday peak utilization occurred from 11:00 AM to 11:15 AM. **Table 1** summarizes the parking demand within the Rye Arts Center parking lot by study period and provides a comparison to the peak parking demand from CM’s April 2023 observations as reported in the Traffic Impact Study. The parking count data for the study is included under Attachment A.

Table 1 – Observed Peak Parking Utilization, Rye Arts Center

Period	Observed Peak Demand	
	April 2023	March 2025
Weekday Midday	24	38
Weekday School Dismissal	38	46
Weekday Evening	40	49
Saturday Midday	42	54

It is noted that, due to the proximity to the Rye Recreation Department, which includes baseball fields, tennis courts, Rye Skate Park, etc., it is expected that some of the vehicles parked at the existing parking lot were associated with these facilities as opposed to the Rye Arts Center. Therefore, CM’s observations of driver’s destination were utilized to determine the parking demand associated with the Rye Arts Center, Rye Recreation Park, and the Blind Brook Lodge. **Table 2** summarizes the parking demand by destination.

Table 2 – Parking Demand by Destination

	Weekday Midday		Weekday School Dismissal		Weekday Evening		Saturday Midday	
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
Rye Arts Center	23	48%	17	49%	8	62%	19	26%
Rye Recreation Park	23	48%	18	51%	5	38%	44	60%
Blind Brook Lodge	2	4%	0	0%	0	0%	1	1%
Arts Center & Recreation Park	0	0%	0	0%	0	0%	5	7%
Idled in car	0	0%	0	0%	0	0%	4	5%
Total	48	100%	35	100%	13	100%	73	100%

The percentages associated with the Rye Arts Center as reported in **Table 2** were then applied to the record total parking counts from March 2025 as reported in **Table 1** to determine parking demand associated with the Rye Arts Center. **Table 3** reports the Rye Arts Center parking demand counts and calculated parking demand rates.

Table 3 – Rye Arts Center Parking Demand Rates

Period	As Observed – March 2025			
	Total Parking Count	% Associated with Rye Arts Center	Rye Arts Center Parking Demand	Parking Demand per 1,000 SF
Weekday Midday	38	48%	19	1.41
Weekday School Dismissal	46	49%	22	1.70
Weekday Evening	49	62%	30	2.30
Saturday Midday	54	26%	15	1.11

As shown in **Table 3** above, the maximum observed parking demand associated with the Rye Arts Center occurred during the weekday evening period. Based on the size of the existing Rye Arts Center (13,500 SF), the peak parking generation rate is 2.30 occupied spaces per 1,000 square feet. Based on this rate, the newly proposed Rye Arts Center building (12,821 SF) would be expected to experience a peak demand of 30 parking spaces during the critical weekday evening period.

The site plan prepared by CM proposes modifications to the existing Rye Arts Center parking lot to provide a total of 75 parking spaces. Additionally, 16 marked parking spaces are proposed in front of the newly proposed Rye Arts Center building for a total of 91 parking spaces across the properties.


Table 4 – Projected Parking Demand, Utilization, and Reserve Capacity

Period	Existing Total Parking Count (As Observed March 2025)	Projected (Future Conditions)			
		New Rye Arts Center Parking Demand	Total Parking Demand	Total Utilization	Reserve Capacity
Weekday Midday	38	19	57	63%	34
Weekday School Dismissal	46	22	68	75%	23
Weekday Evening	49	30	79	87%	12
Saturday Midday	54	15	69	76%	22

As shown in **Table 4**, the projected total parking demand is not expected to exceed the 91 parking spaces provided. Therefore, the 91-space parking supply is expected to sufficiently support both existing and future parking demand.

Respectfully submitted,
Creighton Manning


 Amanda LaRosa, PE
 Project Manager


 Kenneth Wersted, P.E. (NY), PTOE
 Associate

Attachment A

Parking Data

**Parking Supplement
Rye Arts Center**

Wednesday, March 19, 2025

	Maximum Parking Count			
	Section A	Section B	Section C	Total
Supply	15	33	10	58
11:00 AM	11	17	10	38
11:15 AM	6	9	10	25
11:30 AM	8	14	10	32
11:45 AM	9	17	9	35
12:00 PM	8	14	8	30
12:15 PM	6	14	6	26
12:30 PM	6	14	4	24
12:45 PM	9	11	5	25
1:00 PM	8	11	6	25
1:15 PM				
1:30 PM	9	14	7	30
1:45 PM	10	15	9	34
2:00 PM	10	17	8	35
2:15 PM	9	17	10	36
2:30 PM	8	19	10	37
2:45 PM	8	20	9	37
3:00 PM	9	19	9	37
3:15 PM	9	18	7	34
3:30 PM	12	18	1	31
3:45 PM	12	26	8	46
4:00 PM	12	26	7	45
4:15 PM				
4:30 PM	12	27	10	49
4:45 PM	9	23	10	42
5:00 PM	12	23	10	45
5:15 PM	7	17	9	33
5:30 PM	9	17	7	33
5:45 PM	11	18	7	36
6:00 PM	12	20	6	38
6:15 PM	10	12	6	28
6:30 PM	9	12	5	26
6:45 PM	7	8	3	18

Saturday, March 22, 2025

Maximum Parking Count				
	Section A	Section B	Section C	Total
Supply	15	33	10	58
11:00 AM	11	23	20	54
11:15 AM	9	19	11	39
11:30 AM	12	23	9	44
11:45 AM	10	24	8	42
12:00 PM	10	29	8	47
12:15 PM	6	18	9	33
12:30 PM	10	14	5	29
12:45 PM	8	13	7	28
1:00 PM	7	12	5	24
1:15 PM	7	13	5	25
1:30 PM	9	12	4	25
1:45 PM	12	14	4	30

Wednesday, March 19, 2025

Time In	Time Out	Destination (RAC, Rye Rec, Blind Brook, Other)
10:59:00 AM	11:07:00 AM	Rec
10:59:00 AM	11:11:00 AM	RAC
10:59:00 AM	11:12:00 AM	RAC
10:59:00 AM	11:14:00 AM	Rec
10:59:00 AM	11:17:00 AM	Rec
10:59:00 AM	11:18:00 AM	Rec
10:59:00 AM	11:18:00 AM	RAC
10:59:00 AM	12:02:00 PM	RAC
10:59:00 AM	11:20:00 AM	RAC
10:59:00 AM	11:20:00 AM	RAC
10:59:00 AM	11:20:00 AM	RAC
11:23:00 AM	12:28:00 PM	Rec
11:27:00 AM		Rec
11:28:00 AM	12:30:00 PM	Rec
11:30:00 AM	12:50:00 PM	Rec
11:30:00 AM	12:10:00 PM	Rec
11:27:00 AM	1:49:00 PM	Blind Brook
11:31:00 AM	12:41:00 PM	Rec
11:32:00 AM	12:38:00 PM	Rec
11:30:00 AM	11:38:00 AM	RAC
11:34:00 AM		RAC
11:37:00 AM	12:38:00 PM	Rec
11:43:00 AM		RAC
11:45:00 AM	12:52:00 PM	Rec
11:40:00 AM	1:00:00 PM	RAC
11:47:00 AM		RAC
11:47:00 AM	12:57:00 PM	Rec
11:42:00 AM	11:54:00 AM	RAC
	12:27:00 PM	RAC
12:40:00 PM		RAC
12:30:00 PM	2:19:00 PM	Rec
12:42:00 PM	3:01:00 PM	RAC
12:44:00 PM	2:50:00 PM	Rec
12:57:00 PM		RAC
12:58:00 PM	12:59:00 PM	Rec
12:51:00 PM	1:07:00 PM	Rec
1:00:00 PM		Rec
1:02:00 PM		RAC
1:07:00 PM		Rec

Wednesday, March 19, 2025

Time In	Time Out	Destination (RAC, Rye Rec, Blind Brook, Other)
1:10:00 PM	2:35:00 PM	RAC
12:52:00 PM	2:56:00 PM	Rec
1:39:00 PM		RAC
1:43:00 PM		RAC
1:48:00 PM		RAC
1:40:00 PM	2:12:00 PM	Rec
1:53:00 PM	2:59:00 PM	Rec
1:58:00 PM	3:23:00 PM	RAC
1:59:00 PM	3:30:00 PM	Blind Brook
2:12:00 PM	2:15:00 PM	RAC
2:13:00 PM	2:48:00 PM	RAC
2:17:00 PM	2:20:00 PM	RAC
2:22:00 PM	2:57:00 PM	RAC
2:30:00 PM		Rec
2:32:00 PM		Rec
2:41:00 PM		RAC
2:40:00 PM	3:15:00 PM	Rec
2:41:00 PM		RAC
2:48:00 PM		RAC
2:51:00 PM	4:40:00 PM	Rec
2:51:00 PM	4:41:00 PM	Rec
2:52:00 PM	4:05:00 PM	Rec
2:55:00 PM		Rec
3:05:00 PM	3:07:00 PM	RAC
3:09:00 PM		Rec
3:11:00 PM		Rec
3:12:00 PM		Rec
3:13:00 PM	4:37:00 PM	Rec
3:18:00 PM	4:34:00 PM	RAC
3:20:00 PM	3:33:00 PM	RAC
3:23:00 PM	3:24:00 PM	RAC
3:28:00 PM	4:37:00 PM	RAC
	3:29:00 PM	Rec
	3:29:00 PM	Rec
3:28:00 PM		RAC
3:30:00 PM		Rec
3:30:00 PM	3:33:00 PM	RAC
3:39:00 PM	5:48:00 PM	RAC
3:40:00 PM		RAC

Wednesday, March 19, 2025

Time In	Time Out	Destination (RAC, Rye Rec, Blind Brook, Other)
3:41:00 PM	5:00:00 PM	Rec
3:43:00 PM		RAC
3:49:00 PM	5:09:00 PM	Rec
3:46:00 PM	4:53:00 PM	Rec
3:58:00 PM	5:51:00 PM	Rec
4:00:00 PM		Rec
4:05:00 PM		RAC
4:07:00 PM		RAC
4:10:00 PM		Rec
	4:43:00 PM	Rec
	4:43:00 PM	RAC
5:15:00 PM	6:05:00 AM	Rec
5:45:00 PM	5:52:00 PM	Rec
5:55:00 PM	6:06:00 PM	RAC
6:12:00 PM	6:15:00 PM	RAC
6:21:00 PM	6:30:00 PM	RAC
	6:39:00 PM	RAC
	6:53:00 PM	RAC

Saturday, March 22, 2025

Time In	Time Out	Destination (RAC, Rye Rec, Blind Brook, Other)
11:01:00 AM	11:32:00 AM	Rye Rec
11:01:00 AM	11:33:00 AM	RAC
11:01:00 AM	11:45:00 AM	RAC
11:01:00 AM	11:20:00 AM	RAC
	11:02:00 AM	Rye Rec
11:05:00 AM	11:15:00 AM	RAC
11:05:00 AM	12:10:00 PM	Rye Rec
11:05:00 AM	12:10:00 PM	RAC
	11:06:00 AM	Rye Rec
11:11:00 AM	11:35:00 AM	Rye Rec
11:15:00 AM	12:10:00 PM	RAC
11:13:00 AM	11:35:00 AM	Rye Rec & RAC
11:20:00 AM	12:10:00 PM	RAC
11:21:00 AM	12:10:00 PM	Rye Rec
11:20:00 AM	12:15:00 PM	Rye Rec
11:23:00 AM	1:20:00 PM	RAC
11:25:00 AM	12:40:00 PM	Rye Rec
11:26:00 AM	11:28:00 AM	Idled in car
11:27:00 AM	11:35:00 AM	RAC
11:30:00 AM	12:10:00 PM	RAC
	11:32:00 AM	Rye Rec
11:35:00 AM	11:50:00 AM	Rye Rec & RAC
11:35:00 AM	12:00:00 PM	Rye Rec
11:35:00 AM	12:43:00 PM	Rye Rec
11:36:00 AM	11:55:00 AM	Rye Rec
11:37:00 AM		Rye Rec
11:38:00 AM		Blind Brook
11:38:00 AM	1:03:00 PM	RAC
11:40:00 AM	12:10:00 PM	Rye Rec & RAC
1:44:00 PM	1:22:00 PM	Rye Rec
11:53:00 AM	12:15:00 PM	RAC
11:55:00 AM	12:00:00 PM	Idled in car
11:55:00 AM	12:57:00 PM	Rye Rec
12:00:00 PM	12:23:00 PM	Rye Rec
12:00:00 PM	12:30:00 PM	Rye Rec
12:10:00 PM		Rye Rec
12:10:00 PM	1:00:00 PM	Rye Rec
12:10:00 PM		Rye Rec & RAC
12:10:00 PM		Rye Rec

Saturday, March 22, 2025

Time In	Time Out	Destination (RAC, Rye Rec, Blind Brook, Other)
	12:25:00 PM	RAC
12:25:00 PM		Rye Rec
12:29:00 PM	1:00:00 PM	Rye Rec
12:30:00 PM	1:00:00 PM	Rye Rec
12:30:00 PM	1:00:00 PM	Rye Rec
12:30:00 PM	1:05:00 PM	Rye Rec
12:36:00 PM		Rye Rec
	12:40:00 PM	Rye Rec
12:40:00 PM	12:50:00 PM	RAC
12:40:00 PM	1:37:00 PM	Rye Rec
12:42:00 PM	1:43:00 PM	Rye Rec
12:40:00 PM	12:50:00 PM	RAC
12:40:00 PM	1:37:00 PM	Rye Rec
12:40:00 PM	1:43:00 PM	Rye Rec
12:40:00 PM	12:50:00 PM	RAC
12:50:00 PM	1:03:00 PM	Rye Rec
12:51:00 PM	1:03:00 PM	RAC
12:52:00 PM		Rye Rec
12:54:00 PM	1:04:00 PM	Rye Rec & RAC
12:50:00 PM		Idled in car
12:55:00 PM	1:10:00 PM	Rye Rec
12:55:00 PM	1:28:00 PM	RAC
12:58:00 PM	1:14:00 PM	Idled in car
1:00:00 PM		Rye Rec
1:00:00 PM	1:20:00 PM	Rye Rec
1:05:00 PM		RAC
1:15:00 PM		Rye Rec
1:21:00 PM	1:40:00 PM	Rye Rec
1:23:00 PM	1:43:00 PM	Rye Rec
1:30:00 PM	1:46:00 PM	Rye Rec
1:35:00 PM		Rye Rec
1:43:00 PM		Rye Rec
1:43:00 PM		Rye Rec
1:46:00 PM		Rye Rec

**Rye Arts Center
51 & 25 Milton Road**

Rezoning Suitability Analysis



June, 2025

Prepared By:



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Appendix

City of Rye Public Facility List

I. INTRODUCTION

This rezoning analysis has been prepared in support of the Rye Arts Center’s petition to amend the City’s Zoning Ordinance to incorporate a new “Arts Center” use. The Rye Arts Center in its current form, has been operating at 51 Milton Road under a long-term lease with the City of Rye since 1987. 51 Milton Road (which is located on the grounds of the Rye Recreation Park) is located within the R-1 – One Family Residence District. No provision for an “Arts Center” use exists in the R-1 district, nor in fact in any other zoning district in the City.

In January of 2021, a generous benefactor purchased the adjacent property located at 25 Milton Road, and gifted it to the Rye Arts Center to be developed as a new modern arts center facility.

The fact that an arts center use is not permitted in the R-1 district is the reason why the petition to add “Art Center Use” as a permitted use subject to additional standards in the R-1 through RT zoning districts has been advanced.

Once this new use is established as permissible, the Rye Arts Center is proposing to demolish the existing dilapidated single-family residence located at 25 Milton Road and construct in its place a new arts center along with off-street parking, new access driveways, and associated utility infrastructure, stormwater management and landscaping improvements.

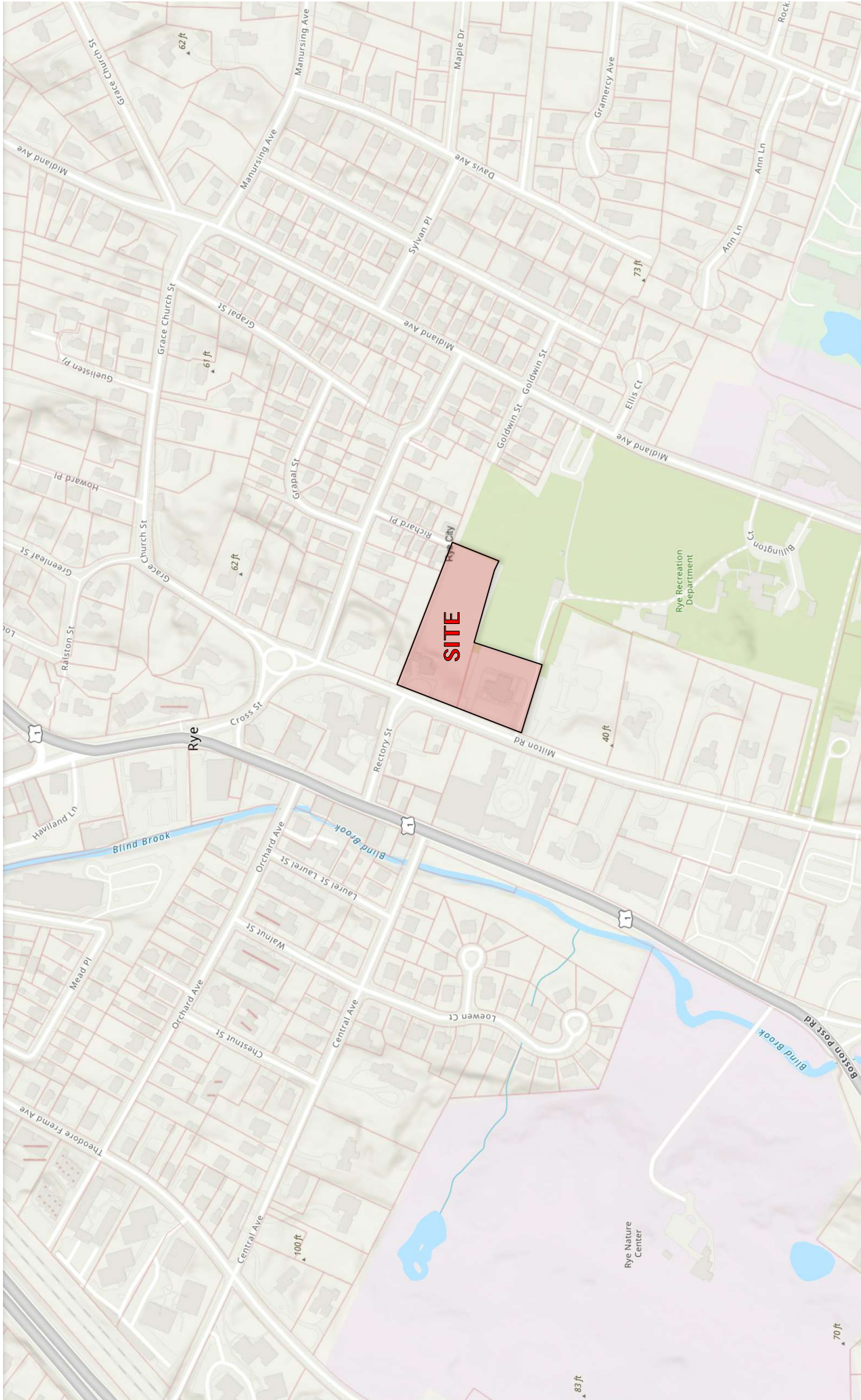
II. SITE DESCRIPTION

The project site is located in the center of the City of Rye, on the east side of Milton Avenue (Figure 1 Site Location Map, Figure 2 Site Aerial Imagery). The project site is comprised of two parcels. Parcel 1 is approximately 40,000 square feet in size and supports the existing Rye Arts Center facility. This parcel is a leasehold carved out of the 18.2-acre Rye Recreation Park property. Parcel 2 is a 92,225 square foot parcel that supports an existing single-family dwelling (hereinafter referred to as the “Site”)

Table 1 Site Parcel Identification				
#	Use	Address	Tax Map ID	Acreage
1	Rye Arts Center	51 Milton Road	146-11-3-31	~1 acre of 18.2-acre park
2	Single-Family Residence	25 Milton Road	146-11-3-4	2.1 acres
				~3.1 acres

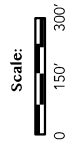
Source: Westchester County Municipal Tax Viewer

The properties surrounding the Site include the following (Figure 3 Parcel Identification Map):



Source: Westchester County Geo Hub

Date: May, 2025



Scale:

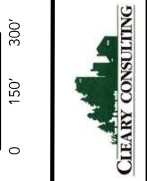


Figure
1

Site Location Map

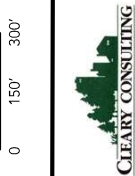


Source: Westchester County Geo Hub

Date: May, 2025



Scale:



Figure

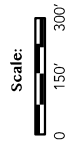
2

Site Area Aerial Imagery

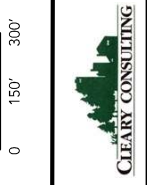


Source: Westchester County Geo Hub

Date: May, 2025



Scale:



Parcel Identification Map



Figure

3

1. North

- 15 Milton Road - Single-family residence.



2. West

- 2 Rectory Street – Christ Church rectory
- 40 Milton Road – Single-family residence
- 66 Milton Road – Blind Brook Lodge, 145-unit 5-story multi-family residence





3. South

- 75 Milton Road - Blind Brook Lodge parking lot



4. East

- Rye Recreation Park



III. LAND USE AND NEIGHBORHOOD CONTEXT:

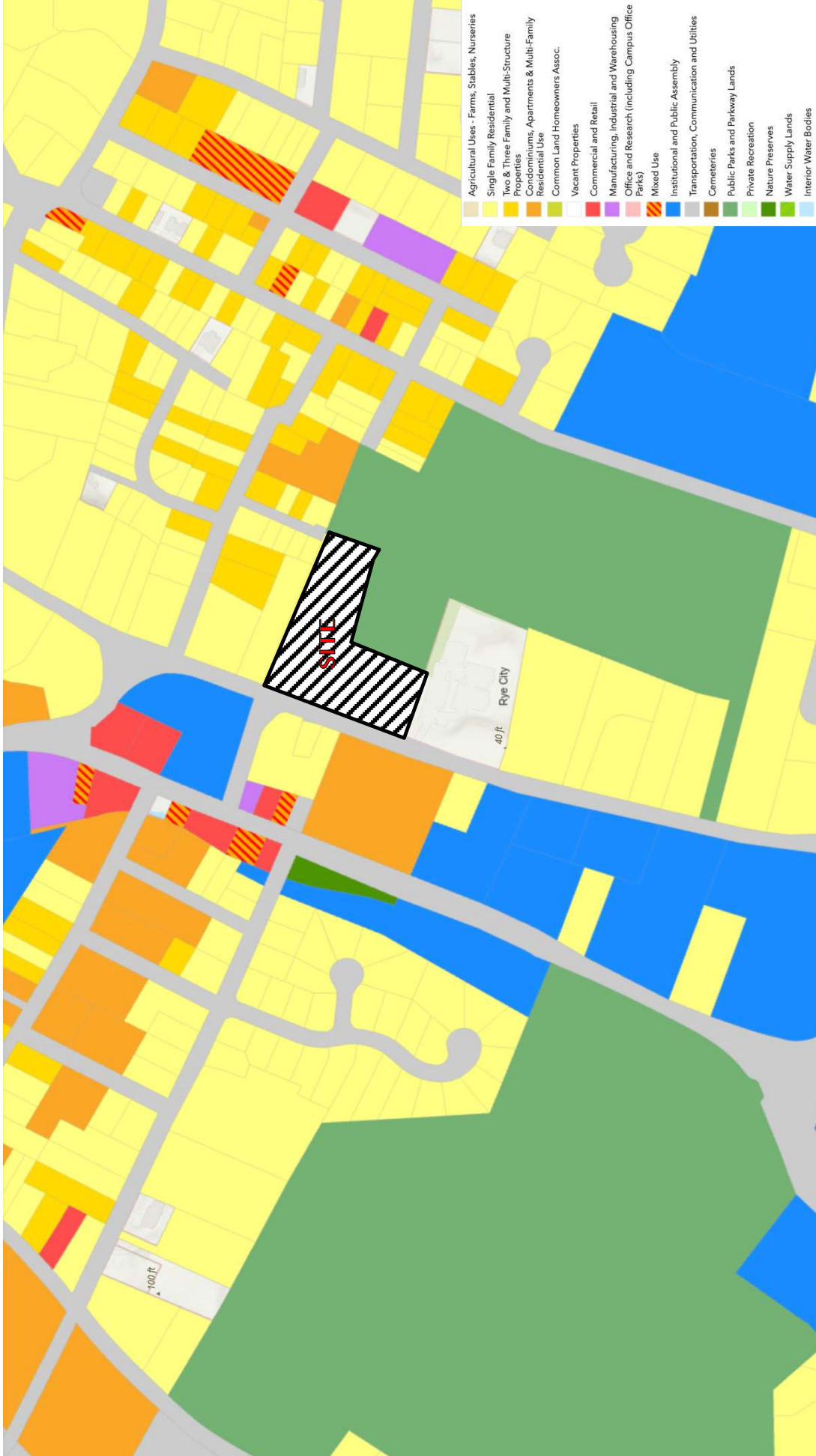
The Site is located in a portion of the City that is dominated by a corridor of institutional uses that stretches along Milton Road, that is punctuated by the Blind Brook Lodge (Figure 4 – Existing Land Use Map). Many of these properties had frontage on Milton Road as well as the Boston Post Road. Beginning in the north, the dominant institutional uses include the Christ Episcopal Church, the Resurrection Church Chapel, the Resurrection Middle School and Religious Education Center, the Church of the Resurrection, the Rye Presbyterian Church and Rye High School.

On the east side of Milton Road, the Rye Arts Center has long held a prominent position as yet another institutional use that serves to reinforce the character of the corridor. In addition, the Rye Arts Center serves as the gateway into Recreation Park, which provides another significant public amenity in the area.

The Blind Brook Lodge is a conspicuous land use located in the middle of the corridor, that through its architectural design, seems to fit into the institutional nature of the corridor.

Table 2 presents the land use of each of the 29 parcels located between the rotary at Purchase/Grace Church/Milton Road in the north, to Apawamis Avenue in the south.

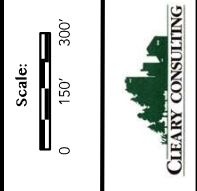
Table 2 Existing Land Use along Milton Road Corridor			
Address	Owner	Use	Area (acres)
West Side of Milton Road			
2 Milton Road	Christ Episcopal Church	Institutional	1.9
2 Rectory Street	Christ Episcopal Church	Institutional	0.9
40 Milton Road	Burke Patrick	Single-Family Residential	0.1
66 Milton Road	Blind Brook Lodge	Multi-Family Residential	2.7



- Agricultural Uses - Farms, Stables, Nurseries
- Single Family Residential
- Two & Three Family and Multi-Structure Properties
- Condominiums, Apartments & Multi-Family Residential Use
- Common Land Homeowners Assoc.
- Vacant Properties
- Commercial and Retail
- Manufacturing, Industrial and Warehousing
- Office and Research (Including Campus Office Parks)
- Mixed Use
- Institutional and Public Assembly
- Transportation, Communication and Utilities
- Cemeteries
- Public Parks and Parkway Lands
- Private Recreation
- Nature Preserves
- Water Supply Lands
- Interior Water Bodies

Source: Westchester County Geo Hub

Date: May, 2025



Scale:
0 150' 300'

Existing Land Use Map

78 Milton Road	Iman Faiza	Single-Family Residential	0.4
964 Boston Post Road	Roman Catholic Church	Institutional	1.5
96 Milton Road	Church of the Resurrection	Institutional	0.7
110 Milton Road	Church of the Resurrection	Institutional	0.9
910 Boston Port Road	Church of the Resurrection	Institutional	2.7
882 Boston Port Road	Presbyterian Church	Institutional	5.4
2 Parsons Street	Board of Education	Institutional	20.7
East Side of Milton Road			
1 Milton Road	Fillion Jean-Yves	Single-Family Residential	0.9
15 Milton Road	Bazylevsky Andrew	Single-Family Residential	0.7
25 Milton Road	Rye Arts Center	Institutional	2.1
51 Milton Road	City of Rye (Rye Arts Center)	Institutional	1.0
51 Milton Road	City of Rye	Public Park	17.2
75 Milton Road	Blind Brook Lodge	Private Parking	2.8
95 Milton Road	Hart Hollis	Single-Family Residential	2.0
101 Milton Road	Math-Rudolph Hedi	Single-Family Residential	1.8
111 Milton Road	Singer Andrew	Single-Family Residential	0.7
121 Milton Road	Wittwer Thomas	Single-Family Residential	0.8
133 Milton Road	Donovan Linda	Single-Family Residential	0.9
145 Milton Road	DAH22 LLC	Single-Family Residential	2.2
157 Milton Road	Manelski Dennis	Single-Family Residential	1.1
169 Milton Road	Hovers Matheus	Single-Family Residential	1.0
185 Milton Road	Kizer Michael	Single-Family Residential	1.1
189 Milton Road	Clyatt Wonda	Single-Family Residential	1.9
195 Milton Road	Stubbs W Monsees	Single-Family Residential	0.7
1 Apawamis Avenue	Leonard John	Single-Family Residential	1.2
Total Area			78 acres

Source: Westchester County Municipal Tax Viewer, Westchester County Geo-Hub

As illustrated on Table 3, while 16 of the 29 parcels in the corridor support single family uses, 10 parcels covering 37.8 acres or nearly 50% of the land area within the corridor are devoted to institutional uses. This represents the clear dominance of institutional land uses within the Milton Road corridor.

Table 3 Land Use Summary						
	Single-Family Residential	Multi-Family Residential	Private Parking	Public Park	Institutional	Totals
# of Parcels	16	1	1	1	10	29
Area (acres)	17.5	2.7	2.8	17.2	37.8	78 acres
% of Corridor	22.4%	3.5%	3.6%	22%	48.5%	100%

The proposed expansion of the Rye Arts Center onto 25 Milton Road would be wholly consistent with the predominant land use character of the of the surrounding neighborhood.

IV. EXISTING ZONING:

The existing Rye Arts Center facility is located within the R-1 – One Family District (Figure 5 – Existing Zoning Map). As noted above, the approximately 1-acre leasehold parcel the Center occupies is part of the larger Rye Recreation Park. “Public Recreational Uses” are permitted in the R-1 District; however, an “Arts Center” use is not currently a defined use in the City of Rye’s Zoning Ordinance. We understand the current Rye Arts Center operates as a “Public Recreational Uses” or “Public Uses” as being part of the Rye Recreation Park; however, as 25 Milton Road is privately owned by the Rye Arts Center the same zoning for “Public Uses” cannot be applied.

The recently acquired 2.1-acre parcel at 25 Milton Road is split-zoned. The front half of the parcel is located within the R-1 District, while the rear portion of the parcel is located within the R-3 District. While the new building is proposed wholly within the R-1 portion of the Site, it is anticipated that the rear of the Site would accommodate various programs and activities associated with the Arts Center.

The R-1 District is the most restrictive zoning district in the City, requiring the largest minimum lot area, the lowest floor area ratio and the fewest number of permissible uses.

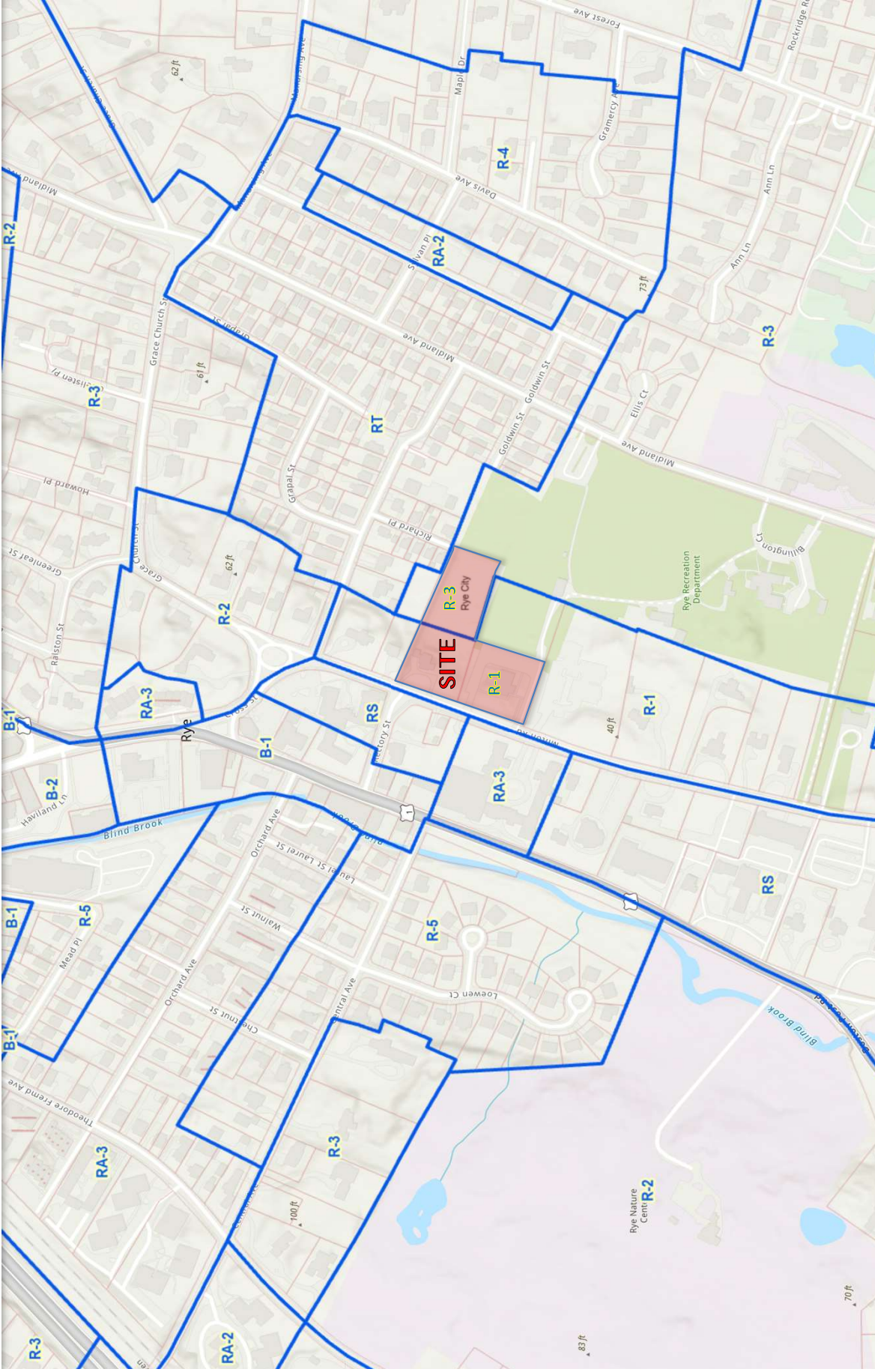
The following uses are permitted in the R-1 District:

Permitted as-of-right:

- Single-family detached residence

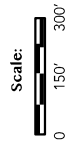
Permitted Subject to Additional Standards & Requirements:

- Public, private and parochial schools
- Public recreational uses
- Private recreational uses
- Extension of welfare uses
- Public uses
- Nursery schools
- Agricultural uses
- Railroad passenger stations and electric substations



Source: Westchester County Geo Hub

Date: May, 2025



Scale:

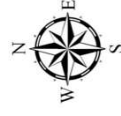
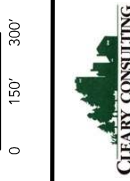


Figure 5

Existing Zoning Map

- Temporary real estate sales offices
- Religious headquarters offices
- Parking lot or private garage.
- Religious uses
- Residential care facility
- Adaptive reuse of historic buildings

The rear portion of 25 Milton Road is located within the R-3 District. In addition to all uses permitted in the R-1 District, the following uses are permitted in the R-3 District:

Permitted as-of-right:

- Professional occupations, limited to 3 non-residents
- Home occupations, limited to 2 non-residents and less than ½ the area of the dwelling
- Accessory uses to hotels or lodging houses

V. PROPOSED ZONING AMENDMENT:

To permit the development of the new facility at 25 Milton Road, a petition has been filed to amend the City of Rye Zoning Ordinance. The petition proposes the following code amendments to the Table of Regulations: Table A Residence Districts, Column 1 Permitted Main Uses – R-1, R-2, R-3, R-4, R-5, RS and RT Districts:

Arts Center use. A use that provides instruction, display and performance space for the arts to inspire interest and maximize participation in the arts. Uses to include classes, lessons, exhibitions and performances for all ages in a variety of the arts, including, but not limited to, dance, theater, music, literature, horticulture, painting, sculpture, ceramics, and digital art. Such uses shall be permitted subject to the following:

- a. *No primary activity is carried on for gain;*
- b. *No parking area shall be located within any side and rear yard setbacks of the underlying zoning district in which the property is located from any adjoining property zoned for residential purposes, except that parking areas within the required side and rear yard setbacks shall be permitted where adjacent to municipally owned land utilized for “public recreational uses” or “public uses” subject to the approval of the Planning Commission;*
- c. *The site must be at least two (2) acres in size and adjacent to municipally owned land utilized for “public recreational uses” or “public uses” and have frontage on a major street such as Boston Post Road, Theodore Fremd Avenue, Osborn Road / Oakland Beach Avenue, North Street, Purchase Street, Milton Road, Forest Avenue, Midland Avenue or Milton Road.*

Additionally, the petition also calls for amending §197-28.A (Schedule of Parking Requirements) to establish an appropriate off-street parking requirement for an Art Center Use, equal to 3 spaces per 1,000 square feet of gross floor area.

The proposed zoning amendments have been crafted to restrict the applicability of the Art Center Use to suitable and limited locations. To identify all of the potentially eligible sites where an Arts Center Use would be permissible, the list of all public uses published on the City of Rye Facility Directory Tabel List¹ (Appendix A) was utilized to identify public uses. All properties two-acres or larger abutting one of these public uses, and located on one of the major streets identified above, have been identified. In total 9 properties (including the Site at 25 Milton Road) would be potentially eligible (Table 4 and Figure 6).

Table 4 Properties Potentially Eligible for an Arts Center Use			
#	Address	Tax Map	Owner
1	260 Boston Post Road	153-9-1-34	David Parsons
2	301 Boston Post Road	153-5-2-66	Delli Paoli Andrew
3	882 Boston Post Road	116-11-1-82	Presbyterian Church
4	815 Boston Post Road	146-14-1-27	Legion of Christ
5	145 Milton Road	146-11-3-38	DAH22 LLC
6	75 Milton Road	146-11-3-31	Blind Brook Lodge
7	95 Milton Road	146-11-3-32	Hurt Hollis
8	511 Theo Fremd Avenue	146-12-1-10-2	Con Edison

No change to any of the underlying R-1 zoning provisions are proposed, other than the additional standards and requirements identified in the petition. Therefore, Table 5 sets forth the applicable R-1 dimensional regulations.

Table 5 R-1 District Dimensional Regulations	
Zoning Provision	Required
Maximum F.A.R.	0.15
Minimum Lot Area	1.0 acre
Minimum Lot Width	150'
Minimum Front Yard	25'
Minimum Side Yard (one)	20'
Minimum Side Yard (total of two)	50'
Minimum Rear Yard	60'
Maximum Height (stories)	2 ½
Maximum Height (feet)	32'
Accessory Structure Maximum Rear Yard Coverage	20%
Accessory Structure Minimum Distance to Side Yard Line	20'

Source: City of Rye Zoning Ordinance 197 Attachment 1

The proposed zoning amendments appropriately integrate within the City’s existing zoning hierarchy and are consistent with the use and bulk, area and dimensional regulations of the code generally and with the R-1 District specifically.

¹ <https://www.ryeny.gov/services/advanced-components/list-detail-pages/facility-directory-table-list>

IV. PROPOSED DEVELOPMENT:

The acquisition of 25 Milton Road will allow for the demolition of the existing single-family residence and the construction in its place of a new arts center building with a permitted height of 2 ½ stories and an allowable gross floor area of approximately 14,300 square feet based on the underlying zoning regulations for the R-1 and R-3 districts.



The conceptual for the new building submitted with the Petition proposes to locate the structure in the front of the Site along Milton Road, allowing for a rear patio, covered arts stage and sculpture garden in the large rear yard. A new parking area is proposed in the front of the building accessed by two new curb cuts that will allow for one-way traffic movement through the front of the Site. Additional improvements include site utility infrastructure, stormwater management facilities and new landscaping. The new facility will provide space for visual arts programming, private music lessons, metalworking, jewelry design, glass fusing, filmmaking, music production, VR design, digital, media production and creative movement/dance to name a few uses. The new space will also include dedicated space for teens centered around arts programming, community engagement and creative volunteer opportunities. We note that the conceptual plan is just that, conceptual, and that any proposed structure would be subject to the ultimate zoning regulations adopted in connection with the proposed use and would be subject to site plan and special permit review by the Planning Commission.

The existing building at 51 Milton will continue to operate as part of the Arts Center, and enhancements are contemplated to the building's infrastructure, studio space, expansion of children's programming, an expanded ceramics studio and a return of RyeTV.

Figure 7 presents the conceptual plan depicts a structure that would conform to the existing R-1 District dimensional regulations, as well as the proposed amendments as presented in the zoning petition, with the exception of the side yard setbacks, which would potentially require area variances. Table 6 presents the zoning compliance of the conceptual new building at 25 Milton Road, and Table 7 presents the zoning compliance of the existing Rye Arts Center building on 51 Milton Road.

Table 6 Proposed Project's – 25 Milton Road - Zoning Compliance		
Zoning Provision	Required	Proposed
Maximum F.A.R.	0.15	0.15
Minimum Lot Area	1.0 acre	2.1 acre
Minimum Lot Width	150'	162.1'
Minimum Front Yard	25'	70.4'
Minimum Side Yard (one)	20'	7.7' ⁽¹⁾
Minimum Side Yard (total of two)	50'	27.7' ⁽²⁾
Minimum Rear Yard	60'	369'
Maximum Height (stories)	2 ½	2 ½ stories
Maximum Height (feet)	32'	32'
Accessory Structure Maximum Rear Yard Coverage	20%	0.6%
Accessory Structure Minimum Distance to Side Yard Line	20'	24'

(1) – Variance required

(2) – Variance required

Table 7 Existing Arts Center – 51 Milton Road - Zoning Compliance		
Zoning Provision	Required	Proposed
Maximum F.A.R.	0.15	0.12
Minimum Lot Area	1.0 acre	~1 acre of 18.2 acres
Minimum Lot Width	150'	523.5'
Minimum Front Yard	25'	77.3'
Minimum Side Yard (one)	20'	67.5'
Minimum Side Yard (total of two)	50'	136.6'
Minimum Rear Yard	60'	>200'
Maximum Height (stories)	2 ½	2 ½ stories
Maximum Height (feet)	32'	28'
Accessory Structure Maximum Rear Yard Coverage	20%	N/A
Accessory Structure Minimum Distance to Side Yard Line	20'	N/A

V. ENVIRONMENTAL SITE CONSTRAINTS & IMPACTS:

Although the property at 25 Milton Road has been previously developed to support a single-family residence, a driveway and associated site improvements, several environmental constraints are present as illustrated on Figure 10. The developed portion of the Site where the existing residence is located is at approximately elevation 40'. The Site then drops off to approximately elevation 20' at the eastern property line. Although not identified on the National Wetland Inventory or the NYSDEC Informational Freshwater Wetland Mapping, this rear low-lying portion of the Site has been identified as meeting the ecological criteria for a wetland. In accordance with the provision and requirements of Chapter 195 of the City of Rye Code, - Wetlands and Watercourses, a 100' wetland buffer "adjacent area" extends beyond the delineated wetland boundary. As a result, roughly three quarters of the Site lies within a regulated wetland area.

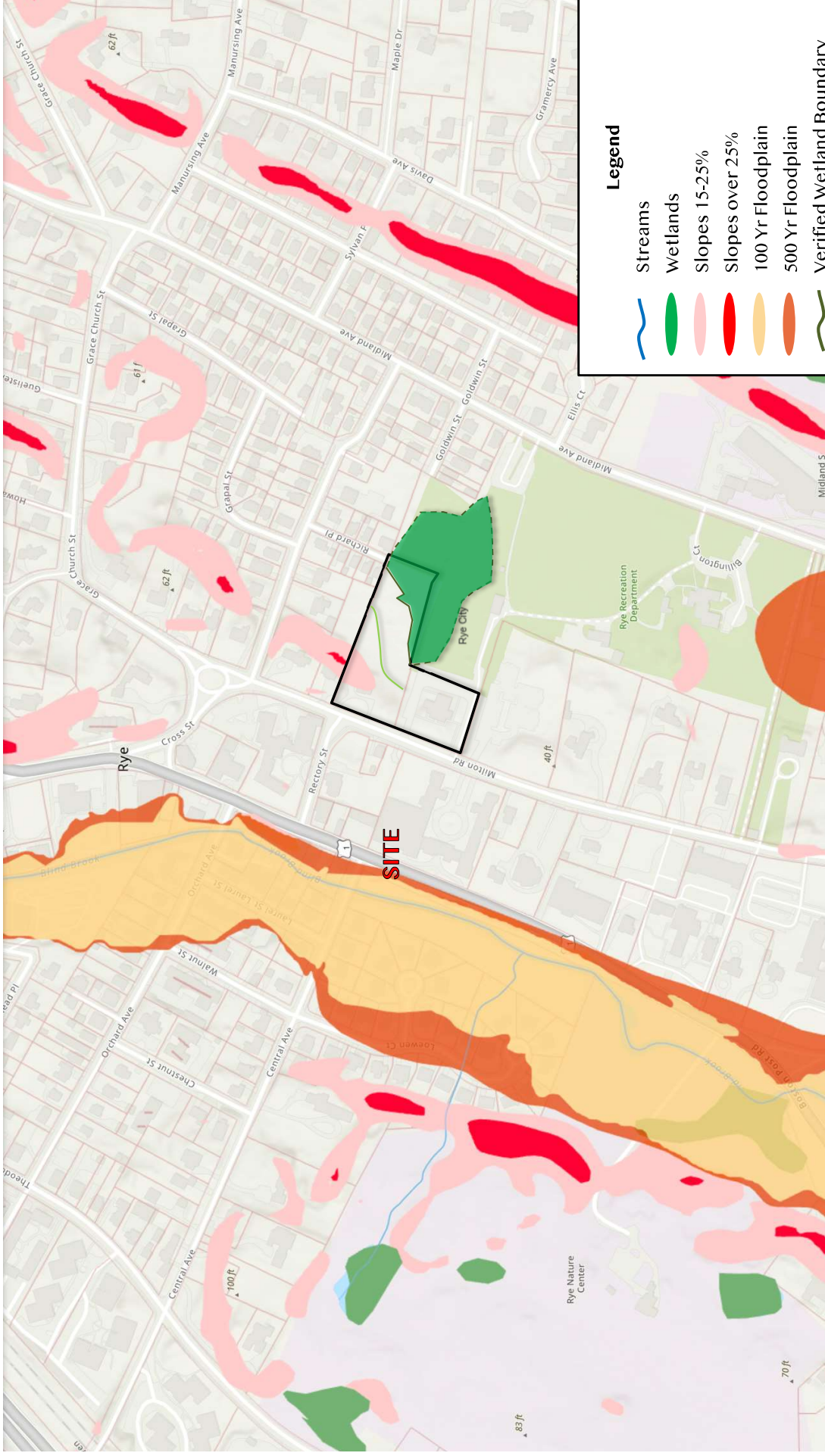
Additionally, the edge of a rise in elevation between the existing residence at 25 Milton Road at elevation 40', and the adjacent residence at 15 Milton Road, which is at approximately elevation 54', extends into the northwestern corner of the Site. A portion of this area falls within the slope category of between 15% and 25%. Virtually all of this area lies within the transition between 15 Milton Road and the existing driveway on 25 Milton Road, and an existing wall provides for this topographic transition.

As illustrated on the Site Plan (Figure 7), all primary site improvements will be located outside of the regulated wetland and wetland adjacent area, with the exception of some minor patio areas which would be in the wetlands buffer. The applicant is also considering the placement of a sculpture garden in this rear yard area. The minor encroachment into the steep slope area will be accommodated through site grading.

It can be concluded that the proposed development on the 25 Milton Road portion of the Site will not adversely impact any identified existing environmental constraints.

The proposed action would result in a change in the operational characteristics of the Arts Center. Most notably, the expanded and renovated facility would allow for a greater variety of classes, workshops, performances and exhibits at the Rye Arts Center and could accommodate more individuals participating in the Center's various offerings and facilities. To more accurately gauge this potential impact, Creighton Manning was engaged to conduct a traffic and parking study. In summary, that analysis concluded that during the peak hours of operation, the project would generate 23 weekday midday peak hour trips, 44 weekday school dismissal peak hour trips, 58 weekday evening peak hour trips and 103 Saturday peak hour trips. This volume of traffic would result in the site ingress and egress driveways operating at levels-of-service A and B, which reflects very good operating conditions with negligible delays.

Creighton Manning also assessed off-street parking demand. Based on the peak parking demand at the existing facility, it is projected that the entire facility will require approximately 60 parking spaces at the typical peak demand during the peak weekday evening period. When combined with the measured total demand for the Rye Recreation Facilities of 19 spaces during this same period, the total anticipated parking demand during



Legend

- Streams
- Wetlands
- Slopes 15-25%
- Slopes over 25%
- 100 Yr Floodplain
- 500 Yr Floodplain
- Verified Wetland Boundary
- Estimated Wetland Boundary
- Wetland Buffer Setback

Date: May, 2025

Figure 8



Environmental Constraints Map

Source: Westchester County Geo Hub

Scale: 0 150' 300'

the peak period on weekday evenings is approximately 80 parking spaces. The conceptual plan calls for a total of 91 off-street parking spaces between the two properties. Importantly, this peak parking demand represents a worst-case hypothetical scenario. In reality, many individuals utilizing the new arts facility will already be patrons of the Rye Arts Center, and as such, will already be parking at the Site. It is expected that the two buildings will operate as a campus type development, where shared parking would occur. This would reduce the demand to utilize the Rye Rec parking area by Rye Arts Center patrons. To further alleviate any concern that Arts Center patrons may overburden the Rye Rec parking, a zoning text amendment could be considered that allows for land-banked parking, if in the future the Rye Arts Center lease is not renewed. It can therefore be concluded that the proposed action will not result in any adverse traffic or parking impacts.

Preliminary site engineering analysis indicates that the proposed action can be properly served by utility infrastructure and stormwater management facilities.

VIII. SUMMARY & CONCLUSIONS:

The donation of 25 Milton Road to the Rye Arts Center has created an opportunity to correct a long-standing zoning anomaly. The Rye Arts Center has operated for many years as a use that is not recognized by the City of Rye Zoning Ordinance – as a preexisting non-conforming use. In order to ensure that the facility can continue to operate into the future, and to accommodate the proposed expansion of the facility onto the adjacent property, the proposed zoning amendments have been filed.

The proposed zoning would allow for the continued operation and proposed expansion of the Rye Arts Center within a corridor that is dominated by institutional and recreational land uses. The proposed zoning does not call for the establishment of any new uses in the area, but would rather formalize and establish regulations for a use that has played an important role in the community for decades and will properly guide the physical use and development of the Center’s facilities.

A conceptual site plan has been developed that demonstrates that the proposed action could be developed in a manner that is consistent with the character of the surrounding neighborhood.

The proposed zoning would allow for the expansion of an important community facility, in a wholly appropriate location, and in a manner that would not result in significant adverse impacts.

Appendix A

City of Rye Public Facility List

#	Facility Name	Address
1	Rye Recreation Park	281 Milton Road
2	Bird Homestead	600 Milton Road
3	City Hall	1051 Boston Post Road
4	Damiano Recreation Center	281 Midland Avenue
5	Disbrow Park	141 Oakland Avenue
6	Gagliardo Park	31 High Street
7	Jay Heritage Center	210 Boston Post Road
8	McDonald Building	319 Midland Avenue
9	Rye Free Reading Room	1061 Boston Post Road
10	Rye Central Administration Building	555 Theo Fremd Avenue
11	Rye City School District Multi-Purpose Room	1 Parson Street
12	Rye Firehouse	15 Locust Avenue
13	Rye Nature Center	873 Boston Post Road
14	Rye Nursery	421 Milton Road
15	Wainwright House	260 Stuyvesant Avenue
16	Whitby Castle	330 Boston Post Road

Nick Everett, Chairman
Andy Ball
Laura Brett
Dan Bsharat
Jamie Jensen
Richard Schaupp
Steve Secon



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Rye, New York 10580
Tel: (914) 967-7167
www.ryeny.gov

CITY OF RYE Planning Commission

Memorandum

To: Rye City Council

From: Rye City Planning Commission

cc: Brian Shea, Interim City Manager
Kristen K. Wilson, Esq., Corporation Counsel

Date: August 27, 2025

Subject: **Comments Regarding a Proposed Zoning Text Amendment to Allow Arts Center in the City's Residence Districts.**

As requested by the City Council, this memorandum provides the Planning Commission's advisory comments regarding a petition from Rye Arts Center, Inc. to amend Chapter 197, *Zoning*, of the City Code to allow "Arts Center" use in the City's R-1 to RT Districts.

Background

The City Council referred the zoning petition to the Commission at its January 29, 2025 meeting. The Commission heard presentations from the applicant and its consultants, reviewed the applicant's submissions, considered public comments and discussed the proposed petition at its February 11, February 25, July 15 and August 12 meetings. The Commission also conducted a site walk of the property and surrounding area on February 8, 2025.

The proposed petition remains unchanged from its initial submission to the City Council last December. In response to Commission concerns at its February 25 meeting the applicant requested an adjournment of the matter so that it could prepare additional analysis and information. That information included supplemental parking and traffic information and a rezoning suitability analysis. All documents, key dates and public comment are available on the City's website at <https://engage.ryeny.gov/rac-zoning>.

This memorandum breaks down the discussion of the proposed zoning text amendment into the following critical components: 1) Use description; 2) location requirements; 3)

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bulk and dimensional requirements; 4) parking requirements; and 5) other decision-making standards. A summary of the Commission's recommendation is provided in Table B. For the Council's convenience the complete proposed zoning text amendment is attached hereto as "Attachment A."

Use Description

The proposed text amendment defines an Arts Center use as follows:

Arts Center use. A use that provides instruction, display and performance space for the arts to inspire interest and maximize participation in the arts. Uses to include classes, lessons, exhibitions and performances for all ages in a variety of the arts, including, but not limited to, dance, theater, music, literature, horticulture, painting, sculpture, ceramics, and digital art.

The proposed arts center use is reasonably defined and consistent with use-based zoning codes practices. It provides sufficient detail beyond the conventional term "arts center" to help reduce confusion or unwanted interpretation. It does not include provisions that could be considered problematic or short-sighted by being overly specific such as limiting arts center to certain types of art or specific artists or periods. The definition also includes the phrase "no primary activity is carried on for gain", which is a common zoning practice to differentiate not-for-profit institutions from for-profit businesses that can result in different land use compatibility impacts.

Rye's Zoning Code divides the community into 24 separate zoning districts and lists the uses permitted in each district. This approach is based on the most common zoning system in the United States, which was first upheld as constitutional in the landmark 1926 Supreme Court decision, *Village of Euclid v. Amber Realty*. Use-based classifications have limitations, but they are considered effective in terms of clearly identifying how a property owner (and their neighbors) can (and cannot) use a property. In the absence of a specific use being listed in the City Zoning Code it is deemed prohibited on private property.

The proposed zoning text amendment to add "arts center" as a permitted use is necessary because no such use or similar use is currently listed in the City Zoning Code. The City Zoning Code currently allows a limited number of non-residential uses in single-family residence districts. The proposed use description is specific and potentially limiting, which could make it difficult to re-adapt an arts center building to another permitted non-residential use. On the other hand, broadening the definition to include other community-based uses is possible, however it will create uncertainty as to future use possibilities on a property, which the Council may not find desirable.

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Arts Center Location Requirements

The proposed text amendment would allow art centers in the City's single-family zoning districts subject to specified location requirements. As currently drafted, there are an estimated five other properties in the City that would be eligible for an arts center based on the minimum lot area and location restrictions¹.

It is common for non-residential uses to be permitted in residence zones. Currently, the City Zoning Code allows many non-residential uses including educational uses, religious uses, private recreation uses, nursery schools, parking lots and garages, residential care facilities and the recently added senior living facility for the Osborn Home, which is in the R-2 District. In many cases these non-residential uses have additional standards and requirements such as minimum lot sizes, additional building and parking setback requirements, landscape screening, location on certain roadways or other limits or requirements for the permitted use. These additional standards are required to help mitigate reasonably anticipated adverse impacts on neighboring residential areas. These standards often allow the Planning Commission authorization to waive or modify the requirements in certain instances.

The proposed zoning text amendment allows art centers only on properties that meet the following location requirements:

- Must have frontage on a major street such as Boston Post Road, Theodore Fremd Avenue, Osborn Road / Oakland Beach Avenue, North Street, Purchase Street, Milton Road, Forest Avenue, Midland Avenue or Milton Road.
- Must be adjacent to municipally owned land utilized for “public recreational uses” or “public uses”.
- Must be located in the City's R-1 to RT Residence Districts.

Frontage on a Major Road. The requirement that an art center be located on a major road is a reasonable requirement to help minimize potential adverse traffic impacts on residential neighborhoods. This requirement is typical in zoning texts and appears acceptable for a non-residential use permitted in a residential zoning district.

Adjacent to Municipal Land. The requirement that an arts center be located adjacent to municipally owned land used for public recreation or public uses is unique. A planning rationale for this somewhat specific requirement is that an arts center might be compatible from a land use planning perspective with an adjacent arts center. It could also be reasoned that there may be a natural synergy with such adjacency that could be beneficial for both adjacent uses.

¹ These include five currently developed properties located at 75, 95 and 145 Milton Road and 815 and 260 Boston Post Road.

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In the context of the proposed zoning text amendment, however the Council should be aware that the reason for this requirement is that Rye Arts Center needs adjacent municipal property to mitigate potential impacts. This may result not in a mutually beneficial outcome, but a long-term burden on a City resources. For instance, if an arts center cannot accommodate its parking needs on-site, the proposed zoning text amendment would allow the Planning Commission to authorize the use of adjacent municipal parking (see parking discussion below). If an arts center cannot accommodate a required setback, zoning relief can be sought with a rationale that such a reduction would be less objectional to neighboring municipal property. The Council should discuss this proposed text in the context of what undesirable or unintended consequences may occur that potentially burden the use of municipal property or resources.

R-1 through RT Zoning Districts. The proposed text amendment requires that an arts center be located in the City's R-1 (single-family one-acre minimum lot area) through RT (two-family, 6,000 s.f. minimum lot area) Residence Districts. Allowing non-residential uses with restrictions in residence districts is common, but an arts center could also be suited to business districts. The proposed arts center at 25 Milton Road is in the R-1 and R-3 Districts. It is recommended that arts centers not be permitted in other residential zoning districts with smaller minimum lot sizes such as the R-4, R-5, R-6, RS and RT Districts. Smaller lot-size districts have higher FAR limits that would allow for a larger buildings and greater parking demands on the same two-acre lot permitted in a larger lot district. In addition, smaller lot districts have smaller setback requirements and higher neighborhood densities potentially creating greater land use compatibility concerns. As a practical matter there are very few (if any) two-acre lots available in these smaller-lot residence zones.

Bulk and Dimensional Requirements

The proposed zoning text amendment includes the following minimum bulk and dimensional requirements for arts centers:

- *The site must be at least two (2) acres in size*
- *No parking area shall be located within any side and rear yard setbacks of the underlying zoning district in which the property is located from any adjoining property zoned for residential purposes, except that parking areas within the required side and rear yard setbacks shall be permitted where adjacent to municipally owned land utilized for "public recreational uses" or "public uses" subject to the approval of the Planning Commission;*

Two-acre Minimum Lot Area. The two-acre minimum lot area requirement appears to be a sufficient minimum lot size to accommodate a proposed arts center if limited to the City's R-1, R-2 and R-3 Districts. This can be illustrated by considering conceptual development scenarios based on the proposed text amendment requirements as applied to the

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permitted FAR, parking requirements and setback requirements of various residential districts on the same two-acre site.

As an example, an arts center on a two-acre lot in the R-1, R-2 or R-3 District could have a maximum floor area of between 13,721 square feet to 22,869 square feet with between 40 to 66 required parking spaces. In all other residence districts the same two-acre lot could allow a building between 26,136 square feet and 41,000 square feet and require between 79 and 118 parking spaces. Limiting the maximum FAR for arts center could address this concern, but setback and neighborhood density compatibility concerns would remain.

The two-acre minimum lot size can also be tested with assumptions based on the amount of land required to accommodate an arts center². For instance, it is estimated that approximately 24% of a two-acre lot in an R-1 District would be used to accommodate a two-story arts center and its required parking. In addition, under the proposed text amendment an additional 19% of the lot associated with side and rear yards would be restricted from use for buildings or parking unless authorized by the Planning Commission. This intensity of development is conceptually reasonable on a two-acre lot in a R-1 District. Building and parking use on a two-acre lot would increase to 33% and 41% in the R-2 and R-3 Districts, but the amount of restricted side and rear yard areas would be less since the side and rear yard setback requirements are less. Those figures increase significantly in all other residence districts where between 49% and 73% of the two-acre lot is consumed for development. In those cases, a two-acre minimum would not be suitable unless there were additional bulk and dimensional restrictions.

Of course, these figures are entirely theoretical. The Council is reminded that property in Rye is almost always burdened with topographic or regulatory constraints that can impact development potential and site suitability including wetlands, trees, rock, slope and lot configurations. Those considerations should be applied to the petitioner's conceptual layout for the 25 Milton Road.

Parking and Building Setbacks. The proposed zoning text amendment permits art centers in residence districts with the same FAR, front, side and rear setbacks as a residence in the underlying zoning district. The table below provides a summary of those requirements for each district.

² Assumptions: Two-story arts center where the building footprint would be ½ of the maximum permitted FAR allowed in each zoning district, required parking of 3 spaces per 1,000 square feet of GFA multiplied by 375 square feet per parking space. Site area devoted to yards is based on side and rear yards based on minimum lot width dimensions for a two acre lot in each zoning district.

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TABLE A
Existing City of Rye Bulk and Dimensional Requirements for
Residences by Residence District

District	FAR	Front (ft.)	Rear (ft.)	One side yard (ft.)	Total of 2 Sides (ft.)	Width (ft.)	Height (ft.)	Stories
R-1	0.15	35	60	20	50	150	32	2.5
R-2	0.20	35	50	15	40	115	32	2.5
R-3	0.25	30	40	12	30	100	28	2.5
R-4	0.30	30	30	10	25	85	28	2.5
R-5	0.35	30	30	8	20	75	28	2.5
R-6	0.40	25	25	8	20	60	28	2.5
RS	0.40	50	40	12	30	0	28	2.5
RT	0.45	25	30	8	20	50	28	2.5

The proposed text amendment prohibits parking in the required side or rear building setback, however this requirement can be waived or reduced by the Planning Commission if an arts center property abuts a municipality-owned property. The Council should discuss whether such reductions are appropriate and whether setbacks for parking and art center buildings should be greater than the minimums cited above. It is noted that building stories and height for an arts center would be the same as residence.

Rye includes a requirement for educational and private recreational uses in residence districts that prohibits buildings or parking from being located within the “specified distance” for side and rear yards. These areas must also be suitably screened. The specified distance is 100 feet in an R-1, 80 feet in an R-2 and 70 feet in an R-3. Notably, these dimensions are based on larger minimum lot sizes (e.g. 10-acre minimum for educational use and 7.5-acres for private recreation) than the two-acre minimum proposed in the arts center text amendment. Applying these larger setbacks would essentially render all two-acre lots unusable for arts center, however the Council should discuss what setback requirements are appropriate.

Parking Requirements

Minimum Parking Requirement. The proposed minimum parking requirement of 3 spaces per 1,000 square feet of gross floor area is a reasonable standard, however there could be peak periods of use associated with special events where parking could be difficult. In those cases, having available off-site public parking for peak periods could be helpful.

Off-Site Parking. The proposed zoning text gives the Planning Commission considerable discretion to reduce the required amount of on-site parking for an arts center where there

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is a finding that there is sufficient available public parking in the vicinity of the subject property. Shared parking can be a good planning strategy to prevent excess parking but requires careful consideration. The text amendment allows the Planning Commission to make a determination that would obligate the City to provide, maintain and police parking so that the parking demands of an adjacent arts center use are met.

As an example, the applicant has provided a conceptual site plan to illustrate what a potential build-out of the proposed text amendment might look like for a theoretical future arts center use at 25 Milton Road. The proposed 13,000 square foot building would require approximately 40 parking spaces (i.e. 3 spaces per 1,000 square feet of gross building area) where only 16 spaces (or 40%) are provided on site. The remaining parking demand would require expanding parking on the adjacent City-owned property at 51 Milton Road. The plan could be revised to provide more on-site parking, however there would likely be encroachments into regulated wetland and wetland buffer in the rear yard of 25 Milton Road.

Conceptually, shared parking can be acceptable, but the current text has no limits on the Commission's authority, which can result in situations where most of the required arts center parking would be the responsibility of the City. The City's parking obligation under the zoning text amendment would last years into the future based on a current-day assessment of available parking capacity and anticipated use and scheduling of the arts center and City parking demands. The current public parking lot at 51 Milton Road serves multiple users' needs including recreation and other institutional and multi-family uses in the area. The petitioner's parking and traffic studies were based on counts for one weekday and a Saturday in April 2023 and March 2025.

To reduce the possibility that a Planning Commission may over-burden City parking obligations, shared-parking provisions often require that most of the parking is provided on-site with a more limited authorization to allow only a small share of off-site parking. The Council should consider what impacts may occur if say 75% of required on-site parking were required on the 25 Milton Road property.

Other Decision-Making Standards

The proposed art center would be permitted subject to additional requirements cited in Section 197-10 of the Rye City Code. Approval of an arts center would require that the Planning Commission find that the application is consistent with each of these standards, which read as follows:

*§ 197-10 Uses permitted subject to additional standards and requirements.
[Amended 7-17-1957; 7-20-1960]*

A. The uses indicated in Column 2 of the Table of Regulations made a part hereof, entitled "Uses Permitted Subject to Additional Standards and Requirements," are permitted as follows: Upon receipt of an application for any such use by the

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Building Inspector, he shall refer such application to the Planning Commission of the City at its next regular meeting. The Planning Commission, after public notice and hearing, shall within 90 days thereafter file with the Building Inspector a report on such application so referred to it. The Planning Commission shall, in each such case, give consideration and effect to the objectives set forth in Subdivisions 24 and 25 of § 20 of the General City Law, and it shall give consideration to and make findings as to whether the following conditions prevail:

- (1) In a residence district the proposed use will serve a community need or convenience.*
- (2) The proposed use will be appropriate in the proposed location and will have no material adverse effect on existing or prospective conforming development, and the proposed site is adequate in size for the use.*
- (3) In cases where conversion is proposed of a structure designed and built originally for other uses, the structure will be adaptable.*
- (4) The proposed use will be provided with adequate off-street parking to meet its needs, properly screened from adjoining residential uses, and entrance and exit drives are to be laid out to minimize traffic hazards and nuisance.*
- (5) The potential generation of traffic will be within the reasonable capacity of the existing or planned streets and highways providing access to the site.*
- (6) There are available adequate and proper public or private facilities for the treatment, removal or discharge of sewage, refuse or other effluent that may be caused or created by or as a result of the use.*
- (7) In a Coastal Zone District, a conventional subdivision or a subdivision lot
 - (a) All wetlands and floodplains shall be preserved.*
 - (b) All buildings and facilities shall be so arranged as to preserve to the maximum extent practical, the view of the shoreline from public streets.*
 - (c) Where any development borders the waterfront there shall be a one-hundred-foot-wide strip of land along the waterfront which shall not include any area of the site below mean sea level or beyond the upland property line, whichever is most protective of proper drainage, flood protection and edge effect along the waterfront.**

B. The Commission, in its report, shall also recommend in appropriate instances whether the maximum size of the establishment in the number of employees, square feet of floor space, number and size of dwelling units or other appropriate

Advisory Recommendation – Rye Arts Center Zoning Petition

August 27, 2025

Page 9 of 11

measure should be limited, and also the extent of any such limitation required in order to limit the potential generation of traffic, to limit the impact upon the community of other consequences of the establishment of such a use and to minimize potentially adverse effects.

In addition to the standards above the Council may want to add standards for decision-making that include provisions to consider that the proposed arts center is consistent with the character and other aesthetic characteristics of the surrounding area. For instance, the Commission discussed modifying the proposed zoning text to give the Planning Commission authority to conduct periodic reviews of approved applications to confirm that the use is operating consistent with the conditions and requirements of the original site plan approval.

Summary and Site-Specific Development Concerns

Table B provides a summary of the Commission’s recommendations regarding each component of the proposed zoning text amendment. The City Council has the discretion to alter the proposed amendment as it deems appropriate. Some changes in standards and requirements might make the 25 Milton Road property not feasible for the construction of an arts center. Aside from zoning considerations, the Planning Commission notes that there are some site planning considerations that make this property challenging to construct an arts center. For instance, the site has environmental constraints regulated by the City Code including an on-site wetland, buffer, mature trees and steep slopes that encumber a significant portion of the site. This limits the site’s ability to accommodate additional parking, increase setbacks, drainage measures or other site development considerations without impacting existing environmental features. In addition, the site access is complicated by potential vehicle conflicts with the Milton Road/Rectory Street intersection and vehicle-sight distance considerations.

TABLE B

Summary of Planning Commission Comments and Recommendations
Proposed Arts Center Zoning Text Amendment

Proposed Text Amendment Standards and Requirements	Planning Considerations and Recommendations
Use Description	
Use	Definition is clear and acceptable, but limited narrowly defined use may limit adaptability to other uses permitted in residence districts.
Location Requirements	
Frontage on a major road	Major roads within residential zoning districts are better suited to higher traffic volumes associated with non-residential art centers.

Advisory Recommendation – Rye Arts Center Zoning Petition

August 27, 2025

Page 10 of 11

Proposed Text Amendment Standards and Requirements	Planning Considerations and Recommendations
Adjacent to municipal property or park	Adjacent municipal property or parks in residential areas may be compatible from a land use perspective, but increased activities levels may create burdens such as parking demands on adjacent municipal property or recreational uses. The arts center property will be dependent on the adjacent municipal property.
Location in R-1 thru RT Districts	Consider allowing only in larger lots zones such as R-1, R-2 or R-3 Districts
Bulk and Dimensional Requirements	
Minimum Lot Area of 2 Acres	Minimum lot size of 2 acres is acceptable if limited to zoning districts with lower permitted floor area requirements and higher setbacks requirements associated with the R-1, R-2 and R-3 Districts.
Parking and building setbacks from property lines	Non-residential uses permitted in residential zones in Rye tend to have larger building and parking property line setback requirements.
Parking Requirements	
Minimum Required Parking	3 spaces per 1,000 s.f. of gross floor area seems appropriate as a minimum standard, but a higher standard could be required based on the operational characteristics of a future site plan application.
Off-site parking allowance on existing on-street and other City Parking areas	Reduce burden on City Parking areas by requiring greater on-site parking and limiting Planning Commission's authority to prevent allowing too much off-site parking.
Other Decision-Making Standards	
Character and aesthetics	Establish additional decision-making standards for Planning Commission consideration that address land use compatibility and community character consistency. Include Planning Commission authority to allow periodic review of approved applications.

Advisory Recommendation – Rye Arts Center Zoning Petition

August 27, 2025

Page 11 of 11

ATTACHMENT A

Petitioner’s Proposed Zoning Text Amendment

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

Arts Center use. A use that provides instruction, display and performance space for the arts to inspire interest and maximize participation in the arts. Uses to include classes, lessons, exhibitions and performances for all ages in a variety of the arts, including, but not limited to, dance, theater, music, literature, horticulture, painting, sculpture, ceramics, and digital art. Such uses shall be permitted subject to the following:

- *No primary activity is carried on for gain;*
- *No parking area shall be located within any side and rear yard setbacks of the underlying zoning district in which the property is located from any adjoining property zoned for residential purposes, except that parking areas within the required side and rear yard setbacks shall be permitted where adjacent to municipally owned land utilized for “public recreational uses” or “public uses” subject to the approval of the Planning Commission; and*
- *The site must be at least two (2) acres in size and adjacent to municipally owned land utilized for “public recreational uses” or “public uses” and have frontage on a major street such as Boston Post Road, Theodore Fremd Avenue, Osborn Road / Oakland Beach Avenue, North Street, Purchase Street, Milton Road, Forest Avenue, Midland Avenue or Milton Road.*

The Rye Arts Center also specifically requests that Section 197-28.A (“Schedule of parking requirements”) be amended to include a new row as set forth below:

	<i>Number of Spaces per Unit (by Parking District)</i>			<i>Unit of Measurement and Conditions</i>
	<i>A</i>	<i>B</i>	<i>C</i>	
<i>Arts Center</i>	<i>3</i>	<i>3</i>	<i>3</i>	<i>1,000 square feet of gross floor area*****</i>

******The Planning Commission, in a particular case, may permit a lesser amount of on-site parking upon a finding that there is sufficient available public parking in the vicinity of the property in either municipally owned parking lots or available on-street parking based on good standard practice for the size and type of activity.*

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

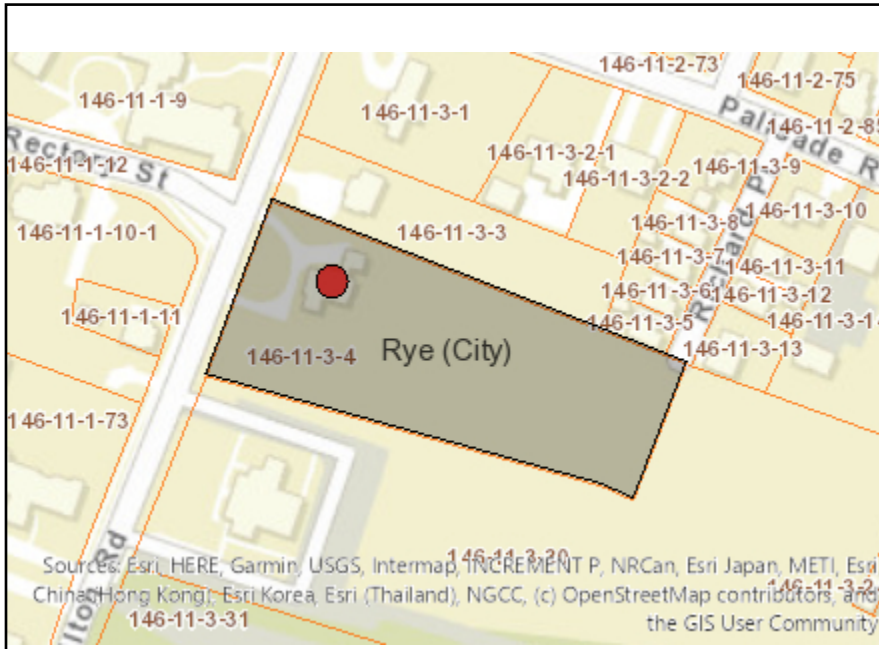
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input type="checkbox"/>	<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:			
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)			
<input type="checkbox"/> Forest Agriculture Aquatic Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
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? 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?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<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: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> 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	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<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	YES
	<input type="checkbox"/>	<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	YES
	<input type="checkbox"/>	<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	YES
	<input type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: <u>Leo Napion</u> Title: _____		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

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 “*Arts Center Use*” to be a use permitted subject to additional standards and requirements in the R-1 to RT zoning districts. The proposed use is limited to an arts center facility at sites owned and operated by not-for-profit corporations intended to provide instruction, display and performance space for the arts, which does not otherwise 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 community access to and instruction in the arts.

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



CITY COUNCIL AGENDA

DEPT.: City Manager

CONTACT: Brian Shea, Interim City Manager

AGENDA ITEM: Award bid for City Hall HVAC replacement project (Contract # 2025-02E).

FOR THE MEETING OF:

November 19, 2025

RECOMMENDATION: That the Council award the bid to the recommended bidder.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND: The project consists of HVAC upgrades throughout City Hall, along with various ceiling and lighting upgrades. This includes but is not limited to demolition of existing systems, new VRF heat pumps, air handlers, controls, lighting, lighting controls, power, ceiling replacement and miscellaneous general construction items. The Department of Public Works recommends that the bid be awarded to Naber Electric Corp. in the amount of Three Hundred and Seventy Five Thousand Dollars and Zero Cents (\$375,000.00). The total amount for all three contractors is Three Million Twenty Four Thousand Dollars and Zero Cents (\$3,024,000.00).

See attached.

November 13, 2025

Mr. Ryan Coyne, PE
City Engineer
City of Rye Engineering Department
1051 Boston Post Road
Rye, NY 10580

**Re: City of Rye – City Hall HVAC Replacement
Bid Recommendation to Award
Savin Project No. 5177.01**

Dear Mr. Coyne,

We have reviewed the bids opened on November 7, 2025 for contracts 2025-02G, 2025-02E and 2025-02M for City of Rye, City Hall HVAC Replacement Project. Based on our analysis of the bids and our pre-award interviews of November 10, 2025, we recommend awarding the contracts to the contractors listed below:

Contract No.	Contract	Contractor	Bid
2025-02G	GC: General Construction	NSC Abatement Services 122 East Third Street Mount Vernon, NY 10550	
		Recommended Total	\$724,000.00
2025-02E	EC: Electric	Naber Electric 1025 Saw Mill River Road Yonkers, NY 10710	
		Recommended Total	\$375,000.00
2025-02M	MC: Mechanical	ACS System Associates 101 New South Road Hicksville, NY 11801	
		Recommended Total	\$1,925,000.00

If you have any questions about the above, please feel free to call.

Sincerely,
Savin Engineers, P.C.

Nancy Barbera

Nancy Barbera
Sr. Project Executive

Cc: Eric Kingsbury, City of Rye
Rob Spina, OLA

**City Hall HVAC Replacement - Contract 2025-02E
Bid Tabulation**



Item Number	Item	Unit	1. Naber Electric Corp.	2. ABE Fran LLC All Bright Electric
			Total Amount	Total Amount
1	Electrical Contractor Lump Sum Amount	LS	\$ 375,000.00	\$ 653,000.00

Bid Opening:
November 7 2025

PUBLIC NOTICE

City of Rye
New York

NOTICE IS HEREBY GIVEN that sealed bids for the Contract No. **2025-02, City Hall HVAC Replacement**, will be received by the City of Rye on **October 24, 2025 until 10:00 AM** at the office of the City Clerk and at which time and place will be opened and read aloud by the Clerk for the work:

GENERAL CONSTRUCTION	CONTRACT NO.	2025-02G
MECHANICAL CONSTRUCTION	CONTRACT NO.	2025-02M
ELECTRICAL CONSTRUCTION	CONTRACT NO.	2025-02E

Bid Security equal to 5% of the total of each bid will be required in the form of Certified Check, Bid Bond or Bank Draft.

Plans and specifications and other Contract Documents are available at www.bidnetdirect.com/new-york and may be obtained there beginning on **October 3, 2025 at 2:00 PM**. There is no charge for the bid documents. Bid security must be made payable to the City of Rye, in the amount specified above.

Bid must be in a sealed envelope addressed to The City Clerk, City of Rye, 1051 Boston Post Road, Rye, New York 10580 and have the words “**CONTRACT #2025-02G City Hall HVAC Replacement**” marked on the outside of the envelope or **Contract #2025-02M** or **#2025-02E**.

No bidder may withdraw his bid within 45 days after the date bids are opened. No bid will be received or considered after the time stated herein above.

Additional Information and Technical Questions can be directed to Nancy Barbera, Savin Engineers at nbarbera@savinengineers.com and Rob Spina, OLA Consulting Engineers at rspina@ola.com.

The City of Rye reserves the right to reject any and all bids and to waive any informality in the bids received.

The City’s acceptance of the lowest responsible bid is not binding until the written contract is signed by all parties. The oral award of the bid to the lowest responsible bidder is not an enforceable agreement.

Noga Ruttenberg
City Clerk



CITY OF RYE
Department of Public Works

Interoffice Memorandum

To: Brian Shea, City Manager
From: Eric Kingsbury, ASPW
Date: September 29, 2025
Subject: **Contract 2025-02 – City Hall HVAC Replacement Project**

This office has prepared plans and specifications for the City Hall HVAC Replacement Project. I hereby request your approval to publish the attached notice in the newspaper with an anticipated bid opening date of Friday, October 24, 2025. We plan to be on the City Council Agenda for a bid award on November 5, 2025.

_____ Approved

_____ Denied

Brian Shea
City Manager



CITY COUNCIL AGENDA

DEPT.: City Manager

CONTACT: Brian Shea, Interim City Manager

AGENDA ITEM: Award bid for the City Hall HVAC replacement project (Contract # 2025-02G).

FOR THE MEETING OF:

November 19, 2025

RECOMMENDATION: That the Council award the bid to the recommended bidder.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND: The project consists of HVAC upgrades throughout City Hall, along with various ceiling and lighting upgrades. This includes but is not limited to demolition of existing systems, new VRF heat pumps, air handlers, controls, lighting, lighting controls, power, ceiling replacement and miscellaneous general construction items. The Department of Public Works recommends that the bid be awarded to NSC Abatement Services, Inc. in the amount of Seven Hundred and Twenty Four Thousand Dollars and Zero Cents (\$724,000.00). The total amount for all three contractors is Three Million Twenty Four Thousand Dollars and Zero Cents (\$3,024,000.00).

See attached.

November 13, 2025

Mr. Ryan Coyne, PE
City Engineer
City of Rye Engineering Department
1051 Boston Post Road
Rye, NY 10580

**Re: City of Rye – City Hall HVAC Replacement
Bid Recommendation to Award
Savin Project No. 5177.01**

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		Recommended Total	\$375,000.00
2025-02M	MC: Mechanical	ACS System Associates 101 New South Road Hicksville, NY 11801	
		Recommended Total	\$1,925,000.00

If you have any questions about the above, please feel free to call.

Sincerely,
Savin Engineers, P.C.

Nancy Barbera

Nancy Barbera
Sr. Project Executive

Cc: Eric Kingsbury, City of Rye
Rob Spina, OLA

**City Hall HVAC Replacement - Contract 2025-02G
Bid Tabulation**



Item Number	Item	Unit	1. NSC Abatement Services, Inc.	2. ACS System Associates Inc.
			Total Amount	Total Amount
1	General Contractor Lump Sum Amount	LS	\$ 724,000.00	\$ 1,195,000.00

Bid Opening:
November 7 2025



CITY COUNCIL AGENDA

DEPT.: City Manager

CONTACT: Brian Shea, Interim City Manager

AGENDA ITEM: Award bid for the City Hall HVAC replacement Project (Contract # 2025-02M).

FOR THE MEETING OF:

November 19, 2025

RECOMMENDATION: That the Council award the bid to the recommended bidder.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND: The project consists of HVAC upgrades throughout City Hall, along with various ceiling and lighting upgrades. This includes but is not limited to demolition of existing systems, new VRF heat pumps, air handlers, controls, lighting, lighting controls, power, ceiling replacement and miscellaneous general construction items. The Department of Public Works recommends that the bid be awarded to ACS System Associates Inc. in the amount of One Million Nine Hundred and Twenty Five Thousand Dollars and Zero Cents (\$1,925,000.00). The total amount for all three contractors is Three Million Twenty Four Thousand Dollars and Zero Cents (\$3,024,000.00).

See attached.

November 13, 2025

Mr. Ryan Coyne, PE
City Engineer
City of Rye Engineering Department
1051 Boston Post Road
Rye, NY 10580

**Re: City of Rye – City Hall HVAC Replacement
Bid Recommendation to Award
Savin Project No. 5177.01**

Dear Mr. Coyne,

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If you have any questions about the above, please feel free to call.

Sincerely,
Savin Engineers, P.C.

Nancy Barbera

Nancy Barbera
Sr. Project Executive

Cc: Eric Kingsbury, City of Rye
Rob Spina, OLA

**City Hall HVAC Replacement - Contract 2025-02M
Bid Tabulation**



Item Number	Item	Unit	1. ACS System Associates Inc.	2. ENL Mechanical Inc.	3. Clean Air Quality Service, Inc.
			Total Amount	Total Amount	Total Amount
1	Mechanical Contractor Lump Sum Amount	LS	\$ 1,925,000.00	\$ 1,987,000.00	\$ 2,098,445.00

Bid Opening:
November 7 2025



CITY COUNCIL AGENDA

DEPT.: City Manager

CONTACT: Brian Shea, Interim City Manager

AGENDA ITEM: 2026 proposed budget discussion.

FOR THE MEETING OF:

November 19, 2025

RECOMMENDATION: That the Council discuss the 2026 City budget.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND:



CITY COUNCIL AGENDA

DEPT.: City Manager

CONTACT: Brian Shea, Interim City Manager

AGENDA ITEM: Amendment to APG plan.

FOR THE MEETING OF:

November 19, 2025

RECOMMENDATION: That the Council consider adopting the following resolution.

RESOLVED the Council hereby adopts the revised Administrative Pay Group Generalized Benefits plan.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND: The attached draft APG plan has been revised to outline service requirements for employees to become eligible to stay on the City's health insurance plan in retirement.

See the attached draft APG plan.

**ADMINISTRATIVE PAY GROUP
(APG)**

Generalized Benefits

Revised 4/2025

**ADMINISTRATIVE PAY GROUP (APG)
Generalized Benefits**

SALARIES AND WAGES:

Pay Plan:

The following pay plan for all employees in the Administrative Pay Group (APG) was amended by the City Council effective January 2025. Individual salaries are determined by the City Manager within the following pay grades:

Administrative Pay Grades

Grade A1 \$124,000 to \$240,505	Grade A \$92,500 to \$175,615	Grade B \$77,500 to \$159,650	Grade C \$61,000 to \$135,445	Grade D \$40,000 to \$111,240
Assistant City Manager	Building Inspector	Accountant	Assistant City Engineer	Administrative Assistant
City Comptroller	City Assessor	Assistant Building Inspector	Assistant to the City Manager	Assistant Community Access Facilitator
City Engineer	City Clerk	Assistant Golf Club Manager	Assistant Assessor	Assistant Groundskeeper
City Planner	General Foreman	Assistant Planner	Assistant Greenskeeper	Junior Accountant
Corporation Counsel	Golf Club Manager	Assistant Road Maintenance Foreman	Deputy City Clerk	Coordinator of Member Services
Deputy Comptroller	Coordinator Computer Services	Assistant Superintendent Public Works	Engineering Technician	Secretary to Corporation Counsel
Public Safety Commissioner	Superintendent of Public Works	Assistant Superintendent Recreation	Jr. Network Specialist	Student Intern
Fire Captain		Harbor Master	Recreation Supervisor	
Superintendent of Recreation		Community Access Facilitator	Secretary to City Manager	
		Garage Foreman	Business Administrator	
		Greens Superintendent	Personnel Manager	
		Labor Foreman	General Repairer	
		Lead Maintenance Mechanic Repair		
		Parks Foreman		
		Road Maintenance Foreman		
		Sanitation Foreman		
		Tree Foreman		

**ADMINISTRATIVE PAY GROUP (APG)
Generalized Benefits**

Overtime:

Foremen and Fire Inspectors, as designated by the Superintendent of Public Works and Commissioner of Public Safety respectively, are considered eligible employees who may receive overtime (paid or compensatory) for time worked in excess of forty (40) hours per week under the same terms and conditions for overtime as the respective agreements between either the City and the CSEA Public Works Unit (Lead Maintenance Mechanics/Foremen) or the Paid Fire Fighters Association (Fire Inspector).

Uniform and Shoe/Boot Allowance:

The City shall provide an annual uniform and shoe/boot allowance to all Foremen, unless otherwise specified by the Superintendent of Public Works or City Manager, in accordance with Article XXVII of the CSEA Public Works agreement.

Longevity:

Eligibility for longevity payment shall be based on total years of service with the City, determined by the employee's date of provisional or permanent hiring. Longevity payments shall be made as an addition to base salary:

	1/1/2025	1/1/2026	1/1/2027	1/1/2028
7 Years	\$1,400	\$1,500	\$1,600	\$1,700
12 Years	\$2,300	\$2,400	\$2,500	\$2,600
17 Years	\$3,200	\$3,300	\$3,400	\$3,500
22 Years	\$4,100	\$4,200	\$4,300	\$4,400
30 Years	\$5,000	\$5,100	\$5,200	\$5,300

These payments shall be non-cumulative.

ANNUAL LEAVE:

Annual leave may not be taken without prior approval of either the appropriate department head or the City Manager. Employees shall request annual leave at least 48 hours in advance, unless waived by the department head or City Manager. The City reserves the right to limit the number of persons on leave at any given time by department and job title, and the right to deny all annual leave during various seasonal periods by department and job assignment.

Annual leave must be taken during the twelve month period following the twelve month period during which it is earned; except that, with the approval of the City Manager, annual leave may be accumulated to a total of thirty-six (36) days.

The minimum period of annual leave which may be allowed is one-quarter day.

An employee separating from City service with annual leave to his credit is to be paid the value of said leave in a lump sum payment.

ADMINISTRATIVE PAY GROUP (APG)
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Employees are entitled to:

1. Ten (10) working days upon employment or twenty (20) working days upon hire or promotion of a Department Head role.
Note, the accrued days upon hire will be prorated in the event the employee resigns or does not pass the probationary period of one year.
2. Fifteen (15) working days after employment for five years.
3. Twenty (20) working days after employment for ten years.
4. Twenty-five (25) working days after employment for twenty years.

All members of the Administrative Pay Group are permitted to submit up to ten (10) unused vacation days for payment upon their anniversary date at their daily rate of pay.

SICK LEAVE:

All permanent, full-time employees are entitled to sick leave when incapacitated for duty by sickness, injury, pregnancy and confinement, medical, dental or optical treatment.

For Administrative Pay Group employees hired on or after January 1, 1977, sick leave is earned at the rate of 1¼ days per month of employment, up to a maximum accumulation of 250 days.

Members of the Administrative Pay Group shall, upon retirement, receive credit of up to 165 days of additional service retirement credit for unused sick leave, pursuant to the provisions of Section 41-j of the Retirement and Social Security Law.

Upon retirement, employees covered by the Administrative Pay Group shall receive payment for any unused sick leave accumulated in excess of 165 days, up to 200 days (maximum 35 days) at their daily rate of pay, if such employee utilizes no more than 10 days of sick leave during his/her last 12 months of employment. The City Manager may waive the ten-day limit if it is determined that extenuating circumstances exist and based upon a review of sick leave usage over the employees career.

Employees who request sick leave shall notify the department head or the City Manager within one hour of starting time. Such notification must be given on the first day of absence. Failure to give sick notice may result in the absence being charged to annual leave or a forfeiture of pay, as the circumstances justify or as determined by the department head or City Manager. Sick leave for medical, dental or optical treatment must be approved in advance by the department head unless an emergency situation is involved.

Sick leave in excess of two days shall be supported by a medical certificate, or medical proof, and the department head or City Manager may require a medical certificate for sick leave of two days or less. When a medical certificate can not reasonably be obtained for sick leave of two days or less, an affidavit by the employee relating the facts that required the absence may be substituted for a medical certificate at the discretion of the department head.

The minimum period of sick leave which may be allowed is ¼ day.

ADMINISTRATIVE PAY GROUP (APG)
Generalized Benefits

A doctor's certificate or other medical proof satisfactory to the City may, at the option of the City, be required of any employee returning from sick leave as proof of such employee's fitness for work.

An employee returning from sick leave may, at the option and expense of the City, be required to undergo a physical or mental examination, by a physician chosen by the City, to determine such employee's fitness to return to work. If any dispute should arise between the employee's physician and the City's physician, such dispute shall be subject to a determination by a third physician, chosen mutually by the first two physicians, and the cost of said medical examination shall be borne equally by both parties. Such decision shall be final and binding on both parties.

In cases of serious disability or ailment and when the exigency of the situation so requires, sick leave may be extended for a period not to exceed thirty days, upon prior approval of the City Manager, and such extended period shall be deducted from such sick leave as may accrue after the employee returns to work. An application for an extension of sick leave must be supported by a medical certificate.

Employees may utilize up to five (5) earned sick days per year for illness in their immediate family which for purposes of this section is defined as spouse, children, mother, father and/or grandparents. This benefit will not carry over if not used each year.

PERSONAL LEAVE:

Each member is entitled to five (5) days personal leave annually. Such personal leave may be granted upon one day's prior notice to the appropriate department head or City Manager, except in cases of emergency, and the employee must have the prior approval of the department head or City Manager, which shall not be unreasonably withheld. Personal leave which is unused at the end of each calendar year shall be added to the employee's sick leave accruals, subject to the maximum permitted accumulations. Personal leave may be taken in one quarter (1/4) day increments. New employees shall not be entitled to use personal leave during the first six months of employment.

Each member is entitled to up to four hours of paid leave for the purpose of obtaining a cancer screening, which will not be charged against accrued leave time.

HOLIDAYS:

All permanent, full-time employees are entitled to the following holidays:

- | | | | |
|----|-------------------------------|-----|------------------|
| 1. | New Year's Day | 8. | Columbus Day |
| 2. | Martin Luther King's Birthday | 9. | Election Day |
| 3. | Presidents' Day | 10. | Veterans' Day |
| 4. | Memorial Day | 11. | Thanksgiving Day |

ADMINISTRATIVE PAY GROUP (APG)
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- | | | | |
|----|------------------|-----|--------------------------------|
| 5. | Juneteenth | 12. | Day following Thanksgiving Day |
| 6. | Independence Day | 13. | Christmas Day |
| 7. | Labor Day | 14. | Floating Holiday |

Holidays that occur on Saturdays will be observed the preceding Friday. Holidays that occur on Sundays will be observed the following Monday.

In order for an employee to be eligible for the floating holiday, he/she must have been appointed prior to March 1 of the year in which he/she wishes to take this day. The floating holiday must be taken as a whole day.

TUITION REIMBURSEMENT:

The City shall budget \$6,000.00 annually for job related course work. The \$6,000 annual allocation shall be available jointly to members of the Administrative Pay Group. Funds will be available for reimbursement or partial reimbursement of employees' expenses for tuition, registration and course materials up to a maximum of \$1,000.00 per employee per year, to a total of \$6,000.00 per year. Advance notice of intent to register for each course must be given to the City Manager, along with an estimate of cost, and it must successfully be completed (C or better for college courses) by the employee to be eligible to the extent not covered by other reimbursement programs for which the employee would be eligible and of which the employee has knowledge. If reimbursement claims for a calendar year should exceed \$6,000.00, fund will be pro-rated among eligible employees.

Employees may request that the City pay the expenses before the course work begins upon demonstration of an economic hardship.

It is understood that if the employee fails the course or fails to complete the course while employed by the City, he/she must reimburse the City. The City reserves its right to recoup any tuition which was not reimbursed.

It is further understood that any employee who is absent from work because of disability, workers' compensation leave, or any unpaid leave of absence shall be ineligible for tuition reimbursement.

For the purpose of this article, job-related course work shall include in-service staff training, degree programs to accredited institutions of higher learning, programs presented through BOCES or school district continuing education programs, or any other recognized educational institutions.

BEREAVEMENT LEAVE:

Bereavement leave shall be granted to a maximum of five (5) or three (3) consecutive and uninterrupted workdays for attendance at funerals and for bereavement to all employees within

ADMINISTRATIVE PAY GROUP (APG)
Generalized Benefits

the Administrative Pay Group in the event of a death of a member of the family, as hereinafter defined.

A maximum of five (5) consecutive and uninterrupted workdays will be granted for the following immediate family members:

Spouse, child, father, mother, sister and brother.

A maximum of three (3) consecutive and uninterrupted workdays will be granted for the following extended family members:

Aunt, uncle, nieces, nephews, grandparents, grandchild, brothers-in-law, sisters-in-law, parents-in-law, grandparents-in-law, step-parents, step-children, step-brothers, step-sisters, step-grandparents, step-grandchildren, step-brothers-in-law, step sisters-in-law, step-parents-in-law, step-grandparents-in-law.

No prior approval is required for bereavement leave, but the Department Head, if applicable, and City Manager shall be notified as soon as conveniently possible.

Employees exercising bereavement leave will receive their regular rate of pay for the scheduled working hours missed as defined above.

Additional bereavement time may be granted by and at the sole discretion of the City Manager. Such additional time shall be taken as authorized leave without pay, or at the option of the employee, charged against accrued and available personal or vacation leave.

COURT LEAVE:

All permanent, full-time employees are entitled to court leave which shall be granted for attendance in court for jury duty. Employees are not required to remit to the City the per diem compensation or transportation allowances received for jury duty.

Employees requiring court leave must notify their supervisors in advance and, following the leave, must submit evidence of the court attendance, including the time involved.

Employees called for jury duty shall participate in any on-call procedure instituted by the Courts.

WORKERS' COMPENSATION LEAVE:

All full-time, permanent employees of the City of Rye within the Administrative Pay Group who are disabled as a result of an injury arising out of and in the course of their employment (except when such injury is occasioned solely by intoxication or failure to use safety equipment provided by the City and issued as needed to the injured employee, or by willful intention of the injured employee to bring about injury to himself or another) shall be paid the full amount of their regular salary, or wages, until their disability therefrom has ceased,

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but for a period not to exceed 75 working days. In the event that the injured employee receives compensation for his loss during his disability, he must reimburse the City of Rye for the salary or wages paid during his disability.

An employee with a Workers' Compensation claim who is required to visit a doctor for further examination need not take one-half day sick leave but will be given actual time off as needed to attend the appointment.

Employees who have made claims for Workers' Compensation benefits and who seek to return to their job after being absent from work for any period of time shall be required to produce a written doctor's certificate, indicating that the employee is able to return to work and stating whether there are any restrictions as to the work that can be performed and whether the employee can return to his or her normal work load. The employee shall be allowed to return to work only after receiving approval to return from the department head.

In no case shall any combination of disability or compensation payments exceed the regular daily compensation of an employee.

Sick leave pay shall be pro-rated based on the compensation payments received by the City, in accordance with the provisions of Section 237 of the Workers' Compensation Law.

GENERAL LEAVE REGULATIONS:

The following provisions shall be applicable to all types of leave provided for in this Agreement:

- A. Leave shall accrue while employees are in a leave-with-pay status.
- B. Leave shall not accrue during periods of disciplinary suspension in excess of three days.

DISABILITY INSURANCE:

The City shall provide the disability benefit under the New York State Disability Insurance Program for all Administrative Pay Group employees. The City shall be reimbursed for any advance payment of wages and benefits to such employee, in accordance with the provisions of Section 237 of the Workers' Compensation Law.

ADMINISTRATIVE PAY GROUP (APG)
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In no case shall any combination of disability payments and the employee's salary exceed the regular daily compensation of such employee.

After the exhaustion of all sick leave accruals and extensions under this contract, all payments of disability insurance shall go directly to the employee.

Sick leave pay shall be prorated, based on the disability payments received by the City, in accordance with the provisions of Section 237 of the Workers' Compensation Law.

RETIREMENT PLAN:

The Employer will continue contributions to the pension accumulation fund of the New York State Retirement System, pursuant to the provisions of Section 75i (Section 384 & Section 384-d for the Fire Inspector) of the Retirement and Social Security Law.

HEALTH PLAN:

The Employer will participate in the New York State Health Insurance Plan ("NYSHIP") at its highest level that NYSHIP offers. Effective January 1, 2020, the health insurance contribution for all employees assigned to the Administrative Pay Group who were on the City's payroll as of January 1, 2020 shall be twenty-five percent (25%) of the applicable premium capped at five percent (5%) of base salary. The contribution for any employee assigned to the Administrative Pay Group hired on or after January 1, 2020 shall be twenty-five percent (25%) of the premium capped at six and one-half percent (6.5%) of base salary. The Employer shall continue to provide full premium payments for retired City employees of the Administrative Pay Group and their dependents during the lifetime of the retired employee. Effective August 1, 2011, in the case of a line of duty death, the Employer shall continue to provide full premium benefits for the deceased member's spouse until the spouse is eligible for continuing coverage under Medicare. Dependents are also eligible for continued participation at employer expense for premium payments in the health insurance plan until emancipation, or the attainment of the maximum age for dependent eligibility. Employees assigned to the Administrative Pay Group hired on or after January 1, 2020 shall continue to contribute during their retirement at twenty-five percent (25%) of the applicable premium capped at nine and one-half percent (9.5%) of base salary at the time of retirement.

If an employee is employed by the City until the age of 55 and has worked for the City for the previous ten (10) years without interruption, the employee will be entitled to remain on the City health plans, subject to the provisions herein.

The City shall have the option to make changes in the health insurance plan.

If an employee is eligible for individual or family coverage under the health plan the Employer participates in and elects not to receive such coverage, the Employer will reimburse fifty percent (50%) of the Employer's net savings to the employee, pro-rated on a

ADMINISTRATIVE PAY GROUP (APG)
Generalized Benefits

bi-weekly basis. The employee is responsible for providing the Employer with any required certification of eligibility and release documents that the Employer may require.

DENTAL PLAN:

The City shall pay up the same amount per participating employee as permitted in either the CSEA Public Works or the Clerical Unit Agreements, whichever is the more advantageous, prorated from the employee's effective date of coverage, for the purpose of purchasing a dental insurance program covering the employees and/or their dependents. Effective January 1, 2001, that amount is 70% for family plans and 100% for individual plans per year per participating employee.

VISION CARE PLAN:

The Employer will provide the CSEA Employee Benefit Fund Family Vision Plan to all members of the Administrative Pay Group as provided for in the CSEA Public Works or the Clerical Unit Agreements, whichever is the more advantageous.

LIFE INSURANCE:

The employer will provide a term life insurance policy in the amount of 1X salary for all employees in the Administrative Pay Group.

FEDERAL, NYS, WESTCHESTER COUNTY & LOCAL LAWS:

It is the City's intent to comply with any and all applicable Federal, New York State, Westchester County, and Local laws and regulations. If there are any inconsistencies between this statement of the City's generalized benefits and applicable laws, the laws apply and supersede this statement of the generalized benefits.

EXCEPTIONS/PARTIAL INVALIDITY:

This document is intended to be a guideline of the generalized benefits of members of the Administrative Pay Group. Any individual deviations from the benefits mentioned shall be with written consent of the City Manager. The City Council and City Manager reserve the right to make any changes to these generalized benefits as necessary. These generalized benefits are not intended to replace, modify, or amend any existing programs, policies, practices or agreements between the City and the employees in the Administrative Pay Group. Where a conflict exists between any existing programs, policies, practices or agreements and this document, they shall supersede this document insofar as it is inconsistent with them.



CITY COUNCIL AGENDA

DEPT.: City Manager

CONTACT: Brian Shea, Interim City Manager

AGENDA ITEM: Consideration of a request by the Rye Little League to approve a parade to kickoff Opening Day of the Little League season on Saturday, April 11, 2026, beginning at 11:00 a.m.

FOR THE MEETING OF:

November 19, 2025

RECOMMENDATION: That the Council consider the request.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND: The Rye Little League is requesting the City Council approve a parade to kickoff Opening Day of the Little League Season on Saturday, April 11th, 2026, beginning at 11:00 a.m. with a rain date of April 12th, 2026.

See attached request email from the Rye Little League.

From:
To: [Shea, Brian G.](#); [Sullivan, John P.](#)
Subject: Rye Little League Parade Date Request
Date: Thursday, October 30, 2025 8:49:19 PM

Hello Brian and John -

In looking at the forward calendar, it looks like Saturday, April 11, 2026, would be the best day for our annual Rye Little League and Rye Girls Softball Opening Day Parade. Please let me know if this works for the city. Thank you very much.

Danny



CITY COUNCIL AGENDA

DEPT.: City Manager

CONTACT: Brian Shea, Interim City Manager

AGENDA ITEM: Resolution to waive parking restrictions and parking fees in all downtown parking lots and Purchase Street from December 12 – 15, 2025, and from December 22 – 26, 2025, for Hanukkah, Christmas, and Kwanzaa.

FOR THE MEETING OF:

November 19, 2025

RECOMMENDATION: That the City Council adopt the following resolution:

WHEREAS, the City Council seeks to support the Central Business District local businesses during the 2025 Holiday Season, and;

WHEREAS, the City Council encourages residents to shop and dine downtown during the holiday season, as buying locally helps all of us while strengthening our local economy;

NOW THEREFORE BE IT RESOLVED, the City Council will provide free metered parking for the period December 12 – December 15, and for the period from December 22 – December 26 at the City's expense.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND: In December of 2017, the City Council began waiving parking fees for approximately one week leading up to Christmas in an effort to support the Central Business District. The Council hopes to encourage residents to shop and dine downtown during the holiday season since buying locally helps the community and strengthens our local economy. For 2025, the Council resolution reflects waiving fees for the shopping period which includes Hanukkah, Christmas, and Kwanzaa. Based upon prior years' revenues, the City projects these suspensions will cost \$18,000-23,000.



CITY COUNCIL AGENDA

DEPT.: Rye Golf Club

CONTACT: Chris Correale, General Manager

AGENDA ITEM: Approval of appointments to the Rye Golf Club Commission.

FOR THE MEETING OF:

November 19, 2025

RECOMMENDATION: That the Council approve the new appointments.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND:

<u>Commission Member</u>	<u>Expiration Date</u>
Akhil Kumar	12/31/2028
Terrence McCartney	12/31/2028

See the attached Rye Golf Club Commission election results.

Nov 5, 2025

Rye Golf Club
330 Boston Post Road
Rye, NY
10580 United States

To Whom It May Concern:

The following election results are certified by Simply Voting to have been securely processed and accurately tabulated by our independently managed service.

Respectfully yours,



Brian Lack
President
Simply Voting Inc.

Results - 2026 Rye Golf Club Commission Election

Start: 2025-10-22 09:00:00 America/New_York

End: 2025-11-05 09:00:00 America/New_York

Turnout: 423 (20.2%) of 2099 electors voted in this ballot.

Rye Golf Club Commission

Option	Votes
KUMAR, AKHIL	221 (27.8%)
MCCARTNEY, TERRENCE	206 (25.9%)
WEIL, ZACH	150 (18.9%)
MCGOWAN, JACLYN	108 (13.6%)
ANDREWS, ELIZABETH	95 (11.9%)
VIGE, DAVID	15 (1.9%)

VOTER SUMMARY

Total Voters	423
Abstain	0 (0.0%)