

Meeting of the Special Athletic Fields/Wetlands Committee
held at the Damiano Center, Rye, New York
on Monday, January 14, 2002 at 7:30 p.m.

Committee Chairman Stephen Meyers (Recreation Commission Chairman) called the meeting to order, introduced himself and asked the other members of the committee to introduce themselves:

- Michael Klemens, Co-Chairman (Chairman of Planning Commission)
- Nicholas Hodnett, (Chairman, Conservation Commission)
- Sally Rogol (Assistant Recreation Superintendent)
- Christian Miller (City Planner)
- Brian Dempsey (Traffic & Transportation Committee)
- Mack Cunningham (Recreation - Fields Committee)
- Sid Burke (Landmarks Advisory Committee)
- Bart DiNardo (Recreation - Fields Committee)
- Chantal Detlefs (City Naturalist)

Opening Remarks

Chairman Meyers explained that the idea for the committee originated with Mayor Steve Otis. It is believed that a collaborative process which involves those interested in creating more athletic field space with those interested in restoring wetlands as well as neighborhood concerns is best for the development of the Nursery Property.

Mr. Meyers said he believes the committee must have a clear and definite charter in order to provide active recreation fields and develop wetlands. Since the Recreation Bond vote is scheduled for March 5 there must be a predetermined timetable.

- Final design plans for the Disbrow and Rye Nursery fields must be ready two weeks before the vote so the public understands what they are voting for.
- The environmental review process should be done simultaneously with the design debate.
- If bond passes in March, bids could go out in April and the fields could be completed by the Fall of 2002 and ready for use by the Spring of 2003.

Co-Chairman Klemens stated that he looks at this project from a planning and environmentalist viewpoint. He said the nursery property is made up of 1.1 acres of open wetlands and 2.7 acres of recently filled (in the past 30 years) wetlands for a total of 3.8 acres of wetlands. He said it is not reasonable to restore the entire 3.8 acres to wetlands but said there should be minimally 3 acres of wetlands on the site. He said there should

be more wetlands on the site, as the right kind of wetland is needed to create a wildlife habitat. Less wetland buffer would be needed because the fields, if properly managed, could serve as an effective wetland buffer. In regards to the Disbrow field, Dr. Klemens said the woods provided poor potential for a wildlife habitat but an important visual amenity for the neighborhood.

Dr. Klemens said it was important that the SEQRA process be started but noted that only the City Council can make the SEQRA determination.

Background Information Discussion

Mr. Meyers stated that the basis for planning is the Recreation Master Plan, which was started in early 1999 as a result of a long-term planning process of the Recreation Commission to determine which infrastructure was needed in Rye to best support recreation needs. Patrick Cleary was retained to prepare a plan. The major needs determined were:

- Upgrade the Damiano Center to provide: dedicated space for seniors, more and larger programming rooms and more office and storage space.
- Develop a scenic trail way of up to 6 1/2 miles for walking and biking.
- More athletic fields. (Of the five sites suggested only two, Rye Nursery and Disbrow, could be developed.)

A public forum was held in November 2000. There was a large, mostly favorable turnout. After the Master Plan was approved subcommittees were set up.

Mack Cunningham then discussed the work of the Field Committee. He said he and Bard DiNardo had interviewed recreation leaders in other communities where fields had been renovated and asked them for recommendations for firms who had experience in developing fields in environmentally sensitive areas. The Thomas Group was recommended.

Sally Rogol then discussed the types of fields used in playing soccer and baseball by various age groups. She said that a large rectangular sized field (210' x 330') was desired since it would accommodate all age groups. She also said that both fields should be multipurpose for soccer and baseball, but only the nursery site was large enough to accommodate a large size soccer field and modified size baseball field. Ms. Rogol next described the fields currently available in Rye and how they are used:

Recreation Park - softball and baseball field also used for soccer.

Disbrow Park-

- Sterling Field - used for 8 on 8 soccer, flag football and practice for modified baseball.
- Feeley Field - used for Babe Ruth league, high school and j.v. baseball and high school and j.v. field hockey.
- Granger Field - used for youth baseball and girls softball.

Gagliardo Park - used for youth baseball

School Fields -

- High School - upper field used for softball, soccer and lacrosse.
- Midland - used for youth baseball to age 7 and soccer practice.
- Osborn - used for youth baseball, modified soccer, flag football and lacrosse.
- Milton - small field used by Rye Girls Sports, modified soccer and modified field hockey.

In response to a question from Dr. Klemens, a discussion followed about what type of field was needed at the nursery site. Ms. Rogol said the largest field that could be used for any group was needed. Mr. Meyers explained that there are more options available for all sports if the largest field is created. Mack Cunningham said that the largest field possible allows staff to better manage the field, which adds longevity to the field. Dr. Klemens said that for environmental reasons it is necessary that the committee make a strong case for taking more land from wetlands for the large field. He said this would be helpful in the SEQRA process as well as with the voters. Nicholas Hodnett said it would be necessary to justify to environmentalists why the City should not develop as little of the nursery land as possible. He said current demands for fields, not just future demand, should be demonstrated to justify creating a full-size field.

Bart DiNardo said the intention of the committee should be to justify the needs of both sides. Mr. Meyers said environmental and active recreation needs should be balanced.

Landscape Architect Scott Hughes, a Vice President of The Thomas Group, was then asked to explain proposed plans for the two sites. He said the plan for the field at Disbrow called for a north/south orientation, which would have the lowest cost and least impact on the neighbors. The initial thought was to only put a soccer field at this location but then it was thought that a smaller baseball field might be added. The 195' x 310' size of the field is less than optimum. The amount of parking spaces that would be needed at this field (40-50) and the best location for them was discussed as well as fencing for sight line screening from Oakland Beach Avenue.

Mr. Hughes next presented the plans for the proposed Rye Nursery field. He said one option called for an east/west layout for the soccer field with a little league field in the corner. He said that with a baseball field, right field would be in the wetland buffer. Dr. Klemens said if there was a 3-acre wetland the ball field could serve as the buffer. Another option presented by Mr. Hughes called for a north/south layout with the baseball

field in the opposite corner. Mr. Cunningham said a field must be oriented to avoid sun glare and, therefore, should go north. Ms. Rogol said that bathroom and storage facilities would also be needed at the nursery site as well as lighting for the parking lot.

Dr. Klemens said the wetland must be mapped to determine if the baseball field can be accommodated. Mr. Cunningham said that field development and wetland restoration are two different projects. He said it must be clear that wetlands reclamation is separate from the bond issue but integrated with the SEQRA process.

The committee next discussed the neighborhood input received at the public forum. Concerns had been raised regarding issues of parking and traffic, field layout, wetlands and drainage, security and safety, aesthetics, program scheduling and the notification process to neighbors. In the upcoming public workshops, these concerns will be addressed in order for the field schematics to be updated by the end of February.

Discussion of Next Steps to be Taken

City Planner Christian Miller said the SEQRA process is the responsibility of the City Council. He said this committee must address environmental concerns, i.e., traffic, the historical issue of the Knapp House, drainage and how to achieve the maximum field space without disturbing the wetlands. He said studies should address these issues and it must be decided if additional consultants to prepare such studies would be needed. He advised the committee to deal with worst-case scenarios.

Michael Klemens said that a "non-jurisdiction letter" was needed from the Army Corp of Engineers. He suggested that the Harza Report be sent to them. A motion was made requesting the City Planner to send a letter to the Corp of Engineers.

Stephen Meyers asked Mr. Miller to take the group through the SEQRA process. Mr. Miller said there were no hard and fast rules regarding the time line. If the Council did not feel the environmental issue was properly addressed they could request more study. Mr. Meyers asked how the committee could satisfy the concerns of the Council. Mr. Miller advised the group to be thorough in addressing the concerns of abutting neighbors and other interest groups. Dr. Klemens said the SEQRA process must be completed before any work can be done. Mr. Miller said the Council should do the SEQRA analysis and determination prior to awarding the bid to avoid having to repeat the bid process. Dr. Klemens suggested that he, Mr. Meyers and Mr. Miller should meet with the Corporation Counsel to discuss the SEQRA process.

Mr. Miller asked the committee if any other studies were needed such as for traffic or sight lines. Brian Dempsey said he did not believe traffic would be as big an issue as parking. Dr. Klemens asked how the visual aspect could be addressed. Mr. Miller suggested topographical and sight line studies could be done. The subject of noise was also discussed. It was suggested that noise and sight line problems could be solved at

the same time with screening. When Dr. Klemens asked if noise was a problem that could be dealt with at a later date, Mr. Miller advised the committee to have a plan in place before, in case it was needed.

Resolution

Michael Klemens discussed applying to the New York State Department of Environmental Conservation for a grant for restoring the wetlands. He asked the committee to pass a resolution asking the City Council to authorize the City Manager, City Staff and the Vice-Chairman to prepare an application to New York State DEC for wetlands restoration funds. The motion for a resolution was made, seconded and unanimously passed. It was decided that Stephen Meyers would draft a resolution and inform the City Manager regarding the committee's action.

Citizens Present Address Committee

Mr. Herbster of Mayfield Street advised the committee not to be too optimistic the bond issue will pass. He said he has heard that people are not against the expansion of the fields but are against the expansion of the Damiano Center. He cautioned the committee not to make the same mistakes as the School Board.

Other Business

It was asked if the mistake made on the Disbrow site plan schematic, which incorrectly identifies street names, could be changed prior to the Disbrow public workshop. It was suggested that alternative parking layouts for the Disbrow site be investigated during the walk through on Saturday. Dr. Klemens said he would like measurements taken at the nursery site to determine if there is actually 3 acres of wetlands.

Next Meetings

On Saturday morning, January 19, 2002 the committee will conduct a site walk of the two fields, which should be staked by then for visual impact. They will meet at the nursery site at 10:00 a.m. On Tuesday evening, January 22, 2002 a public workshop will be held on the Disbrow field at 7:30 p.m. in the Girl Scout Room of the Damiano Center. A public workshop on the Nursery site will be held on Monday, January 28, and the next committee meeting will be held on Tuesday, January 29, 2002 at 7:30 p.m. at the Damiano Center.

Adjournment

Chairman Meyers asked that a motion be made to adjourn the meeting. The motion was made, seconded and unanimously carried and the meeting was adjourned at approximately 10:30 p.m.

Submitted by,

Dawn F. Nodarse

Meeting of Special Athletic Fields/Wetlands Committee
Public Workshop on New Athletic Field at Disbrow Park
held at the Damiano Center, Rye, New York
on Tuesday, January 22, 2002 at 7:30 p.m.

Chairman Steve Meyers called the meeting to order and welcomed everyone to the public workshop on the Disbrow parcel. He recognized the committee members who were present:

- Michael Klemens, Co-Chairman
- Bill Rodriguez (Recreation Superintendent)
- Christian Miller
- Bart DiNardo
- Nick Hodnett
- Sid Burke
- Sally Rogol
- Nick Loddo (Traffic & Transportation Committee on behalf of Brian Dempsey)

Mack Cunningham arrived at approximately 8:20 p.m. and Chantal Detlefs was not present.

Introductory remarks and background

Mr. Meyers summarized the history that led to the formation of this committee. In 1999 the Recreation Commission conducted a survey to determine the long-term recreation infrastructure needs of the community. They received a response from 20% of the households surveyed. Public forums were also conducted and a steering committee formed. Patrick Cleary was retained to prepare a Master Plan that was sent to the City Council. A November 2000 a public forum determined the three primary areas of public interest to be:

- Upgrading the Damiano Center,
- Creation of a scenic trail way, and
- More athletic fields.

After a second public forum was held in November 2001, the City Council recommended the formation of this committee in order to make a collaborative effort to mitigate any negative impact on neighborhoods. The first meeting of the committee was held on January 14, 2002.

Mr. Meyers then reported that committee members, some Council Members and neighbors conducted a site walk of both the Disbrow and Nursery sites on Saturday, January 19, 2002. Both fields have been staked with red sticks and purple cloths. Mr.

Meyers said that although the Disbrow site has been laid out exactly as the proposed field would be in relation to the neighborhood, the staking of the Nursery property also included a buffer area of plus 10 feet on each side.

Mr. Meyers said a public workshop in connection with the Nursery Field would be held on Monday, January 28, 2002. He said that notices had been sent to all households within 750' of Disbrow Park.

Discussion of Proposed Plan for Disbrow Field

Mr. Meyers then turned the meeting over to Scott Hughes a Landscape Architect with The Thomas Group for purposes of explaining the Disbrow schematic. Mr. Hughes described the proposed field in terms of streets and current field locations. He said the proposal called for the largest soccer field possible (190' x 310') and a little league field. He said that 195' x 300' is the minimum requirement for a high school size field. He said the 310' field would require realigning the road opposite the tennis courts. The proposal would increase parking to 49 spaces, include buffer plantings and maintain as many trees as possible.

Jonathan Kraut of 8 Preston Street asked a question about the proposed buffer plantings. How wide would the plantings be and would they be on both sides of the parking area or only on the eastern edge? Mr. Hughes answered that the plan called for 25' width with tiered plantings and a buffer on each side. He said the design plan would not encroach on the easement area.

Cheryl Flood of 4 White Birch Drive asked if the tree line would be brought close to the road? How close the corner of the field would be to Oakland Beach Avenue and would the 25' buffer be solid green? Mr. Hughes said that the buffer would be broken in certain locations. Ms. Flood said she is concerned about property values and felt a large green buffer is less objectionable. She asked why existing trees could not be kept. Mr. Hughes said that the length of the field in the current plan necessitates the loss of some trees. He said a different orientation of the field would leave more buffer all around but would require more roadwork.

Mr. Kraut asked how many parking spaces were added and how that number was arrived at? Mr. Hughes answered that there was no hard and fast rule but said that by using a formula of "how much can you afford without exceeding what you will need" they determined that an additional 25 or 26 spaces would be needed.

Frank Adimari of 12 Hammond Place asked if the field were turned could the baseball diamond come off the field and was told that would be possible. He said that Rye Rec varsity plays on a 350' field and this proposed field is smaller. He said he is concerned that fields are getting smaller. He said that the quality of a game goes along with the size of a field and he is concerned that the children are not getting what they deserve.

Michael Klemens asked Ms. Flood what mitigation she would suggest? She said that she agrees with the need for the size of the field but wants a solid 20' - 25' buffer so that when you drive by you still have a park feeling. She said density of vegetation was most important. Dr. Klemens said that with appropriate plantings a dense buffer could be achieved. Ms. Flood said she was not sure if this could be done with the current schematic and perhaps the field should be flipped. Dr. Klemens asked if there could be a larger field if it was turned. Mr. Hughes said yes.

Mr. Meyers asked if the field was flipped could the parking be moved closer to Feeley Field near the police shooting range but noted this could also be a potential safety risk as people would be walking in the flow of traffic to get to the field.

Todd Matthias of 2 White Birch Drive asked if a decision had already been made about field layout or if other versions could be looked at. He asked about the open area as you currently drive into Disbrow Park, the area near Thorne Place. He said he believed the children should be given the correct field dimensions they need and the little league field could be broken off separately. Bill Rodriguez said that if more land were taken on the left side it would take away from the road. The current location was chosen because it is less disruptive to either side.

Mark Alimena of 15 Thorne Place said any plan that would change the entrance to the park to Thorne Place was completely unacceptable because DPW vehicles should not be entering from that street. He asked why the proposed plan was chosen over other options. He was told that other sites would have created problems for other properties. Christian Miller said that a road change could cause sight difficulties at that angle of Oakland Beach Avenue.

Jonathan Kraut said that there is merit to the plan but that in talking to neighbors he feels a key issue the committee needs to address is the visual issue. No sight line analyses have been done. Mr. Meyers replied that The Thomas Group has been retained to do those studies. Mr. Kraut said the current plan does not lend itself to how all things can work together. Regarding the issue of parking he said there are five parking areas with potential for more parking; that people tend to park where they want to not necessarily where the parking is located. He says he believes people will also be concerned by the fact that parking areas will also be used by DPW. He asked if the field could be moved if the proposed additional parking were eliminated? He also asked if it were possible to have a field and also hide the DPW? He asked if school fields could possibly be realigned? Mr. Meyers said that the school fields were not under the control of the committee but noted that there had been money in the proposed school bond for alterations to Osborn fields. Dr. Klemens said the School District operates as a semi-autonomous body that is not subject to City control, therefore, it is not be a good idea to make long-term recreation plans that are contingent upon School District cooperation. Mr. Kraut said that if large fields are not available for non-City programs is that the size that is really needed? He suggested the City not plan by the needs of school programs.

Mr. Meyers said that many of those involved in varsity programs also participate in Recreation Department programs.

Frank Adimari said that he is associated with Rye Youth Soccer. He said the organization is the biggest user of fields because no child is turned away who wants to play. He said they presently have 12 teams in their traveling league and the rules usually require that a community have two fields to accommodate that number of teams. He said that without a second soccer field they eventually would have to cut back to six traveling teams. He also said that 100-yard fields are too small for players aged 12 and up. Scott Hughes said a wide field was wanted so the center of the field can be offset and the field can be used harder.

Bill Rodriguez said that the Master Plan had assumed that the School District would address the issue of fields but even with both the City and School District doing so the needs of the community would only just be met. He offered some reasons as to why the needs of the K-12 population were not currently being met:

- Expanded seasons;
- Title 9 increased the scope of programs offered to genders;
- Large range of programs offered in Rye;
- Interest in fitness and physical activity.

Dr. Klemens said he felt there was an agreement on the need for fields but that public concern was with their design. Mr. Kraut said the neighbors he represents agree with the need for fields but have concerns specific to their properties and community. He said he believed a plan showing the complete neighborhood and current fields and parking would be more helpful. He said it should show easements and the dimensions of proposed planting areas and what the plantings would be. He said sight lines should be analyzed from abutting properties, Oakland Beach Avenue and Thorne Place. Mr. Kraut said the amount of parking spaces available should be determined. It could then be decided if there was another way to create adequate parking as well as provide the field size needed and an adequate buffer. Dr. Klemens asked if this site plan should include county land as well? Mr. Kraut said that all available information should be put on the site plan.

Councilman Doug McKean asked if the parking should be moved and the field turned. Dr. Klemens said he agrees with Mr. Kraut that there is more parking available at this location in different areas. Todd Matthias cautioned the committee to keep safety in mind because the field would be used by children.

Sean Dempsey of 50 Allendale Drive asked if the area across from the sewage treatment plant was City property and if there would be wetlands issues. Mr. Rodriguez said the answer to both questions was yes.

Margaret Whitehouse of 116 Apawamis Avenue asked if the baseball area is different from the soccer area? Mr. Rodriguez said that a rectangular field provides more opportunities for multiple uses at different times of the year. He said it was impossible to have one field for each sport. Mrs. Whitehouse asked if the field was turned could the baseball diamond be located out of the soccer field and was told that would be possible. Her husband Arthur Whitehouse then asked about the size of Sterling Field. Mr. Rodriguez said it was 375' down the foul line and 340' in the outfield. He also said many sports are played at Sterling Field and The Thomas Group will evaluate it as well.

In response to Mrs. Whitehouse's question about the age when most girls stop playing soccer, Frank Adimari said that the oldest girls now playing were 13 year-olds but that the school now has a middle school team and a j.v. team. He said the varsity girls currently play in the Spring, which is different from the rest of the State but if they played in the Fall there would be a need for two varsity fields. Mr. Whitehouse added that playing in the Fall would also increase the number of referees needed.

Cheryl Flood said the issue was a question of quality of life. She said that meetings like this were necessary for the public to hear about these issues and that all options should be looked at so green space could be preserved. She said she was in favor of repositioning the field and moving the parking area.

Scott Hughes said he understood the consensus of the group to be:

- Reconfigure the field to create more opportunities for field use;
- Move the parking;
- Maximize the buffer on Oakland Beach Avenue;
- Reconfigure the entrance road.

Dr. Klemens said the people want the biggest field that is possible at this site. Mr. Adimari said the process should be done right once to create the maximum use.

Councilwoman Carolyn Cunningham asked how far the road would have to be moved if the field is flipped? Mr. Hughes said about 40 feet. Councilman McKean said that would be better for the turn into DPW.

Chairman Meyers then asked the members of the committee if they had any comments. Mr. Rodriguez said that the information gathered at this meeting would be helpful to Scott Hughes and the committee. He said they were eager to look at other options. Mr. Meyers said the current plan had been set up for the least disruption to fields but moving the parking could probably work.

Mack Cunningham said he is concerned that if the parking were moved away from the ball field there would be more risk to children's safety getting to the field.

Dr. Klemens said he believed the input from the public at this meeting had been very helpful. He said the comments had been focused and the committee was given clear direction.

Nicholas Hodnett said he agreed that many interesting comments were made. He also said that in looking at other site plans, the parking is on one side and the road on the other. He wondered if putting the parking and the road on one side would open up more space for a large field and also get the infield off the multipurpose field.

Nick Loddo said he thinks the field should be turned. If the field was turned parking could be found along the north end of the field along the road.

Other committee members present said they had no additional comments to make.

Cheryl Flood said the committee should look at the view of the tennis courts from Thorne Place for a good idea of a planned buffer. She said the courts couldn't really be seen. Councilman McKean added that a row of evergreens was not an effective buffer and that staggering and depth were necessary.

Marc Alimena asked how the preference for orientation of the field was chosen and also the type of buffering that would be used for the field. He said if the driveway is moved the buffer should be different from that used for the field because DPW equipment would be closer to neighbors. He also asked about the cost? Mr. Meyers answered that everything must be planned within the budget. Dr. Klemens said that there could be a savings by moving the parking lot and thereby allowing more woods to be retained.

Meetings Schedule

Chairman Meyers said a public workshop relating to the Nursery site would be held on Monday, January 28, 2002 at 7:30 p.m. A meeting of the special committee would be held on Tuesday, January 29, 2002 at 7:30 p.m. Both meetings would be held at the Damiano Center and open to the public. Mr. Meyers suggested that two additional meetings be scheduled for February 4 and 5, 2002 in order for the committee to review changes that arise from the public workshops and so residents can see revisions to plans.

Other Business

Councilman McKean said he believed the plans for both fields should be drawn to the same scale. Mr. Meyers said the Nursery site had been drawn differently because there are more wetlands problems. Councilman McKean said the plans should show more details. Christian Miller said it might be done on two maps.

Adjournment

Chairman Meyers then asked that a motion be made to adjourn the meeting. The motion was made, seconded and passed and the meeting was adjourned at approximately 8:50 p.m.

Submitted by,

Dawn F. Nodarse

DRAFT

Meeting of Special Athletic Fields/Wetlands Committee
Public Workshop on New Athletic Field at Rye Nursery
held at the Damiano Center, Rye, New York
on Monday, January 28, 2002 at 7:30 p.m.

The meeting was called to order by Chairman Steve Meyers who explained the agenda for the evening. Landscape architect Scott Hughes would make a presentation of the proposed plan for the site and afterwards those present would be given a chance to ask questions. He next asked the members of the committee to introduce themselves and identify their City affiliation.

- Bill Rodriguez (Recreation Department, Superintendent)
- Christian Miller (City Planner)
- Brian Dempsey (Traffic and Transportation Committee Chairman)
- Michael Klemens (Co-Chair of Special Committee and Planning Commission Chairman)
- Sid Burke (Landmarks Advisory Commission)
- Chantal Detlefs (City Naturalist)
- Sally Rogol (Recreation Department)

Committee member Mack Cunningham arrived at 8:00 p.m.

Mr. Meyers said that notices of this meeting had been sent to all residents within 750' of the Nursery site and signs were posted outside the site. He said this was part of a collaborative process involving neighbors and committee members in order to create a balance between the field and wetland area.

Dr. Klemens added that there have been several meetings held in order to achieve the right balance for the site. He said he was happy to see so many people attending this meeting, that it was good for the process.

Mr. Meyers next explained the process leading up to this point. A Master Plan had been prepared by the City as a result of a survey of the recreation needs of Rye residents. The City Council authorized the issuance of 6.975 million dollars in bonds, subject to a public referendum, which would be used to increase the number of athletic fields, expand the Damiano Center and create a trail way system for walking, biking and jogging.

Scott Hughes then explained the current plan for the Nursery Site, which, he explained, was just one of nine or ten options considered. The design provides the largest soccer field possible (330' x 210') in an east/west direction and a little league size field with the skinned area in the soccer field and home plate in the southeast corner. If the

field is used as the buffer this plan allows for approximately 3 acres of wetlands or just under half of the property area. This design also provides 38 parking spaces off Milton Road. Mr. Hughes also noted that the current nursery and greenhouse buildings would be removed.

Before inviting public comments, Steve Meyers said that two letters had been received by the committee and would be read into the record. The text of a letter from Bruce Coe of 287 Rye Beach Avenue is as follows:

"I am writing to the committee in the capacity of a concerned homeowner who has been struggling to sell the private home located at the above address.

While other high-end properties in our neighborhood have sold relatively quickly, we have been listed for over six months, the primary concern for potential buyers seeming to be the exact disposition of the nursery property.

This concern has only increased with the most recent schematic of the nursery site appearing on the City of Rye web site: This indicates a Little League ball field located in the southeast corner of the site, directly abutting our property line. It would also be practically "in the front yard" of my three neighbors. If grandstands are erected in this proposed location, it would bring accompanying noise and people traffic not compatible with residential living.

I would strongly recommend the relocation of the ball field to the southwest corner of the site, just north of the Knapp house. In fact, this was the original location for the field in an earlier schematic I received from the city planner's office. This site is much closer to proposed parking, Milton road, and natural street noise -- and a much more suitable area for a ball field that will bring with it an enthusiastic bunch of Little Leaguers and their vocal supporters.

I greatly appreciate the committee's consideration of my concerns."

A letter from Robert W. Bennett of 17 Haven Avenue was also read.

Public Discussion

Eugene McGuire of 7 Kirby Lane, who identified himself as a Trustee of the Rye Historical Society, spoke about the interests of the Knapp House, which has become the research center for the Historical Society. He said their primary interest is parking because there is presently no drop-off area for school groups. The Historical Society would like parking planned so the Knapp House will also have access. He called the current parking plan good for school drop-off purposes and said the proposal for parking near Rye Beach Avenue would be good for the Knapp House handicapped parking. He said they would like an open fields feeling maintained across the property that had once

been the farmland of the Knapp family. He asked the committee to be mindful of the cemetery across the street, which is also an historical site.

Michael Klemens asked Mr. McGuire if placing the baseball diamond in the bump out area near the Knapp House would create any problems. Mr. McGuire said he was not sure what the noise factor would be because the Knapp House reading room was on that side of the building. Dr. Klemens then asked if an increase in vegetation caused by outflow water from the nursery site emptying through the cemetery would be historically compatible. Mr. McGuire said that would not be a problem. Sid Burke asked if there would be a problem if the backstop were moved nearer the Knapp House. Mr. McGuire said that tall bleachers would be negative to an open fields feeling.

Mladen Grgas of 411 Milton Road said that his home is located near the proposed parking area. He said he did not want a bus drop-off located near his window and said there were two other areas that could be used for parking. Mr. McGuire said that the Historical Society would like the current entrances maintained.

Davidson Gordon of 78 Elmwood Avenue asked if the baseball diamond could be moved off the soccer field and away from his house. Scott Hughes said there was no way the two fields could be separated and the wetlands protected.

Irwin Lefkowitz of 38 Oakwood Avenue called the plan unfortunate saying the field orientation was wrong for a soccer field. He said the project was for the recreational needs of the community not the needs of the Knapp House and only peripherally for the wetlands.

William Slattery of 68 Elmwood Avenue asked about the dimensions of the backstop. Mr. Hughes said that had not been determined yet but would probably be about 30' high making the top of the fence at the bottom of the back of the houses. Mr. Slattery then added that it would become very inviting to children to climb the rocks and asked about liability.

Geoff Wadsworth of 66 Elmwood Avenue said he felt "sandbagged" by the plan. He said he had been enthusiastic about the plan for a field but thought the field would be located in a different direction. He said the noise from the field would interfere with his and his neighbors' enjoyment of their yards during "cocktail hour". He said this location could also cause a problem of balls coming on to his property and people cutting through his yard or across his driveway to get to the field, which made it important to keep the woodlands. He also said he felt the plan inaccurate in showing the location of the wetlands. He said most of the proposed soccer field is in the wetlands.

Dr. Klemens said he felt some background information was needed to interpret the map. He said much of the wetland has been filled, leaving approximately 1.1 acres remaining along Playland Parkway. The Harza Report prepared for the City identified 2.7 acres of wetland that had been filled in the past 25 to 30 years and older areas that had

been filled for over 40 years. Mr. Wadsworth said he believed the right corner of the soccer field is wetland that has been covered with wood chips. Dr. Klemens said he did not dispute there was wetland but said the committee wants to find a balance between wetland and athletic needs.

Bill Lawyer of 15 Hillside Place said he was concerned that there be a balance. He said there has been a great deal of flooding on Midland Avenue over the years and the water must have a place to go in heavy rain. The field could be the buffer and the wetland needs to be protected. He agreed there would be noise at times but said the fields should be provided so the children can have a good time. He also said he felt that a field made good use of the property and called on all to work together.

Scott Hughes stated that the site is in the 100-year flood plane and additional fill could interfere with water storage. He said the soccer field would probably be raised a little.

Bill Pazona of 62 Elmwood Avenue said he knows there will be a field and welcomes it but asked that it be placed in the southwest corner. He also said that a pond had been located on the property until two years ago.

Dan Verhoff of 2 Allendale Drive, who said he was representing the Rye Babe Ruth League, asked if the field has been considered for use by older children. He said there is currently only one field for over 13-year olds, which prevents them from moving up after Little League. He also asked if one of the soccer fields at Rye Rec could be changed to use of older children. Steve Meyers said that a larger baseball field has been considered but could offer no guarantees. He said it probably would not be as large as the one at Feeley Field but would be good for 13-15 year olds.

Mr. Slattery asked about field placement in the southwest corner. Mr. Hughes said the current location had been chosen to place it near the hill where people could sit. Mr. Slattery said there is clear opposition to placing the field in the southwest corner and asked if traffic and noise or visual impact analyses had been done. He said he felt a north/south orientation would be better. Mr. Hughes said that a north/south orientation would require reconfiguration of the wetlands. He used the schematic to show how a north/south orientation would impact the wetlands.

Mr. Lefkowitz said that if the soccer field was moved and the little league field moved to the southwest corner, the field would be oriented in the right direction. Mr. Hughes said the skinned area would be in the soccer field.

Dr. Klemens said that there are two sets of pipes under the site that could cause a problem. He said it was a goal of the wetlands restoration project to remove the pipes to allow for the storm water to be naturally cleaned and this could not be done with the soccer field in the north/south direction.

Stuart Taft of 37 Oakwood Avenue said that he felt it made more sense for the field to be the buffer, as it would preserve the wetlands. He said he was concerned with the issue of noise and lighting and was against floodlights at night. Mr. Meyers said there would be no lights on the field but some sort of low-level lighting would be needed for the parking area. Mr. Taft said he wanted an assurance that the park would be dedicated only for the uses planned and would not be used for overflow parking for Playland in the future. Mr. Meyers said that the property was owned by the City not the County and, therefore, could not be used for Playland parking. Dr. Klemens added that this was a reason why the City had not purchased the land with the County. Frank Goldszer of 10 Mayfield Street asked how people would be prevented from parking there for the beach and Playland. Bill Rodriguez said this could be done with signs or by blocking the entrance at night.

Steve Rabinowitz of 20 Colby Avenue said that he was involved with baseball and was concerned about the lack of field space for children over age 12. He urged the committee to consider a larger baseball field and asked if the backstop could be located nearer to the Parkway, which would bring it as far away from houses as possible. Mr. Hughes said that was not possible because it would place it in the wetlands area. Councilman Doug McKean added that players would be batting into the sun, which was not good.

Sid Burke, who is also on the Landmarks Advisory Committee, said he was concerned with the backstop being located close to the Knapp House. He said that one of the questions that the SEQRA process would address would be the impact of the project on the historic house.

Chris Cohan of 315 Oakland Beach Avenue said this was his first time seeing the schematic and he had questions for the committee. How would this project impact the Milton Road residential area? What type of landscaping is planned? Mr. Hughes answered that a 20-25' buffer would be planted with underplantings to minimize the impact to the neighborhood. He also said that a walkway could be built so that the trail way system could be tied in with the wetland. Dr. Klemens agreed there could be a boardwalk trail through the wetlands and also said that current calculations call for 700 truckloads of fill to be removed from the site. He said this was the largest part of the restoration project and this would increase the floodwater storage capacity. He said the wetland would be diverse in habitat and vegetation, which will allow water to be cleaned through natural processes.

Mr. Cohan then said that receiving funds for capital improvement was one thing but what was the City's plan for maintaining the property? Dr. Klemens said that the funding for wetlands restoration would require a five-year commitment to environmental monitoring to make sure the wetland was functioning properly. Bill Rodriguez said that there were operational costs included in the bond. He said that an irrigation system was planned for the nursery site and that organic fertilizers would be used. Mr. Cohan asked if the City had considered the fact that organic fertilizers are high in nitrogen and use of

them is discouraged by the DEC. Mr. Rodriguez responded that since having the new field would help with field rotation the use of organic fertilizer was felt to be the "lesser of two evils". Mr. Meyers added that it was part of the maintenance plan to rotate the use of the fields. He also said that Mr. Hughes' firm has had experience in successfully creating fields near wetlands.

Margaret Sheehan of 4 Fernwood Avenue and Michael McCormack of 21 Ellsworth Street both stated they had concerns about the parking issue. Ms. Sheehan asked if parking studies have been done and Mr. McCormack said he was concerned about the issue of summer parking. Mr. Hughes said there were no standards for athletic field parking. He said that for a soccer team of 15-20 children it is estimated that 40 spaces would be needed. He said maybe there would be more parking area available with the removal of the additional building. Mr. McCormack's asked if the traffic pattern flow had been examined and Mr. Hughes answered that it should be the same as the commercial use had been.

Joseph Hurley of 300 Rye Beach Avenue said he had a concern that toxic chemicals would be brought to the surface as the site is cleared. Dr. Klemens said that preliminary testing has been done and the land is clean but added that as fill is removed from the property further testing will be done. City Planner Christian Miller said that the City prepared Phase I and Phase II studies which recognized that there were underground storage tanks on the property but testing results showed no cause for concern.

Mr. Hurley said he also had concerns about the backstop and how it would be screened and also about traffic and parking. He said he did not think 38 parking spaces would be sufficient. Kathy Henningsen of 15 Ellsworth Street, who added that she thought the children needed the ball field, also expressed concerns about the need for more parking.

Bill Langham of 82 Central Avenue asked about the survey that has been conducted about the recreational needs of the community. Mr. Meyers said there are currently 1200 children playing Rye Youth Soccer, 450 in Little League, 125 in Babe Ruth League and 100 in Girls Softball and there are many more children who are coming along whose needs must be provided for. Mr. Langham said that there are soccer fields at Disbrow Park but a baseball field was needed at the Babe Ruth level. He said he could live without the soccer field at this site if it meant there could be a larger baseball field and more wetlands area. Mr. Meyers said this is an issue the committee has been wrestling with. He said there is a full-size field at Rec Park but with three fields scheduling could rearrange the soccer fields and this would free up more time for baseball use. He added that additional fields would also allow the Rec Department to stagger game times, which could help alleviate the parking problem.

Christian Saunders of 2 Mayfield Street thanked the committee on behalf of "soccer kids" for taking their needs into consideration.

Vanessa Bisceglia of 382 Milton Road asked how long construction of the fields would go on and if there was a proposed schedule. Mr. Rodriguez said that everything depended upon the bond passage. Scott Hughes said it would take approximately six months. Mr. Meyers said that a process must be adhered to. If the bond passes, bids could go out in the Spring and construction start in the Fall. He said two growing seasons would probably be needed for the grass to come in, which means the field would not be ready for use until 2003 at the earliest.

John D'Andrade of 12 Radcliff Avenue asked what would happen if the bond issue failed. Linda Lefkowitz of 38 Oakwood Avenue said she has heard many say they are against the bond and wondered how the land would be maintained if it failed. Steve Meyers said the field would remain as it is now except that the buildings would be taken down as a requirement of the City's loan agreement with the Environmental Facilities Corporation. He said possibly there could be another bond referendum but said that failure to pass this bond act would have a serious impact on athletic programs in the City of Rye. Dr. Klemens said the wetlands restoration was not subject to the bond because the money was coming from another source. He said a new buffer area was needed to protect the wetlands and the field could serve as the buffer. He said the wetland would function best without the buildings so the creation of the field would provide a better interrelationship of site use.

Allison Radilosso of 21 Overlook Place asked if teams from other communities would have use of the field. Mr. Meyers said that the Rye Recreation Department would have control of field use but added that sometimes Rye teams play teams from other communities. He said that the Babe Ruth League sponsors a tournament that includes teams from other communities and at times this would involve two non-Rye teams using the field but this would only be as part of the Rye Tournament. Bill Rodriguez said that no other communities would be using the field without Rye participation.

Bob Clyatt of 189 Milton Road said he was excited about the wetland restoration project because it might help Rye's flooding problem. He said that the wetland restoration was just as important as a soccer field.

Ed Herbster of 5 Mayfield Street said that he has attended all of the meetings regarding the proposed athletic fields. He said the soccer committee says they have one large field but need a second field to meet the needs of the older children. He said that at the public meeting on the Disbrow Field the residents encouraged a larger field but he has heard no discussion about shrinking the size of the field. He asked if a smaller soccer field was made at the nursery site would that allow for more parking and a larger wetland? Mr. Meyers said that a soccer field is being used only as a template because it is rectangular and could be used for other sports. He said the idea was to create as large a multi-purpose field as possible while also restoring the wetlands.

Bill Bisceglia of 382 Milton Road said he believed the parking could be increased if the field were in the north/south direction and asked if the wetland could be extended to

the southeast direction on the eastern boundary. Dr. Klemens said there already was a plan to extent the site into that area but since water does not run up hill it was not the best choice.

Bill Meyers of 14 Preston Street said he did not believe the parking problem resulted from the 38 parking spaces but from the movement of cars at transition times. He said another problem was that there was no place for smaller children to play while they were attending their sibling's games and asked if a playground could be put in the design plan.

Andrea Raynor of 12 Ellsworth Street said she doesn't think there can be both a baseball and soccer field at the site. She said she could live without a soccer field because it was more important that children learn about wetlands. Dan Ross of Stuyvesant Avenue applauded the work of the committee and agreed that the wetlands were important but said it was important there be a balance. Steve Meyers said that the reason why the City Council set up this committee with himself and Michael Klemens as Co-Chairmen was to address all concerns and reach a balance.

Robin Marx of 28 Coolidge Avenue asked if there would be a finished plan before the bond vote. Mr. Meyers said that was the plan of the committee. In response to Councilman McKean's question, he said the new schematic of the site should probably be ready by February 4th or 5th. Mr. Meyers said the committee wants to take public comments into account in order to satisfy their concerns and try to mitigate negative impacts in the best way possible with the resources available. He hoped that by mid-February the revised plans would be published on the City website. Robin Jovanovich of the Rye Record asked if there would be another public forum? Bill Rodriguez said representatives of the Recreation Department would speak to any interested group to answer questions about what is in the bond issue. Mr. Meyers said there would be committee meetings on January 29 and February 4 and 5, all of which are open to the public. Michael Swain of 47 Hill Street advised the committee to make sure the information gets out to the public through the Rye Record and the TV channel. Mr. Meyers said that an Eye on Rye presentation was scheduled for the week before the bond vote and that the local papers had representatives in attendance at the meetings.

Fran Radilosso of 21 Overlook said that he did not believe there was sufficient parking at the site and that the issue of traffic had not been properly addressed. Brian Dempsey, who is also Chairman of the Traffic and Transportation Committee, said that he was on this committee to deal with traffic issues. He said the parking issue would be addressed so all parking would be off street.

Steve Gulotta of 385 Milton Road said that there are currently 125 boys ages 13 and older in the baseball program and coaches would like to expand the program. He said there was only one full-size field at Disbrow and that it was not enough to accommodate the needs of the Babe Ruth League. Mr. Gulotta asked if a full-size baseball field were

not built at the Nursery Field would a field at Rec Park be given over to baseball. He said he wanted this information before he voted.

John DeLorenzo of 317 Rye Beach Avenue said he felt there were really two issues involved, the environment and human impact. He said there had been much talk about the wetlands but not about the human impact. He said that more was wanted from this land than the land could accommodate. In response to Mr. DeLorenzo's question about how sanitation needs would be handled, Mr. Hughes said there were plans for restroom facilities to be built at the site.

Mr. DeLorenzo also said he was also concerned about the traffic problem. He said Rye Beach Avenue gets traffic now from people trying to avoid the Parkway. Brian Dempsey said that the Traffic Committee does not feel there will be a significant traffic problem. He said that Disbrow Park has only one road and is able to accommodate more sports and the DPW without a problem. Mr. DeLorenzo said he disagreed with that theory because Rye Beach Avenue is a different size traffic lane. Mr. Dempsey said that the driveways to the field were on Milton Road not on Rye Beach Avenue. Mr. Bisceglia added that he too thought traffic would increase on Rye Beach Avenue. Rich McGuire of 9 Mayfield Street said that traffic on Milton Road is very bad now in the mornings and wondered about a plan for overflow of parking. Mr. Meyers said there would be adequate parking at the field and that scheduling could be utilized as a way to alleviate parking and traffic problems as has been done at the Rye Rec Field.

Chris Stackpole of 2 Colby Avenue said he found it heartening to hear about the plans for the wetlands restoration and found the idea of using the field as a buffer to be reasonable. He asked the committee if they were locked into the current schematic for proper wetlands restoration. Dr. Klemens said this schematic was probably the best way to achieve the target of 3 acres of wetlands. He said there were a couple of other ways that have been explored, which involved flipping the field but filling wetland to move the wetland causes other issues. He said the Army Corp has yet to respond to a letter about their jurisdiction and that some wetlands are Federally mapped. Dr. Klemens said he realized taking back all the wetlands was not an option because the site had been acquired for a dual purpose and, therefore, a balance was needed.

Irwin Lefkowitz asked if a north/south orientation of the field would allow comparable wetlands to the east/west orientation. Dr. Klemens answered that with wetlands restoration the elimination of storm water can be difficult to achieve. He said the water needs to exit the site under the parkway and the back of the site presents a problem because of the rise. Mr. Lefkowitz asked how close to the channel the field could come without reducing the wetland opportunities. Dr. Klemens replied that the more of the channel opened up the better it would be for the wetlands. Mr. Lefkowitz asked why it was necessary for this wetland to take care of the water on the other side of the Parkway as well. Dr. Klemens said it was part of the plan to take care of all sides, that this is the best opportunity to rejuvenate storm water before it enters Long Island Sound.

Geoff Wadsworth asked if the wetland could possibly be moved around the field. Dr. Klemens said it is possibility that could be looked at but the soccer field could only be minimally filled. Mr. Wadsworth said the area near Elmwood was always wetter. Dr. Klemens explained that as the wetland has been filled the water has moved around.

Paul Benowitz of 29 Ellsworth Street said the site plan must be ready before the vote. He said the environmental concerns are important, that the property is small and the size of the ball field should not grow so large that it interferes with wetland restoration. Dr. Klemens said that in order for there to be a meaningful wetland it must accomplish certain goals. He said he feels the process is coming close to what is necessary for meaningful ecological and habitat restoration because the funds for restoration would not be available without that. Mr. Benowitz then asked if a reduced size field could be built. Mr. Hughes said there were three sizes of high school fields, 195' x 300, 210 x 230 and 225 x 360, and that they were trying to design a wider field so the center of the field could be offset allowing for more use opportunities.

Neil Wexler of 10 Morris Court asked if water drainage would be improved by the restoration of the wetlands. He also said he thought the wetland area did not look very attractive in Winter and asked if there were planting choices that would make the area look good in both Summer and Winter. Mr. Hughes said that the plan looks more set than it actually is and that wetland mitigation measures are not really available yet. Dr. Klemens said that the amount of fill to be removed has been determined. He also said that attractiveness is in the eye of the beholder but the wetland envisioned for this area would have various types of vegetation that might be more attractive. Dr. Klemens said a properly planted wetlands could help filter out garbage but the problem of flooding is more complicated. He said there wouldn't be a difference in big storms but the houses along Milton Road would see a difference in smaller storms. Dr. Klemens said there are also tidal influences on this location and there would be engineering studies done in connection with the grant process.

Steve Fairchild of 12 Rosemere Street said the long-term benefit is to maintain as much wetland as possible. Joel Dalelius of 31 Ridgeland Terrace said there is more benefit from the wetland because it functions 24 hours a day.

Ted Stein of 335 Rye Beach Avenue referred to the recent failed school bond and asked if the current plan would be locked in with the bond vote. Mr. Meyers said that if the bond were passed all the plans would be accomplished. He said that the committee wants to be able to do as much as possible to satisfy the concerns of all within the proceeds of the bond. Mr. Stein said he would be affected by traffic and said people should be encouraged to walk to the field. He also said he felt the demand for fields was at its peak now and the field should not be expanded at the expense of the wetland, that balancing the programs was important. Mr. Meyers said that this committee had been formed with representatives of the different interests in order to achieve balance, but it was impossible to satisfy everyone. He again suggested people go to the section on the

City website that has information about the bond as well as an area for people to ask their own questions.

In response to a question about another walking tour, Mr. Meyers said the property is staked out and if people enter on the left-hand side they could look at it. He said most of the field would be located in the area where the buildings presently exist and the portion to the east is where the wetlands would be. Mr. Rodriguez added that the stakes at the four corners include the buffer area beyond the field dimensions. Dr. Klemens said he felt uncomfortable with telling people to go on to the site, which has been closed off to the public and thought it would be better to arrange another site visit. Mr. Rodriguez said he didn't think another site tour should be scheduled until the new design is ready.

Adjournment

A motion was made and the meeting was adjourned at approximately 10:25 p.m.

Submitted by,

Dawn F. Nodarse

DRAFT

Minutes of Meeting of Special Athletic Fields/Wetlands Committee
Held at Damiano Center, Midland Avenue, Rye, New York
On Tuesday January 29, 2002 at 7:30 p.m.

Chairman Steve Meyers called the meeting to order. He noted that Recreation Superintendent Bill Rodriguez was not in attendance due to family reasons. The following members of the committee were in attendance:

- Michael Klemens
- Nicholas Hodnett
- Chantal Detlefs
- Brian Dempsey
- Sally Rogol
- Sid Burke
- Christian Miller
- Mack Cunningham (arrived at 7:40 p.m.)

Mr. Meyers asked that committee members submit any changes they would like made to the minutes of the first two meetings directly to the secretary. Councilman Doug McKean asked if the minutes could be on the website and Mr. Meyers said he would have to check with someone in the City computer department to see if it would be possible.

Mr. Meyers said that a public forum would be held on the proposed changes to the Damiano Center before the bond vote. Councilman McKean asked if there would be a meeting held on the trail way because that issue had been discussed at the Finance Committee Meeting. Mack Cunningham said that Mr. Pratt of the Finance Committee has knowledge of the bond proposal but possibly the new members of that committee did not. He suggested that someone from this committee should go before the Finance Committee to answer their questions and make sure they understand the issues correctly. Mr. Meyers said he would talk to the Finance Committee if that were necessary. Michael Klemens said it was important that the Finance Committee have correct information. Mr. Meyers said he is scheduled to meet with them next week. Dr. Klemens said it was also important to go to the City Council Meeting on February 6th. Mr. Meyers said a report of this committee would be made at the Council Meeting that would include:

- What were neighborhood concerns and how they have been addressed;
- How a balance was met;
- Why the additional \$850,000 added to the bond was necessary.

Dr. Klemens said it was time to get the Council to initiate the SEQRA process. City Planner Christian Miller said he would attend the Council Meeting. Mr. Miller said that the SEQRA process is driven by the desired construction date and the minimum time

period needed would be 30 days. He also said that a plan was needed first. Dr. Klemens said he did not think the process would happen in a month and it was important to get the Council working on it. Mr. Meyers suggested that another walking tour of the sites should be scheduled for all Council Members for the week after the Council Meeting. Councilman McKean suggested it might be a good idea to hold an open house at the nursery site the weekend before the referendum. Mr. Cunningham agreed that this probably would not hurt because the open house held at the firehouse before that referendum had probably been beneficial to its passage.

Committee Impressions

Mr. Meyers said he would next like to ask the committee members for their individual impressions of the two forums. What did they believe were the key issues that must be addressed? How can they be accomplished? Were there any solutions that might be discussed regarding layout?

Sid Burke said that in connection with the Disbrow Field he felt the realignment of the roadway was a big improvement. He said that screening along Oakland Beach Avenue was a positive and would help retain a park like feeling. He said the only aspect that might be considered from a "landmark" perspective was that the stone gateposts at the entrance should remain and wondered what would happen to the iron gates. Mr. Burke said he had more issues in connection with the Nursery Field. He said it was a real opportunity for developing more historical awareness of the Knapp House and the cemetery as people attending games at the field could also visit the historic sites. He said he believed that dual use parking would not cause a conflict because parking for the Knapp House would be needed primarily during school hours. Mr. Burke said that his major concern was the location of the backstop. He said he felt it would be least visible against the slope. He said he understands the residents' concerns about noise but believes that if the field is located in the southwest it will significantly impact the Knapp House. He said all other possibilities should be investigated including use of this field primarily for soccer and putting baseball at another site. Commenting on the issue of location, Councilman McKean said that if the field were located where the residents had requested the previous evening the noise would go toward the hill.

Mr. Meyers said that he had had a telephone conversation with Diane Moran of the Landmarks Advisory Commission and she had expressed thoughts similar to Mr. Burke and had referred to the Section 117-9 of the City Code dealing with landmarks and restrictions to property development. Mr. Miller said he had also spoken to Ms. Moran but was not certain the law would be applicable in this situation. Mr. Burke said this project would not have to go through the BAR. Dr. Klemens said that whatever is built would be near the Knapp House and the landmarks issue must be taken into consideration during the process.

Christian Miller said there were two main issues, traffic and parking. He said there must be an appropriate response to the concerns of neighboring groups about traffic.

He said there must be some analysis or study done although it did not necessarily have to be a full-blown study. Regarding parking, he said that there seemed to be a consensus about Disbrow. He said that he and Bill Rodriguez had made a rough assumption about the maximum number of participants at a time to be 60, which would require 30 spaces. He said there is enough parking at the site. He said DPW needs parking in close proximity to their facility and that the sewage treatment plant and DPW must be considered industrial sites. Dr. Klemens said that the compost area could be a problem in the future because the City practice of piling leaves had caused damage to the environment by killing trees. Mr. Miller said that there is not as much flexibility for parking at the nursery site. Regarding the wetlands, he said that there seemed to be two contingents. One group felt that the wetlands restoration was great and the other thought of it only as a buffer to provide separation from their properties.

Brian Dempsey said that traffic concerns were not really raised at the Disbrow meeting but that the Traffic and Transportation Committee does not feel there will be a problem at that field. He said he did not think that changing the location of the parking would cause a problem. He said parking should not be located near the entrance and that widening the driveway was a good idea but if it was made too wide cars would travel too fast. He also said that relocating the field would prevent balls from going out onto Oakland Beach Avenue. In connection with the Nursery Field he said parking and the overflow of parking into neighboring streets seemed to be a major concern of the neighbors. He said he would like to see a second parking area, probably gravel or grass, put into the design. He also wanted to see where a crosswalk could be located either on the Rye Beach Avenue side or on Milton Road near the Knapp House. Dr. Klemens said that that would require a certificate of appropriateness. Mr. Dempsey also said that if a second lot were created the road near 411 Milton Road could possibly be closed. Mr. Meyers said that an entrance to the wetlands would be necessary during the restoration process. Mr. Dempsey said he believed the previous plan was better for traffic because no balls would go into the street but that parking is a problem because there is no room for overflow. He also said he wanted to go on record as saying a Babe Ruth size field should be built at one of the sites.

A discussion followed about the best way to prove to the public that traffic would not be a major problem if the field were built. Dr. Klemens said there should be studies done to prove this. Mr. Miller asked about how to get the counts and what they would cost. Councilman McKean asked about the possibility of using the speed trailer and Dr. Klemens asked if adjustments could be made to February trailer figures. Brian Dempsey said that the County had done traffic counts on Oakland Beach Avenue last year. Dr. Klemens asked if the Home Depot studies were still available and also said they must distinguish the difference between traffic and parking issues.

Nicholas Hodnett asked about a plan for drop-off and pick-up in connection with the Disbrow Field if the diamond is located close to the road. Mr. Dempsey said that was something the coaches could possibly enforce and maybe there should be a fence. Mr. Hodnett said he believed people liked the field layout of the Disbrow site and the parking

situation was just a matter of finding spots. He said many people he had spoken to about the nursery meeting had questions about the size of the field in relation to the size of the wetlands.

Michael Klemens said that he believed the Disbrow meeting had been positive and people had left feeling their concerns were addressed and the problems were solvable. Dr. Klemens said he had been pleased that people realized that there must be a balance at the nursery site and no one at the meeting had called for the site to be total wetlands. He said there were people who were really interested in the wetlands as well as those who wanted to use the wetlands for their personal reasons. He said the committee must realize that everyone will not be pleased. Mr. Meyers said that if the plans were drawn to put the field in four different corners of the property someone would be disappointed. Dr. Klemens said the overriding public interest must take precedence. He said the statement of the Historical Society representative about buses concerned him because it could be seen as an example of a small facility getting bigger. He wondered if they were trying to do too much on this site. The soccer field seemed easy to accommodate but the baseball diamond was a cause for concern among the neighbors and he said he felt the committee must seriously consider the dual use of the field.

Chantal Detlefs said that she could not comment on the Disbrow meeting but felt the overriding issues in the Nursery discussion were parking and traffic. She said she felt people were looking for more data showing that the issues affecting the property had been seriously looked at. Ms. Detlefs said she heard many comments about there being too much planned for a site that is environmentally sensitive, that the wetlands is a big priority for people. She said no one wants the backstop near their property and maybe there is no good solution. She said that from what she heard the Disbrow meeting was positive with the neighbors feeling their concerns had been addressed and could be worked out but the concerns addressed at the Nursery meeting were more of the "Not In My Backyard" nature.

Sally Rogol said that parking was an issue at both fields and that with a new configuration at Disbrow the drop-off issue must be considered. She said she felt that scheduling could help the parking issue and that the Recreation Department must work with user groups toward that end. She said that field orientation was an important issue and that it was important to get that correct. Ms. Rogol also said that the issue of buses at the Nursery Field should not be discounted because they might be used for teams as well as school groups and it was important that the buses not be allowed to idle. Dr. Klemens said there were enough problems with recreation needs and wetlands needs without adding the needs of the Knapp House. Sid Burke said he understood those concerns but felt the bus issue was blown out of proportion that all that was needed was a place for the buses to turn around and drop the children off safely. Mr. Hodnett said that buses were a more efficient and safe method of transporting children. Dr. Klemens said he thought that much of what has been said about buses during this discussion should be put on the website.

Ms. Rogol also commented on a compromise that has been discussed which would put the maximum size soccer field at one site and the baseball field at the other. She said that a positive result would be that the infield would be removed from the playing field and there would be no backstop at the nursery site, which could accommodate the concerns of many groups.

Mack Cunningham spoke about the proposal to move the parking away from the field in the Disbrow design. He said he thought moving the parking to the area of Granger Field was counterproductive because people will not park there for baseball games because of foul balls. He suggested looking more toward the area of Sterling Field but also said moving parking that far away from the new field introduces safety issues and some sort of path would be needed. He said people parking along the entrance road could also cause a problem. In connection with the Nursery Field Mr. Cunningham said it was important to keep the original intent to obtain the maximum field space. He said maintaining the field would be a challenge as more participants use it. He also said that since this project will only be done once and there is no problem with the field and the wetlands, it is important to maximize the possibilities. Mr. Cunningham also said it was important to have a timeline for both projects, that they must be done jointly. Dr. Klemens agreed and said it was important for the SEQRA process, which will deal with the site as a single unit even though the funding for both projects is separate.

Steve Meyers said he thought there were five items of concern for both sites:

1. Parking
2. Field placement
3. Screening
4. Traffic
5. Sight-line analysis

Mr. Meyers said that even though it is agreed that there is sufficient area for parking at the Disbrow site, it must be demonstrated to the public. It was the consensus of the committee that actual figures were needed. It would be important to show how other facilities in the community handle parking and also how other communities in Westchester deal with the problem.

Mr. Meyers said he felt the nursery meeting was more disjointed, that there are two contingencies, the athletic and the environmental, and he hoped that Dr. Klemens could sell the wetlands to the community. Dr. Klemens said the multiple use question must be dealt with and that he could only sell to the community what he is comfortable with.

Discussion of Steps to be Taken

Steve Meyers asked the committee to discuss how to solve the problems that were raised so instructions could be given to Scott Hughes to develop new schematics for the

February 4th committee meeting. He said they would not be able to satisfy everybody but must do the best for the community while mitigating any adverse effects to the neighborhoods.

Christian Miller asked the committee what its disposition was regarding the baseball field issue. He said that when that is decided everything should fall into place. Sally Rogol said that since the location of the baseball field was a problem for the nursery site residents, the best compromise might be to move the field to another site. Chantal Detlefs said she thought neighbors were not only concerned about the baseball field location but the overuse of the land as well. Michael Klemens said that maybe the plan should show how the field could possibly be relocated if the current road easement could be extinguished. He said he was concerned that locating the baseball diamond near the Knapp House would cause problems in the SEQRA process. He also said that the larger baseball field would take too much from the wetlands. He said in order to be effective the wetlands needed to be located in the area of the one-foot drop off.

Mr. Miller asked the committee if the current nursery plan worked. Mack Cunningham said that aside from neighbor issues the design worked. He said he thought the multipurpose field with a baseball field should be kept at the site. He also said he thought the neighbors misunderstood the noise problem and that there would be more noise from a soccer game than a baseball game. Dr. Klemens said he thought the noise problem had been exaggerated.

Mr. Meyers said that a possible compromise could be to move the baseball field from the Nursery and put a full-size field at Disbrow. The field could be put in the same spot on the Disbrow schematic although in a different location from what is presently staked and back from the road 100 feet. This design might offer the potential for a smaller soccer field. Dr. Klemens said he was comfortable with the current plan for the Nursery, which was getting close to the correct amount of wetlands. He said the little league field was not a wetlands issue. Mr. Meyers said that if the Rich's easement were extinguished the little league field could be built off the soccer field. He also said a disadvantage to not having a multipurpose field at the nursery site is that it cannot be changed later. Sally Rogol said it was important that people know that a new field plan is being discussed.

Design templates were brought out and placed on site maps to determine if there could be both a little league and larger size baseball field built at the Disbrow site with the smaller field fitting into the larger field. Questions raised in the discussion of this proposed design included the relationship of the road to the tennis courts and to Thorne Place. Mr. Miller said this design would require that the road be moved about 40' which would put it near the corner of the tennis court. Brian Dempsey said the road might not have to be moved as far if the parking was moved elsewhere. Mr. Miller stressed that if there were a definite field design the neighborhood issues could be addressed. Sid Burke suggested that if pictures were taken it might be easier for people to understand the design. Dr. Klemens asked about costs involved in moving utility poles and rocks that would be necessary for this design. Mr. Miller suggested that Scott Hughes could answer

questions relative to design issues that might cause problems. Dr. Klemens said it was important to show the landscaping details on the plan because it would be helpful for the people to see that this plan would provide adequate screening.

Mr. Meyers made a proposal to ask Scott Hughes to create a plan for a multipurpose baseball field at Disbrow Park, which could allow for the playing of Little League baseball, softball and soccer at the site. The plan to be designed would also provide for the relocation of utility poles and the driveway a distance of 35' to 40' west. The proposal was unanimously passed and he was asked to contact Scott Hughes the following day.

A discussion followed on the question of a large-size baseball field being built at the Nursery Field. Sally Rogal said it was important to consider the views of the neighbors. Mr. Meyers said that the views of seven neighbors must be balanced against the desires of the residents of Rye. The original goal had been to create a multipurpose field that could be used by other sports beside soccer such as field hockey and lacrosse. The choice was should a baseball diamond also be included. Dr. Klemens said he was opposed to a large size baseball field because it would encroach into the wetlands. Mr. Meyers said that with the new plan to put a large size baseball field at Disbrow there was no need to put a large size field at the Nursery. The committee voted on the issue of not putting a large size baseball field at the Nursery site. The Rye residents on the committee voted four in favor with one abstention.

The next issue the committee discussed was whether there should be a little league size baseball field at the Nursery. Dr. Klemens said that a little league size field would not impact the wetlands so the issues involved were neighborhood and historic. Mr. Burke said he thought more development of the site plan was needed that would show the parking layout and bathroom facilities. Dr. Klemens said he would also like to have the wetlands drawn into the plan. Mr. Meyers said that he needs a plan to take before the City Council on February 6th showing the results of the process, what the committee proposes and why.

Chantal Detlefs said she thought it was important to show the neighbors that all their concerns had been looked into. She said the location of the backstop was very important to the neighbors, who do not want it in their backyards. Mr. Miller said there were only two locations on the field for the backstop and the area near the Knapp House might be needed for parking. Dr. Klemens said that the abutting neighbors could cause problems because the City Council might respond to neighborhood persuasion. Mr. Burke said he thought there was more than the noise issue concerning the neighbors. Mr. Dempsey said there was always noise at this location when the nursery was operating there.

Ms. Rogol suggested that Scott Hughes be asked to draw up plans for two options so people could see where concessions might be made. Mr. Miller said he thought having two plans would confuse people. Mack Cunningham asked why the baseball field would

not work near the Knapp House as a historical site. Mr. Miller said that it could possibly work if screened properly and Ms. Rogol added that she thought there was less of a problem with a little league field than with a full-size field. Dr. Klemens said he thought that it would be less visibly intrusive if placed in the slope area and the Knapp House would be separated by the road. Mr. Hodnett said he didn't think the houses located above the ball field should be a problem. Mr. Cunningham said it was important that the public be educated about why it was best to place the field in the southeast corner. Mr. Miller said that letting the neighbors know you have done studies and listened to their concerns does not necessarily mean you have to go along what they want. Dr. Klemens said it was important to show what mitigating measures could be taken to ease the objections of the neighbors. Mr. Dempsey said that the fields at Milton School could be an example of how a neighborhood can live with two fields located close to homes. Ms. Rogol suggested the option of creating the soccer field now and coming back with a little league field later. Ed Herbster said that people don't realize that there would be more noise from soccer than baseball. He said prove to the people that the problem has been looked at and noise is not a major issue. Possibly a sound engineer could be utilized. He also warned against trying to sneak a field in at a later date.

Dr. Klemens said a site plan that shows everything is necessary and the committee should decide if sound studies should be done as well. In response to Mr. Meyer's question about how long this would take, Mr. Miller said that first an acceptable person would have to be found. He also said this was a quality of life issue and a study might offer possible mitigation strategies. Mr. Meyers said he had to have some plan to present to the City Council. Ms. Detlefs asked if the little league field was enough of a priority to justify going ahead with studies. Dr. Klemens said it was a public relations issue. Mr. Hodnett asked if there should be another meeting with the Nursery Field neighbors but Mr. Meyers said the same people would probably attend. He also said that Bill Rodriguez had suggested a single purpose field, which could have multiple uses. He said he was afraid that problems could result from people protesting the baseball field at the Council Meeting, which could affect passage of the bond, and wondered if it would be best to abandon the idea of a baseball field at the Nursery. Mr. Cunningham said if there is no baseball field he wants the biggest soccer field that the footprint would allow in order to provide movement for maintenance. Mr. Miller said that a smaller field with a buffer could satisfy those wishes. Dr. Klemens said that from a wetlands buffer perspective a grass soccer field would be better and asked if there was area for movement of the field included in the current plan. Mr. Miller responded that the concern for maximum field maintenance is a question that should be answered by Scott Hughes but said if the ball field is eliminated another group could be upset. Mr. Cunningham said the committee could manage that by explaining the proposed baseball fields at Disbrow. Ms. Rogol said this discussion should continue at the Monday, February 4th meeting because answers are still needed.

Mr. Meyers asked if Scott Hughes should be directed to create one plan for Disbrow and two plans for the Nursery, one with a baseball diamond in the southeast and one without it. Dr. Klemens said he wants to see a footprint of the soccer field that

indicates how the goal posts would be moved for maintenance and that also indicates how this use would be better for the wetlands and the field. He said he also wants to see calculations of the amount of wetlands based on the first schematic and second one utilizing the bump out area for the wetlands. He said he thought the wetland question was easier to decide than the baseball diamond. Mr. Meyers agreed that both designs would be helpful.

Mr. Meyers asked Dr. Klemens what would happen if this plan were brought before the Planning Commission. Dr. Klemens replied that a developer would be asked for 4 acres of wetlands but he said the City doesn't usually get approvals from boards and commissions so it was important to make people happy in order to prevent a problem resulting from this practice.

Mr. Meyers restated the proposal that Scott Hughes was to be asked to prepare sets of plans for the nursery site with the field located in the southeast corner allowing room to shift the field plus wetlands and parking.

A motion was made and the meeting was adjourned at approximately 11:15 p.m.

Submitted by,

Dawn F. Nodarse

DRAFT

Meeting of Special Athletic Fields/Wetlands Committee
held at the Damiano Center, Rye, New York
on Monday, February 4, 2002 at 7:30 p.m.

Chairman Steve Meyers called the meeting to order and a roll of the committee members was called:

- Christian Miller
- Sally Rogol
- Mack Cunningham
- Nick Hodnett
- Chantal Detlefs
- Michael Klemens (Co-Chairman)
- Bill Rodriguez
- Sid Burke
- Brian Dempsey

Mr. Meyers explained that after the last meeting landscape architect Scott Hughes of The Thomas Group had been asked to consider alternatives for the Disbrow and Nursery sites. He then asked Mr. Hughes to come forward and explain the revised plans. Scott Hughes said that he would show six new designs, one for Disbrow and five for the Nursery.

Disbrow Plan

The new design for Disbrow would turn that field into a baseball complex with a combination Little League and Babe Ruth League field. The parking area shown in the earlier schematic was eliminated and a 20' buffer was created on both property owner sides. The field was 320' to the outfield and 300' down the first and third base lines and would allow for a 290' x 310'-soccer field in the skinned area.

Steve Meyers said that parking for the field could be accommodated by moving the DPW parking to the area along the first base line beyond the parking area adjacent to the police shooting range. He said that Christian Miller and Bill Rodriguez did a parking analysis and determined that by moving parking near the road to Sterling Field the same number of spaces could be achieved.

Mack Cunningham asked how far west the road would be shifted in the new plan. Mr. Hughes said the entrance would be widened but would remain in the same location and the road would shift 30' to the left by the tennis court. The road would be widened to 24'. Mr. Cunningham then asked what could be done to prevent people from parking along the landscaped buffer area. Bill Rodriguez suggested a fence could be put up to prevent that type of parking. Brian Dempsey asked if there could be a fence put up along

Oakland Beach Avenue to prevent people from parking on White Birch and Red Oak Drives and cutting through to the field. Mr. Cunningham then asked if there would be a permanent backstop. Mr. Meyers said there would be and there would also be a portable mound for pitchers. Mr. Hughes said the distance from home plate to the backstop would be shortened to stop balls from going into Oakland Beach Avenue. Mr. Cunningham asked for a description of the layout from Oakland Beach Avenue to the field. Mr. Hughes said there would be an open area to the trees, 20 feet of trees, 5 feet to a continuous fence and 20 feet to the foul line. Mr. Rodriguez said the spectators would sit along the right field line. In response to Mr. Cunningham's question about how road movement would affect the utilities, Christian Miller said that a pole would have to be relocated but it would not go near the sewer line.

Michael Klemens asked if there would be more detail about the underplantings to be used in the buffer for the Wednesday meeting of the City Council. Mr. Hughes said that mountain laurel and rhododendron would be used. Dr. Klemens said that type of planting would improve the aesthetics and provide year-round attractive screening. Dr. Klemens asked how far the road would be moved closer to Thorne Place. Mr. Hughes said about 25 to 30 feet but added that the same type of plantings could be used to buffer that area along with the existing tree line.

Marc Alimena of 15 Thorne Place said the plans for the barrier from Oakland Beach Avenue were a step in the right direction. He said it was important that people could not park on Oakland Beach Avenue or the northeast side of the entrance between the DPW and Thorne Place. When Dr. Klemens replied that only the City Council could regulate parking on streets, Mr. Alimena clarified his statement saying he did not want people to park in the barrier area and that possibly landscaping could prevent this.

Mr. Miller pointed out that part of the trade off for the new field design was the loss of convenient parking. Mr. Meyers said that because most of the field activity would be on weekends and in the evenings when the DPW was closed there should not be a problem with movement of DPW vehicles. Mr. Cunningham suggested developing the left-hand side of the road toward Sterling Field to allow vertical parking. Mr. Miller said that might be a net gain because only one side of the road would be used. Mr. Rodriguez said he thought there was sufficient room to allow for vertical parking and still use both sides of the road. Mr. Miller said angled one-way parking could be used on both sides. Mr. Meyers suggested that parking could also be extended in the area near Feeley Field. Dr. Klemens asked if movement of parking areas would require significant tree removal. Mr. Miller said that five to ten trees would have to be taken down to replace the DPW lot. Councilman Doug McKean asked if all DPW parking must be in the same spot. Mr. Rodriguez replied that George Mottarella has asked that if DPW parking is relocated it all be in the same spot. Dr. Klemens asked if the driveway could go around the big trees in order to save them. Mr. Meyers said that might be possible and added that ultimately more parking might be achieved than from the original design.

Maria Alimena of 7 Red Oak Drive asked for details about the planting along Oakland Beach Avenue. She said the City had always told area residents that this area would not be developed. She said there are flooding issues on Red Oak Drive and also asked what would be done about rodents. Mr. Hughes said that 20 feet of the tree line would remain and it would be underplanted with mountain laurel and rhododendron. He said the vermin issue must be addressed because animals would be displaced but the problem should be improved after the initial clearing of the area. He said the field would be graded away from Oakland Beach Avenue so water would go into the park not toward Oakland Beach Avenue and also said he believed noise would be directed internally instead of outward. Dr. Klemens said that dead vegetation would be removed to provide room for the proposed new underplantings. Mr. Meyers added that there were no plans to put loudspeakers or lights on the new field.

Susan Campion of 4 Red Oak Drive was also concerned about water problems on Red Oak Drive. She said that nothing the City has done has been able to solve the problem. Dr. Klemens says that although nothing will be done by this project that will exacerbate the flooding problem it will not solve the drainage problem on Red Oak Drive.

Chris Berger of 3 Rose Street said the back of his house faces the first base line and wanted to know if the barrier would be continued around the back toward the Con Edison easement. Mr. Hughes answered yes, that it would be continued about 40 feet.

In regards to light and loudspeakers, Mr. Alimena asked if there were a possibility use of them would be considered in the future. Mr. Rodriguez said that a decision to make that type of change to the field would not be made without public input. Mr. Alimena asked about the change in home plate placement and asked if it could be placed in the northeast corner. Mr. Hughes said that location would cause sun problems and the current direction was better for the players. He also said that the combination of the plantings proposed and fencing should stop any balls from going on to Thorne Place. When Mr. Alimena said that the backstop would be visible from Oakland Beach Avenue and this could possibly affect property values, Mr. Hughes replied that by use of the proposed plantings and a type of fence that has a black color that tends to make it disappear, a 15' backstop should not be seen. Mr. Berger said he thought this was a better location because it would keep children away from Oakland Beach Avenue.

Nursery Plans

The discussion next turned to the proposals for the Nursery Field. Steve Meyers said that at the last committee meeting many alternatives had been explored regarding the location of the soccer field and a little league field and a decision was made that there was not enough room for a Babe Ruth size field. He said a soccer field is only a template of a rectangular field, which would also accommodate lacrosse and field hockey. Mr. Meyers said that Scott Hughes would present five alternative plans for the Nursery Field and Michael Klemens would present a sixth.

Scott Hughes said the plans tried to address the following concerns expressed by neighbors and committee members:

- Placement of backstop in southeast corner;
- Adequacy of on site parking;
- Amount of wetlands.

The first plan (scheme #9) flipped the soccer field and the little league field putting the skinned area nearer the parking area. It allowed for 50 parking spaces and approximately 2.7 acres of wetlands in the north end of the property. Dr. Klemens said that the wetland in this plan would not work well. He said about .1 of an acre should be shaved off the wetland estimate because utilizing the area near Ridgeland Terrace would require extensive digging, as water does not go up a hill.

The second plan (scheme #10) turned the soccer field in a north/south direction with the little league field in the southwest corner. It provided for 48 parking spaces off Milton Road and a wetland of approximately 2.8 acres, which came out to Milton Road. Bill Rodriguez asked if shifting the field to the right would get the little league field off the soccer field and still maintain the easement allowing a Rye Beach Avenue resident to travel through the property. Dr. Klemens said that there might be more than one house included in the easement.

The third plan (scheme #11) was similar to scheme #10 in placing the soccer field in a north/south direction along the eastern boundary but kept the "skinned" infield off the soccer field by splitting the parking into a 26-space lot near Milton Road and an auxiliary 33-space lot of grass or crushed stone in the corner of the site to be used for overflow parking. This plan called for 2.7 acres of aggregated wetland all the way out to Milton Road.

The fourth plan (scheme #12) put 2.5 acres of wetland in a similar location to scheme #9. It provided for a soccer field in an east/west direction but no little league field. It divided the parking into a 30-space lot near Milton Road and a 28-space auxiliary lot in a similar location to the third plan. In connection with this design Mr. Meyers said that at the last meeting the possibility of having one field for soccer and one field for baseball was discussed. He said he had discussed this with the President of Little League who had agreed it was a possibility to be considered.

The fifth plan (scheme #13) was similar to scheme #10 placing the soccer field in a north/south direction but did not include a little league field. It also provided for 2.8 acres of wetland coming out to Milton Road and one 48-space parking lot near Milton Road.

Ed. Herbster of 5 Mayfield Street questioned placing the wetlands so close to Milton Road and asked if the 10' buffer between the curb and the wetlands could be planted. Mr. Hughes replied that that would bring plantings too close to the road. Dr.

Klemens said that the wetlands would be located behind the existing nursery fence and any existing plantings could stay. Mr. Meyers asked if someone were to look at the property in the layout presented in scheme #13 from the cemetery what would be the view. Dr. Klemens said the wetland vegetation would act as a screen. Mr. Herbster said that the wetland along the Playland Parkway consists primarily of reeds and asked what would be on this site. Dr. Klemens said the plan was to control the reeds and make the wetland more diverse. He suggested walking through the cemetery to see other types of vegetation near the saline wash and said that the ecosystem near the Parkway had been flushed. The goal was to create a diverse wetland of tidal and fresh vegetation that would be monitored for five years to make sure it was done properly. Mr. Herbster said he felt it would be helpful if people had a description of what was proposed for the wetland. Mr. Meyers said that the wetland restoration was not included in the bond. Mr. Herbster replied that lack of information about the restoration plans could cause problems for passage of the bond.

Mr. Meyers then called on Michael Klemens to present another plan for the site. Dr. Klemens said that in his plan he tried to take into consideration the concerns of the neighbors regarding field location and parking but did not want existing wetlands to be filled. He said his plan was similar to scheme #11 without a baseball field. It would create contiguous wetlands and flipped the parking area to allow for 55 spaces. Dr. Klemens said his plan called for 2.9 to 3 acres of wetland, which would allow for maximum capacity and water removal, and a soccer field that could be moved for maintenance purposes. The plan also called for a boardwalk to be created in the wetland. Bill Rodriguez asked what would happen to the auxiliary parking. Dr. Klemens said it would be flipped 90 degrees and the upland piece could be used for overflow parking and restrooms. Dr. Klemens said that this plan would help restore the tidal flush, which would encourage fish to return to the area.

Discussion of Plans Presented

Bill Rodriguez said that the committee must decide if this field is to be considered a one-use field because that would determine what could be done. Mr. Meyers said he had spoken with Bart DiNardo and Little League would accept a one-use site plan with baseball at Disbrow.

George Cady of 4 Roger Sherman Place said he was against having a baseball field located within a rectangular field. He said it was a safety issue that the field would be "an embarrassment" to those who played on it and it would cause problems for those playing lacrosse and field hockey. He said this was a large property and since there was the possibility of losing fields at Milton School he felt it was important to have both types of fields at the Nursery. He said the athletes should not be shortchanged by too much being given to the wetlands. Mr. Meyers said that while he was sympathetic to what was happening at the schools, this committee could only make recommendations in connection with City property, not school property and urged Mr. Cady to bring his concerns to the School District. He said this committee was trying to develop a balanced

plan for recreation, beauty and flood mitigation without anyone getting shortchanged. Mr. Rodriguez said the Recreation Department acts as a facilitator for Rye Girls Sports but believes the School Board should hear the concerns of people regarding the school fields. He said that even though the Master Plan offered recommendations for the school sites the City does not control the school land. Councilman McKean said that a reason the school bond failed was because the plan called for three equal size schools on three unequal sized parcels. He said it was important that the people be heard before the next Milton plan is finalized. Dr. Klemens reiterated that the City does not have control over the School District, that they make decisions based upon what they think are the best interests of the schools and, therefore, it was important for the people to be vocal in what they want.

Davidson Gordon of 78 Elmwood Avenue said he agreed that a rectangular field with a baseball field on it was dangerous and ugly. Brian Dempsey said that scheme #11 would take the baseball field off the rectangular field but Dr. Klemens said that he did not find the wetland to be workable in the plan. He said a modification to that plan was a step in the right direction but only if the baseball field was lost. He said that what he heard from the comments made was that too much was planned for this site so a soccer/wetland only plan would work better.

Geoff Wadsworth of 66 Elmwood Avenue said that many people are concerned about the amount of wetlands to be restored. He said he believed the changes proposed were better for the residents of Elmwood Avenue, especially the underplantings that would help buffer the noise and discourage children from coming down the bank. Mr. Meyers said that the view from the sidewalk along Milton Road would be better than it was now and the soccer field would not be seen from the street and he asked Mr. Wadsworth what the view was from the top of the hill. Mr. Wadsworth replied that the soccer field would be seen from below the leaf line of the trees but added that underplantings would block the view. Dr. Klemens said the slope area would be a difficult area to plant because it was dry. Mr. Wadsworth said that the area had been green until a couple of years ago and added that he preferred plan five (scheme #13).

Bill Pazona of 62 Elmwood Avenue said he wanted to commend the committee for the effort made to satisfy the neighbors' needs. He said every plan was an improvement but he liked scheme #13 or the plan suggested by Dr. Klemens the best. He said the undergrowth would improve things and asked if a final decision would be made tonight. Mr. Meyers said the committee would meet again tomorrow evening but, hopefully, a decision would be made tonight.

A follow-up letter from Bruce Coe of 287 Rye Beach Avenue was then read into the record. The text is as follows:

"The Rye City Planner was kind enough to read a letter to the committee last week addressing concerns I have about the planned use of the city's Rye Nursery acquisition. As you already know, the nursery directly abuts my property line, and

is literally "in the front yard" of my three immediate neighbors. After checking the Rye web site, prospective buyers for my home are backing away due to encroachment of what they perceive as quasi-commercial activity and the problems that normally come with it.

My specific concerns are as follows:

1) Proposed parking: I believe the nursery had space for roughly 32 or 33 cars, and there was feedback from others in the community that this may be insufficient parking for the planned usage of the ballfields.

My concern with expanded parking is that one of your proposed plans puts a paved parking lot directly in the front yard of my home -- where the greenhouses now sit. Locating a parking facility in this area would create noise and general activity not at all compatible with residential zoning. I am sure that the Rye citizens calling for additional parking would not do so if they lived directly in front of the proposed lot.

2) Public Access Issues: Proposed parking where the greenhouses now sit would cause other problems. I have an easement on my property allowing my immediate neighbors -- and myself -- access to our homes from Rye Beach Avenue. This easement has sometimes been used as a "shortcut" to the Rye Nursery site by cars as well as pedestrians. If parking were allowed at this proposed site, I am sure it would create a vastly increased traffic flow existing past my home to the Rye Beach Avenue exit -- with all the accompanying danger for children and pets. I strongly believe any proposed parking area should be proximate to Milton Road.

3) Overall Impact of proposed plan: I fully understand Rye's need for additional recreational space, but maybe the committee's plans are simply too grand for the site itself -- and consideration should be given to scaling back plans, so community needs can be met, along with the needs of your immediate neighbors.

I greatly appreciate the committee's consideration of my concerns."

Dr. Klemens said people could be prevented from exiting from the upper lot to Rye Beach Avenue by use of signage. He said he felt the only use for the extra piece of land on the property would be for parking.

Mr. Meyers asked if there were any other comments.

Sid Burke said that from a landmark point of view two properties were affected, the Knapp House and the cemetery. He said that putting the parking off Milton Road was a better option and having only one entrance would be more aesthetically pleasing from

the cemetery. He thought it a better idea to split the parking with one lot as an overflow area. Mr. Burke said that the baseball backstop had been a Knapp House concern and the location that would cause the least impact on the Knapp House would cause the most impact on the neighborhood so he agreed that a baseball field was too much for the site to accommodate.

Christian Miller said for ease of implementation scheme #13 might be best. He said a circular parking area with 48 spaces would be good for drop off. The interconnected wetland was a benefit and the no ball field plan provided the least neighbor impact while providing the best screening. Parking on Milton Road could be implemented without easement issues. Dr. Klemens said that scheme #13 redirected the easement but Mr. Miller said the travel way could still be maintained. Dr. Klemens said the Corporation Counsel should be consulted in order to determine where the easement really is so plans could be made.

A brief discussion was held about the possibility of creating two fields at the Disbrow site. Councilman McKean asked if the Disbrow field could support two fields and Mr. Rodriguez said only if Disbrow was dedicated as a baseball field and the Nursery for soccer. He also said there was the potential for two youth leagues to play at one time without overlap similar to the way the girls play softball at the Milton Field.

Mr. Meyers then asked if the committee members thought there should be a little league field at the Nursery. Brian Dempsey said he thought there should be. Sally Rogol said that overall the best use would be for the fields to be dedicated to one sport.

Mack Cunningham said that he had a question about scheme #13 and its location near the wetland. He said he wanted to be certain that water problems would not prevent the field from being available for use in March. Dr. Klemens said that removal of fill would improve the concept of the wetland buffer to allow drainage from the field. He said that surface water is a result of what is below the field. Mr. Cunningham said that with the storm drain removed from the Red Maple Swamp the water would naturally come onto the property below the field and asked if a concentration of water would result on the north side of the field parallel to the Parkway. Dr. Klemens answered that the field area is actually much higher and a reason he wanted the wetland in the lower area was so something could be done to keep water off the field. Councilman McKean said that proper subsoil and drainage should work. Mr. Cunningham said the committee must be clear about the auxiliary parking area and the issue of lights and said maybe only the lower parking area should be lit. He also said the maintenance shed should be located near the field.

George Cady said the process has balanced the needs of youth regarding baseball, softball and soccer. He said a multipurpose field would cause problems for field maintenance and he would like to see a dedicated field that would allow movement of the goal posts. Mr. Rodriguez said that the ability to move the goal posts would help

maintain the field as would scheduling and an irrigation system. Dr. Klemens asked if the Nursery plan would allow enough area to move the goal posts.

Mr. Rodriguez asked about the approximate elevation of the field. Mr. Hughes said it would be around 11 feet, which is slightly higher than the floor of the present garage. When Ed Herbster said that that was higher than the property was now, Mr. Hughes said the property lies in the 100-year floodplain so that issue must be taken into consideration. Dr. Klemens said the field would be ringed by a wetland that is dug down four or five feet but would allow for drainage off the field. Mr. Herbster said that the residents living in the floodplain don't want conditions made worse. He said that presently the road and parking lot floods and probably the area behind the greenhouse and neighbors have been concerned that too much was planned for the site. He said he was encouraged by what the committee had done and prefers Dr. Klemens' plan and thought it would be popular with his neighbors. Mr. Herbster said he also felt that support for the bond would be contingent upon what would be done in the wetlands because if not enough was done people may believe the City is not meeting the needs of the property.

Nick Hodnett said he believes all effort for the area should go into a soccer field, that baseball is too much for the site. He said he would rather see more space go to a soccer field if it does not go to wetlands and said he likes Dr. Klemens' plan. He said a large wetland would be more functional if more compact and a soccer field could be engineered so it can stay dry. He said he thought the small piece of land should be used for parking. Mr. Hodnett said he thought the difference between scheme #11 and #13 was that in #13 the field was moved more into the center of the property.

Chantal Detlefs said that she would prefer schemes #11 or #13 depending on the easement. If the easement could be settled she preferred Dr. Klemens' plan which she referred to as "modified #11" because she said it was a good balance.

Steve Meyers said eight members of the committee were for reducing the use of the field to a rectangular type of field and one member preferred the multipurpose field. He said trade offs have been made in order to take into consideration neighbor and landmark needs. Mr. Meyers said that although not the way it had first been envisioned, the best way to go would be to dedicate Disbrow to baseball and the Nursery to soccer. He said the bump out area should be used for parking. He said the issue of the easement must be cleared up but for planning purposes it should be assumed that the easement runs through the area. He said the parking plan in scheme #13 or modified #11 is adequate and would also provide parking for the Knapp House during the day.

Bill Rodriguez said he believes there is still some interest in scheme #13, that there might be sufficient parking already and asked Scott Hughes to modify it. Sally Rogol asked about the possibility of putting parking along the soccer field but Mr. Rodriguez said he preferred it to be in the front. He also asked Mr. Hughes if he could go back to the Disbrow plan to see if there might be more opportunity for baseball at that site.

Michael Klemens said he believes the decision has been made about baseball. He said scheme #13 could be modified to allow a larger wetland and could work with reconfigured parking, but the easement question must be decided. Scott Hughes said one easement is to the Coe house and back to the Rich's garage and another possibly runs between the Knapp House onto Milton Road. Christian Miller said that the easement boundaries are not shown on the survey. Mr. Rodriguez suggested the committee request the City Manger to ask the Corporation Counsel to find out this information.

Mr. Meyers said that Scott Hughes would not be available to attend the committee meeting on Tuesday evening but would prepare large schematics for the City Council Meeting on Wednesday. He said he thinks the committee does not want a soccer field at Disbrow and was interested in the possibility of adding a smaller baseball field. Mr. Meyers said Mr. Hughes should prepare two versions of the Nursery plan that modify schemes #11 and #13. Dr. Klemens said that if any changes are proposed at the Tuesday meeting, Mr. Hughes must be notified so they can be prepared for Wednesday's Council Meeting. Mr. Meyers also suggested that hand outs be prepared for the Council, the City Manager, the Corporation Counsel and the City Clerk.

Mr. Meyers asked if there were any other business.

Mack Cunningham said he would like to extend his thanks to Scott Hughes for his hard work.

The meeting was adjourned at approximately 10:15 p.m.

Submitted by,

Dawn F. Nodarse

DRAFT

Minutes of Special Athletic Fields/Wetlands Committee
held at the Damiano Center, Rye, New York
on Tuesday, February 5, 2002 at 7:30 p.m.

The meeting was called to order by Chairman Steve Meyers, who asked the secretary to call the roll. Committee members present:

- Brian Dempsey
- Sally Rogol
- Chantal Detlefs
- Nick Hodnett
- Michael Klemens (Co-Chairman)
- Steve Meyers (Chairman)
- Bill Rodriguez

Committee member Mack Cunningham had notified the committee that he would arrive late.

The Chairman passed out copies of the minutes to the January 22nd meeting and asked for a motion for their approval. Sally Rogol and Michael Klemens both noted changes they would like made to the minutes. The changes were noted and the minutes approved unanimously. Mr. Meyers said that he had made arrangements with City Manager Julia Novak to have the minutes put on the City website.

Discussion of Revised Plans

Mr. Meyers then circulated drafts of the new site plans. It was decided to wait for the arrival of Mack Cunningham to discuss the Disbrow Field. Mr. Meyers said that many alternatives had been looked at the previous evening's meeting and due to concern over the issues of the wetlands, field placement, noise, parking problems and the easement it was decided to dedicate the Nursery site to soccer and other sports played on a rectangular field. The Disbrow site would be dedicated to baseball, little league, girls' softball and modified level baseball (j.v. and Babe Ruth). Mr. Meyers said the current Nursery design (scheme #15):

- lays out the field in a north/south direction;
- provides more wetlands;
- provides for up to 66 parking spaces;
- mitigates visual and perceived noise impacts.

The field is mid-sized and there are two parking areas, a main area with 33 spaces and an auxiliary lot of equal size. Both lots would be screened from neighbors. A

restroom/maintenance shed would be located to the left of the main parking area. Michael Klemens said that he thought scheme #15 was better but asked if changes could still be made before the Council Meeting. He said there was a chunk of wetland shown toward the hill area that needed to come out of plan but that the plan had achieved the idea of wide flow in the low area, which would allow for a good functional wetland. Dr. Klemens also said he wanted to take back some of the entrance area in order to save the holly trees, which would screen the parking lot and also suggested curving the restroom to the south.

Mr. Meyers next read into the record an email from City Planner Christian Miller to Recreation Superintendent Bill Rodriguez regarding his discussion with Corporation Counsel Henry Neale about the question of the easements on the property. The text is as follows:

"I just spoke with Henry. I showed him the plans the Committee was considering last night. He indicated that the plans, in his opinion, did not raise any legal concerns regarding the use of the existing easement for a travel aisle or parking. He noted that the access across the Rye Nursery property must be maintained for the benefit of the adjacent property owner Mr. Rich. He did not see a concern with the increased "use" of the easement by the City of Rye for recreation vehicle traffic or parking. That legal concern would only be an issue if the situation were reversed (i.e. Mr. Rich changed the use of his property in some way so as to significantly increase the traffic intensity within the easement of the Rye Nursery property).

Finding the boundaries of the easement is going to take some more research and time, however, given the above legal interpretation, I think its exact location becomes less of an issue. Henry also noted in our discussion that modest modifications of the current driveway configuration outside the existing easement would not present any legal concerns.

In short, even without the exact easement boundaries, the easement concerns are not an issue that would impact the current plans for the site.

If you think this response is acceptable in addressing the concerns raised at last night's meeting, please forward this email to the Co-Chairman and have Steve or Michael relay this opinion to the Committee tonight. I have other commitments tonight and will not be able to attend."

Dr. Klemens said that one question raised last night had been answered; as long as the easement is there the exact location can be found. Mr. Dempsey asked if the easement could be gravel and Mr. Rodriguez said that it probably could be. Dr. Klemens asked if the amount of paved area indicated on the scheme (.06 acres) assumes that both parking areas will be paved. Mr. Meyers said that the figure had not been changed after last night's discussions and the total paved area would only be half that amount (.03 acres).

Mr. Dempsey said that the current plan was good for parking because even using conservative estimates the off-street parking would be sufficient. Mr. Meyers asked him what assumptions had been made. Mr. Dempsey said there was nothing in writing regarding recreational fields because there were so many ways they could be arranged. He said they used worst-case scenarios allowing for coaches and families and the numbers fell within the range. He said the big issue would be the amount of time between games in order to avoid back-to-back overflow. He said they had obtained Westchester County traffic counts for Milton Road and Oakland Beach Avenue and believed the lot would empty out with one driveway without a problem but said he did have a concern about bus use by high school teams because there was no area for them to turn around. Mr. Meyers said there should be some way for the buses to turn around and come out. Mr. Dempsey said it was a safety issue for pick up and drop off and suggested that Scott Hughes would have to solve this problem. He also said he would like to see a sidewalk in the area. Dr. Klemens said that putting in a bus turn around area would lose a nice area. Mr. Rodriguez said that it did not have to be a large area and suggested the type of drop off area used at Rye Golf Club might be considered. He said he did not think that would impact the wetland or the field. Mr. Meyers said buses must not be allowed to remain in the lot. Mr. Dempsey asked if the Knapp House driveway could be used as a bus turn around area. Mr. Meyers said that the Knapp House has an easement and perhaps the Knapp House would extinguish it for use as a bus turn around in exchange for use of the parking area.

Mr. Dempsey said another traffic issue was that a sign must be put up saying the parking lot was for field use only. Mr. Meyers said the lot must not be used for fireworks parking and Mr. Hodnett said that that had been a concern of people before the land was purchased. Councilman McKean suggested that possibly the lot could be gated. Mr. Dempsey said he did not think that would be possible because of the easement but Jonathan Kraut of 8 Preston Street said it would be possible if the owner of the easement had a key. The requirement for handicapped parking was also noted and Ms. Rogol asked if one or two handicapped spaces would be required. In connection with handicapped spaces, Dr. Klemens said that the Knapp House had indicated they were in favor of using the upper lot for parking because it could be used for handicapped parking. He asked if those spaces would need to be paved. Mr. Meyers said he thought that could be worked out. Dr. Klemens asked about the easement adjacent to the Coe and Rich properties and asked if there could be more plantings in the open area near the extra parking lot to screen the properties from view.

Mr. Meyers said a boardwalk would also be built from the end of the parking lot through the wetlands to the end of the field allowing people to walk through the wetlands. Bill Rodriguez said that the current plan for the field is an adequate size rectangular field that will also allow for maintenance of the goal areas.

In response to a question from Robin Jovanovich of The Rye Record, Mr. Dempsey said the question of one driveway was analyzed to see if it would work at this

spot and it was determined that it should work just as it does at Disbrow. Ms. Jovanovich asked if County figures had been used. Mr. Meyers said there should be 30 to 40 cars every half-hour and Mr. Dempsey added that the volume varies during the day with the heaviest time being weekday mornings when the fields would not be in use.

Mr. Meyers asked that a motion be made asking Scott Hughes to make the suggested changes so the plans could be presented to the Council. Dr. Klemens said he enthusiastically made the motion and was very pleased with how things were going. Mr. Rodriguez seconded the motion. Mr. Meyers said he believed they had achieved a balance for wetlands and athletic use with a good size field for the children and minimal disruption to traffic patterns. The motion was passed unanimously.

Mr. Meyers then asked for a second motion which would report to the Council that the committee recommended the City take steps to extinguish the easement for a small exchange of land, not money. Mr. Kraut suggested that the committee hold that recommendation until the exact language and location of the easement were determined to see who benefited the most. Mr. Meyers agreed and said it was a matter that could be taken up with the Recreation Commission.

Mr. Meyers then turned the discussion to the Disbrow plan. The plan had changed from the initial schematic in that it provided for more parking by relocating the DPW portion of the parking lot to a section near the first base line at Feeley Field and allowed for vertical parking along the road north of the tennis courts. Mr. Meyers said that Christian Miller and Bill Rodriguez had walked the park and found there was sufficient room for parking and George Mottarella has agreed to work with the committee regarding relocation of DPW parking. The plan would move the field which would necessitate the driveway being moved 40' west and the relocation of two utility poles and a light onto the grass area left of the entrance. Screening would be utilized on the roadway to protect Thorne Place and to prevent parking on the grass area on the west side of the road. Along the Preston Street side of the field the combination of existing trees plus underplantings would eventually make it difficult to see the field from the street. The new schematic provided for two separate fields, a youth baseball field and modified youth baseball field. The batting cage would be similar to that at Feeley Field but with a top and wings to stop balls from going into the road.

Jonathan Kraut was asked to comment on the changes made to the plan since the public forum was held on the Disbrow property.

- He said the single field was a good idea but noted that the changes were hard to evaluate from the copies. He said he has worked on large properties and that it is difficult for people to understand a plan without actual knowledge. He suggested that the difference between a buffer and a landscape buffer should be more clearly defined. He said it was necessary to delineate the plantings in the design plan because aesthetics was a concern and the committee must look at the width of the landscape buffer as well as the species, quantity and size of the plantings. He said

the existing wooded area needs to be better maintained. Dr. Klemens responded that in order to accomplish the type of planting wanted the wooded area would have to be cleared out first.

- Mr. Kraut then asked if the power line easement could be extinguished because trees currently mask the overhead power lines but when the trees are removed the power lines would be out in the open. Mr. Hodnett said that trees would be taken away from behind the wires but that some trees would remain on the homeowners' side. Dr. Klemens said it was an interesting question and thought there might be a possibility of planting on higher property.
- Mr. Kraut next said he thought the new road plan would be safer than the existing road but suggested putting walkways within the site because many people like to walk there. He said that the walkway through the cemetery should be improved to make it easier to walk between the Disbrow and Nursery Fields and suggested it could become part of the trail way system. He also said that the sidewalks in the area were not up to City standards and that this fact should be brought to the City's attention.
- Mr. Kraut said he had concerns about the use of the site for tournaments and Sundays and the potential of future installation of lights and a public address system. Mr. Meyers said that the field would be used on Sundays. Mr. Rodriguez said that the fields were being built because of need and they would be used on Sunday but added that there were no plans for field lighting and a P.A. system. Dr. Klemens added that a public process would be necessary to affect that type of change in the future. Mr. Kraut said the committee might suggest to the City Council that in their Resolution of Approval they put in a Whereas Clause that says the fields were designed with the intention that there would be no lights. Mr. Rodriguez said that the Master Plan recommended the possible use of lights if there were no more sites available in the community. Mr. Meyers asked if the Council would have to approve those plans? Mr. Hodnett said that if lights were wanted for a field that would be a capital project which would have to be approved by the Council. Mr. Kraut suggested looking to past Council Resolutions as a precedent. He said it would serve to inform a future City Council what this Council's intentions were even if it did not bind them. Dr. Klemens said he believed this whole process needed to be memorialized to record that it was accomplished with a great deal of public input. Mr. Meyers said there was no intention to install lights now but a possible future need was recognized in the Master Plan and the community would have to be included in that process. Mack Cunningham said that the possible use of lights is not included in this bond referendum that the Master Plan had addressed all fields and how they could best be utilized in the future not just the proposed new fields. Mr. Meyers then quoted from his letter transmitting the Master Plan to the City Council where it referred to future use of field lighting.

- In connection with the public notification regarding the meetings, Mr. Kraut said the posted signs were good but that not everyone with 750' of the fields received notice in the mail. He also said that since the committee responded to the concerns of the neighbors who did attend this ultimately did not matter.
- In response to Mr. Kraut's statement that people need to see a full plan with landscaping on a bigger scale, Mr. Meyers said that a bigger plan would be available at the Council Meeting. Mr. Kraut said that the landscaping plan should be fully developed because of cost. Mr. Rodriguez said the objective was to create a field that could not be seen and Mr. Kraut advised the committee to spend the time necessary so that objective could be fulfilled correctly. Mr. Cunningham said that one of the criteria looked at when choosing a landscape developer was sensitivity. He said The Thomas Group has a history of working in sensitive areas and would deliver.

Robin Jovanovich then asked a question about parking at the Disbrow site and Mr. Meyers showed her the changes from the original plan on the map.

Mr. Meyers asked if there were any other comments about the Disbrow site. Mr. Dempsey said the driveway should be kept as close to hitting a perpendicular with Oakland Beach Avenue as possible. Councilman McKean said the turn should be 90 degrees at the entrance. Mr. Dempsey said he felt the plan should show a fence so people could see how walking through yards on other streets to get to the field will be prevented. Mr. Rodriguez replied that a perimeter fence would be just across the field. Mr. Dempsey said that Port Chester Middle School has a fence that surrounds the field and permits entrance at only one spot. Mr. Rodriguez suggested this could be added to the bidding process. Dr. Klemens said he did not think a fence would be a benefit. He said a natural buffer was already there and a fence against a wooded area would provide a place for trash to accumulate and could interfere with maintenance. Councilman McKean said that a crosswalk could be used at the entryway to direct people where to walk. Mr. Dempsey said that drop offs should be discouraged and that he did not think people could be prevented from making paths. He also said that he felt there was more concern about parking on streets near Disbrow than near Rye Beach Avenue. Mr. Hodnett said that nothing could be done to prevent people from parking on public streets except a law.

Steve Meyers than asked that a motion be made to take a schematic of the Disbrow site before the City Council for presentation. Mr. Cunningham made the motion, which was seconded and unanimously passed.

Next Steps

A discussion was then held on the distribution of the plans. The next step would be the presentation to the City Council. The possibility of an open house was raised wherein the public would have the opportunity to see the final plans but no more changes

would be made. Mr. Rodriguez said the committee could show that they had worked hard to make accommodations and these plans were the result of that process. Dr. Klemens agreed that the open house should not be another forum to amend the plans but just a way of presenting the final plans to the public. Mr. Cunningham said that if the Council asks that an open house be held it should encompass all aspects of the bond not just the areas within the scope of the committee.

Mr. Hodnett asked about another site visit. Dr. Klemens questioned whether it would be valuable to restake the sites or just a waste of money. Mr. Rodriguez said he thought an open house and updating the website would be preferable. Councilman McKean said that the stakes at the sites should come out to avoid confusion and suggested the committee get the word out through the website and newspapers that they have incorporated requested changes and that this has been a different type of process. He asked if the schematics could be sent to the newspapers and said the possibility of restaking could be presented as an option to the Council. Mr. Dempsey suggested that a note should be placed on the website advising the public that the plans were being revised.

Dr. Klemens said it was important to get the City Council to direct the City Planner to begin the SEQRA process. He said the Council should be shown that up to 25 alternative plans were considered in addition to the Master Plan and that public input was sought through a serious public process. He said the process shows serious alternatives analysis and recommends the Council consider it as a "neg dec". Mr. Meyers asked Councilman McKean to reinforce this fact with the Council as a third party.

Dr. Klemens than asked how it could be shown that plans for the Nursery site were integrated but also separate for purposes of the recreation bond and asked if he should talk about the separate funding for the wetlands restoration. Mr. Meyers said it should be noted that the field part of the project at the Nursery was a necessary part of buffering the wetlands and wondered if this could satisfy the EFC as an accepted use of the property thereby making additional monies available for the upgrading of Feeley and Sterling Fields. Mr. Cunningham said he believed it must be made clear that the Nursery wetland restoration and the bond were two separate projects.

Mr. Dempsey asked who would attend the Council Meeting. Mr. Meyers said all should attend if possible. Mr. Cunningham added that traffic issues might be brought up by the Council.

Mr. Meyers said the minutes of the meetings would be issued and committee members should send any corrections directly to the secretary. He said that after they were corrected they would be circulated again for approval. Dr. Klemens asked that the Corporation Counsel be consulted to ascertain if circulation and approval of minutes by email was appropriate.

The meeting of the committee was adjourned at approximately 10:00 p.m.

Submitted by,

Dawn F. Nodarse