

**CITY OF RYE**

**NOTICE**

There will be a special meeting/workshop of the City Council of the City of Rye on Tuesday, August 4, 2009, at 8:00 p.m. in the Council Room of City Hall. *It is anticipated that the Council will adjourn into Executive Session for at least a portion of the meeting for contract negotiations.*

**AGENDA**

1. Roll Call.
2. Consideration of request for permission to close a section of Elm Place for the ten year anniversary celebration of Longford's Ice Cream.
3. Workshop on the acquisition of the Bird Property.
4. Adjournment.

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The next regular meeting of the City Council will be held on August 12, 2009.



# CITY COUNCIL AGENDA

NO. 2

DEPT.: City Manager's Office

DATE: July 29, 2009

CONTACT: Frank J. Culross, City Manager

**AGENDA ITEM:** Consideration of request to close a section of Elm Place on Saturday, August 15, 2009, for events to be held in celebration of Longford's Ice Cream tenth year anniversary.

**FOR THE MEETING OF:**

August 4, 2009

**RYE CITY CODE,**

**CHAPTER**

**SECTION**

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

**IMPACT:**  Environmental  Fiscal  Neighborhood  Other:

Closing a section of Elm Place for activities related to the ten-year anniversary of Longford's Ice Cream will have minimal effect on the area.

**BACKGROUND:** The City Manager's Office received a request from Christine Vita, President/Owner of Longford's Ice Cream asking that Elm Place, from Purchase Street to the intersection of Car Parks 1 and 2, be closed from 12:00 pm to 5:00 pm for a celebration of their ten-year anniversary. Barricades would be set up by *Al Dente* and *The Framing Corner*, which would insure the safety of celebrants but still allow access into both parking lots. Special activities will include a D.J., a Jumping Castle, and of course, ice cream.

# Received

JUL 22 2009

City Manager's Office  
Rye, New York

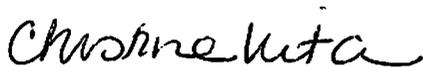
Christine Vita  
Longford's Ice Cream  
4 Elm Place  
Rye, NY 10580  
July 20, 2009

City Manager  
1051 Boston Post Rd  
Rye, NY 10580

Dear City Manager:

This year marks the tenth year that I have owned Longford's Ice Cream. To celebrate the occasion, I am planning on having a ten year anniversary event on August 15, 2009 from noon to 5 pm. Due to the fact that I am expecting a large turnout of families with young children, I am formally requesting to have Elm Place closed from Purchase Street to the intersection of Car Parks 1 and 2 (note: the barricades would allow for traffic into both parking lots and the rest of Elm Place because they would be set up by *Al Dente* and *The Framing Corner*). By barricading off these two points on Elm place, it would help to insure the safety of all attending but also allow for entertainment and fun for the community. If you have any further questions please feel to contact me at (914) 906-2831 or scoops1227@aol.com.

Sincerely,



Christine Vita  
President/Owner



# CITY COUNCIL AGENDA

NO. 3

DEPT.: City Mayor

DATE: July 29, 2009

CONTACT: Mayor Steve Otis

**AGENDA ITEM:** Workshop on the acquisition of the Bird Property.

**FOR THE MEETING OF:**

August 4, 2009

**RYE CITY CODE,**

**CHAPTER**

**SECTION**

**RECOMMENDATION:** That the Council review the Memorandum of Agreement between the City of Rye and the Committee to Save the Bird Homestead, Inc. and other aspects of the acquisition process.

**IMPACT:**  Environmental  Fiscal  Neighborhood  Other:

**BACKGROUND:** The Council will review a draft Memorandum of Agreement ("MOA") between the City of Rye (the "City") and the not-for-profit Committee to Save the Bird Homestead, Inc. (the "Committee") which outlines the agreement between the City and the Committee regarding the purchase of the grounds (the "Grounds") and the buildings (the "Buildings") located at 600 Milton Road, Rye, New York 10580 identified as Block 107, Lots 3 & 4B on the City of Rye tax map (the Grounds and the Buildings are collectively referred to herein as the "Property"). The Council will also discuss other aspects of the acquisition transaction.



## CITY OF RYE

1051 BOSTON POST ROAD RYE, NY 10580-2996  
TEL: (914) 967-5400 FAX: (914) 967-4604

### MEMORANDUM

To: Rye City Council

From: Kristen Kelley Wilson, Esq.   
Deputy Corporation Counsel

Date: July 31, 2009

Re: Funding sources for Acquisition of Bird Homestead Property

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On November 7, 2008, the Committee to Save the Bird Homestead, Inc. (the "Committee") entered into a contract of sale for the Bird Homestead property (the "Property"). Ultimately, the City of Rye will have a majority ownership interest with the Committee having a minority interest in the Property. The specific obligations and responsibilities of the Committee are set forth in the accompanying Memorandum of Agreement.

The purchase price for the Property is \$1,250,000. The balance due at the time of closing is approximately \$ 1,086,000. The City is in the process of receiving funding/grants from various sources. Each grant assumes that the property will be open to the public and operated as parkland. Described below are the funding sources and steps that have been taken to process these awards. It is expected that grant awards will be transferred to the City over a period of months with the process different for each award. The Committee will reimburse the City for all lost interest between the date of closing and when the City is reimbursed with grant funds or other funds from the Committee.

- 1) Long Island Sound Stewardship Program - \$200,000 - This is Federal money that is administered through the New York State Department of Environmental Conservation. The Stewardship Committee ranked Rye's application highly and approved a \$200,000 award. After approval by the Stewardship Committee I have been working with the point person at DEC to provide any information needed for the processing of the funds committed. At this point, the City's file has been forwarded by DEC to the State Division of the Budget for processing. The grant does not require any type of ownership interest in the Property or local match as a part of this funding.

- 2) New York State – Office of Parks Recreation and Historic Preservation – the City has been notified that it will be receiving \$350,000 from the State - OPRHP. On June 23, 2009, Christian Miller, Anne Stillman and I attended an orientation meeting with OPRHP and we will be working on fulfilling the grant processing requirements. The Committee is in the process of obtaining two appraisals necessary for the grant. According to Ron Rader, regional grant administrator at OPRHP, a variation in the appraised value of the Property will not impact the grant amount from OPRHP since there is a considerable difference between the purchase price for the Property and the funding commitment by OPRHP. OPRHP does not require any type of ownership interest in the Property.
- 3) New York State Strategic Investment Program – through Assemblyman George Latimer \$250,000. I have been working with staff of the Assembly Ways and Means Committee on the processing of this award. The State requires a copy of the City's Memorandum of Agreement with the Save the Bird Homestead Committee regarding the ownership and continued maintenance of the Property. This award has been committed to but not publicly announced.
- 4) Westchester County Legacy Program - \$200,000. The County requires kayak access at the site which would be part of a Long Island Sound Blue Trail network of access points. The County will need a conservation easement on the Property as a condition of its funding. They will be bonding their award. The County requires a copy of the City's Memorandum of Agreement with the Save the Bird Homestead Committee regarding the ownership and continued maintenance of the Property. The County will require appropriate insurance and indemnification. The County's participation should be noted on any written material regarding the Property.
- 5) Local match raised through private funds – approximately \$250,000. Of this amount \$164,000 has already been paid to the seller by the Committee. The Committee will provide an additional \$10,000 or more at closing. The additional \$76,000 and closing costs are to be provided by the City at closing and will be reimbursed by the Committee to the City, including lost interest, in the same manner the Committee will reimburse the City until grant funds are reimbursed. (See section II, subdivision 1 of the Memorandum of Agreement).

The financial obligations of the City and the Committee are set forth in the enclosed MOA. A closing date has not been set but could occur as early as August 13<sup>th</sup>, 2009. At the time of closing, the City will be responsible for the outstanding balance and the Committee is ultimately responsible for the closing costs. This money will be reimbursed to the City by the various funding sources after the closing occurs.



COMMITTEE TO SAVE THE BIRD HOMESTEAD, INC.  
PRELIMINARY MANAGEMENT PLAN  
JULY 2009

## Committee to Save the Bird Homestead, Inc. Preliminary Management Plan

### **Background**

Since its founding in August 2007, the non-profit Committee to Save the Bird Homestead, Inc. (CSBH) has worked to purchase, protect, and preserve the one-acre waterfront Bird property at 600 Milton Road in Rye, New York. Rarely has any one parcel embodied so many categories of importance – historic preservation, environmental resource and habitat protection, flood mitigation, public access to the waterfront, history of science and scientific discovery.

The Bird property went on the market in early August of 2007. The Committee formed in rapid response to this emergency, as a non-profit in formation, known as Save the Bird Homestead. At the time, numerous private bidders planned to destroy the historic buildings and replace them with new large-scale construction, putting this irreplaceable 19th-century farmstead in immediate danger. The group was incorporated as a non-profit organization under the name the Committee to Save the Bird Homestead, Inc. (CSBH) by the New York Department of State in August 2008.

CSBH signed a contract to purchase the property for preservation purposes in fall 2008, after working in coordination with the Westchester Land Trust to raise public and private funds and negotiating with the owners for 14 months to prevent a sale that would have resulted in development.

CSBH plans to acquire the property in partnership with the City of Rye, which has

been the applicant for outside government grants when municipalities were the priority recipients. The president of CSBH (Anne Stillman) was the primary author of the grant proposals. The local share for these grants (estimated at \$275,000) is being raised by CSBH in an ongoing effort. Over the past 18 months (in very difficult economic conditions) CSBH has already raised \$184,000 privately. Of this CSBH paid \$125,000 for the down payment in the fall of 2008. CSBH subsequently paid an additional \$39,000 toward the purchase price of \$1.25 million, making a total of \$164,000 paid to date. With \$20,000 in donations and pledges in hand, an estimated \$91,000 remains to complete acquisition and closing costs. CSBH is committed to raising the final \$91,000 (\$66 to complete the purchase and \$25,000 for closing costs) through foundation grants and private contributions.

Under the terms of the contract, CSBH has paid the carrying costs for the property since November 2008. Funds were raised separately for this purpose in the additional amount of \$10,000. CSBH also paid for an appraisal in 2008. The appraised market value was \$1.3 million, which is \$50,000 above the purchase price. The Westchester Land Trust pledged \$5,000 toward pre-closing requirements. This was used for an environmental assessment and an updated survey. It is also being used for two more appraisals.

With the consent of the City, CSBH would like to list the property on the National Register of Historic Places to increase grant opportunities for restoration and to formalize its historic status. In the opinion of the New York State Office of Parks, Recreation and Historic Preservation the property qualifies for the National Register.

CSBH will restore the historic farm complex as an educational site for school children and the general public alike, with an emphasis on the history of science, historic preservation, coastal ecology, and sustainability. The site will also provide public access to the waterfront for kayaks, canoes, birding, and enjoyment of scenic views. Visitation will be managed to enhance the visitors' experience while protecting the historic buildings and natural resources.

#### **Environmental Benefits**

Protecting this key parcel will help to reverse the ecologically unsound trend of developing the area's shoreline and flood plain with large houses and expansive areas of impervious surface. The area is vulnerable to flooding during storms and extreme high tides, weather patterns that are increasing. Conserving the Bird property will keep its valuable buffer lands intact and provide flood mitigation. In an area already prone to flooding, conserving land with the ability to absorb and filter rainwater is of great importance. Protecting the land from development helps prevent pollutants associated with storm-water runoff from reaching Blind Brook, Milton Harbor, and Long Island Sound.

Protecting the property will also help to sustain diminishing salt-marsh and mud-flat habitat for wildlife, such as herons, egrets, coastal migrants, and wintering ducks. It will provide public access to the waterfront and recreational opportunities for kayaking, canoeing, birding, and enjoyment of the natural setting.

#### **Historic Preservation Benefits**

The Bird property contains an 1835 Greek Revival farmhouse and 19th century barn, woodworker's shop, chicken coop, and wood shed. A rare survivor in virtually unaltered condition, the Bird Homestead is representative of the small farms that used to dot the area. This settlement pattern has all but disappeared from lower Westchester.

The modest scale of the historic buildings complements the 19th-century Friends Meeting House next door, owned by the City of Rye. Saving the Bird Homestead will extend both the protected historic enclave and the publicly accessible waterfront property at this location.

#### **Fiscal Sponsors**

The Committee to Save the Bird Homestead, Inc. was incorporated as a non-profit organization by the New York Department of State in August 2008. The New York Landmarks Conservancy, one of the leading preservation organizations in the United States, is serving as interim custodian of tax-deductible donations while CSBH gains its 501(c)(3) status from the IRS. The Conservancy has set up a special account for the Bird Homestead Fund. The Westchester Land Trust, the leading land conservation non-profit organization in the county, has

also set up such a fund. Neither organization is taking any administrative fees for this service. 100% of donations go toward acquisition of the Bird property.

### **Restoration**

CSBH plans to perform a careful restoration of the historic buildings in accordance with the Secretary of the Interior's Standards. In order to retain the maximum authenticity, the restoration will emphasize the conservation of historic materials and the repair of historic features rather than replicating and replacing them. CSBH wants to make the site an instructive model of best practices in historic preservation.

### **Educational Benefits**

Although the Bird Homestead is not grand, the people who lived there – Henry Bird and his sons Roland and Junius – were prominent figures in the history of science in the fields of entomology, paleontology, and archaeology, respectively. All three were associated with the American Museum of Natural History. Their many accomplishments will serve as a departure point for educational programs, and their fascinating adventures will inspire all ages.

CSBH is partnering with TalkingScience, a non-profit organization based in New York City and Stamford, Connecticut. Founded by Ira Flatow, host and executive producer of National Public Radio's long-running science news/talk program, *Science Friday*, TalkingScience is dedicated to bringing new, young audiences to science. The two organizations are developing programs that will bring science alive for K-12 students of Westchester and neighboring counties.

Trustee Douglas Carey has long professional experience as an educator of young people. Trustee Anne Stillman is experienced in organizing programs and conferences for historic sites and preservation non-profits for the general public. Both trustees have a track record of drawing large audiences.

The Board of Trustees will produce additional programs for the public in cooperation with Audubon New York, Audubon Connecticut, Marshlands Conservancy, Westchester Land Trust, the American Museum of Natural History, and other non-profits and academic institutions.

### **Preservation Forum**

Along with the educational focus on the history of science, the Bird Homestead will become a forum for public education and discussion of topics in preservation – from nuts and bolts techniques for protecting and restoring historic buildings to strategies for preventing sprawl, encouraging smart growth, and revitalizing traditional Main Streets. These topics are directly relevant. This stretch of Milton Road still retains its historical mix of residences, marina, and neighborhood stores. The street is vulnerable to sudden change and out-of-scale development because of its desirable location on the water.

### **Biodiversity Study and Grounds Rehabilitation**

To prepare for managing the property for the public benefit after acquisition, CSBH initiated a biodiversity study to help guide decisions for rehabilitating the grounds. The staff of the County-owned Marshlands Conservancy began conducting the study in

the early spring of 2009 (with permission of the owners). The study will include an inventory of plant species and wildlife, as well as mapping. Curator Alison Beall returns every week to update the findings as plants emerge, flower, and fruit.

Once the closing takes place, a volunteer crew from the Friends of Marshlands is set to assist CSBH with removing invasive vines and selective clearing to ready the property for public use by kayakers, birders, and people wishing to contemplate the scenic views of the Blind Brook estuary. Douglas Carey has long experience tending gardens at the Knapp House and Gagliardo Park. He will work with the volunteer crew. This task will be completed in four consecutive weekend sessions immediately after the closing.

In accordance with good preservation practices, further rehabilitation of the landscape will take place after archaeological and cultural landscape studies have identified and documented historic features. These studies will inform future decisions. The grounds will be useable by the public while the studies take place. Lectures and workshops will be designed to explain the study process and the findings to the public.

### **Audience**

The Bird Homestead will serve varied constituencies, because it contains many different areas of importance. This gives the organization great strength for the long-term. The projected support and visitation goes beyond typical historic site visitors, although it will include them.

Visitors and program attendees will include school classes on field trips in both science and American history. Weekend programs designed to connect children to the coastal environment and science, as well as 19<sup>th</sup>-century farm life, will draw families and scout troops throughout Westchester County. Adult members of the public will use the property for non-motorized recreation – kayaking, birding, and contemplating scenic views.

Lectures focusing on increasing scientific literacy will draw adults interested in broadening their understanding of scientific issues and discoveries. Preservation and planning programs will draw general and professional audiences interested in historic structures and smart growth. Academic programs will draw college and graduate students in science history, architecture, American history, environmental science, and historic preservation. Demonstrations on sustainable practices for environmentally sensitive treatment of coastal properties will draw general audiences composed of both adults and children, including scouts.

## Operating and Restoration Budgets

### Projected Operating Expenses and Revenue, Year I

In addition to raising the \$91,000 to complete the purchase, CSBH is committed to taking on all restoration and maintenance costs for the buildings and grounds. As required by the terms of the purchase contract, CSBH has paid the carrying costs on the Bird property since November 2008, including heat, electricity, water, telephone, and insurance. Due to the modest size of the Bird House, these expenses have proved to be very affordable.

The following projection is based on actual payments with very ample cushions built in to accommodate possible rate increases. Revenue estimates are conservative and based on the experience of the trustees.

For at least the first year CSBH plans to operate the property with volunteers and college interns. Revenue projections are for operating only, not restoration, which will have a separate fundraising focus. Any surplus will be used for restoration or to hire consultants and/or seasonal program staff, if needed. CSBH expects that some program services for lectures and teaching will be donated pro bono.

#### Expenses

Electricity	1,000
Gas	5,000
Water	600
Maintenance	2,000

Insurance	5,000
Telephone	1,000
Programs	3,000
Miscellaneous	<u>1,500</u>
Total	19,100

#### Revenue

Membership	10,000
Private donations	20,000
Program grants	5,000
Events (net)	20,000
Photo shoots	<u>6,000</u>
Total	61,000

### Prospective Funding Sources Programs and Education

Over time CSBH will apply for grants from the New York Council for the Humanities, the National Endowment for the Humanities, the Heineman Foundation, the National Science Foundation and others. Private donations and membership dues will also help support educational programs.

### Restoration Sequence and Time Table

To follow good historic preservation practices and protocol CSBH will do the following, as the City has done with the Rye Meeting House next door: CSBH will first address any immediate needs that could cause further deterioration to the buildings. Once the buildings are stabilized, CSBH will conduct several studies before restoration work starts. These studies

provide a foundation for sound decision making during the restoration process. An archaeological survey and Cultural Landscape study will take place on the grounds, and a consultant will prepare a Historic Structures Report for the buildings. CSBH expects to fund half these expenses with grants.

The pace of the restoration will be determined by the time required to write grant applications, receive grant awards, and the time it takes to obtain private donations. CSBH will structure the restoration in phases, so that fund-raising can take place between phases, if needed.

CSBH has already heard from two long-time supporters of historic preservation and the environment who are eager to assume leadership roles in post-acquisition fund-raising.

CSBH raised \$194,000 without fund-raising events. The addition of two or more fund-raising events per year should bring in substantial additional revenue.

The full restoration could be completed within two years, if funds were available. If funds were raised in stages between each phase of work, and CSBH needed to wait for grant awards, the time frame would likely be four to five years. Seasonal program activity can take place on the grounds or in the barn during the restoration of the house. The grounds will be available for passive recreational use and as an access point for kayaks and canoes

## **Preliminary Restoration Budget**

### **Phase I – Assessment, Stabilization, and Study**

6-8 months

Estimated cost -- \$150,000

This phase will consist of a conditions survey of all the buildings, any temporary repairs of critical and immediate needs on the house and outbuildings, including possible roof repairs, bracing or shoring, and applying a coat of primer to protect exposed wood surfaces. A qualified consultant will prepare a Historic Structures Report. CSBH will retain experts to conduct an archaeological survey and a cultural landscape report, as well as paint and wallpaper analysis. The findings of the Historic Structures Report will help determine priorities and detailed restoration sequencing. Once any immediate stabilization needs have been addressed, carpentry repairs can begin on the porches, which are the elements most vulnerable to deterioration.

### **Phase II – House Exterior**

6-8 months

Estimated cost -- \$250,000

This phase will include all carpentry repairs on the house's exterior including permanent sill or roof repairs, if needed. The house has two stories and a full attic with about 1,800 square feet of floor space, plus two porches. The exterior will be painted in the color determined by paint analysis, which in all probability will be white. At the end of this

phase, the building envelope will be entirely secure.

### Phase III – House Mechanical Systems

6 months

Estimated cost -- \$250,000

It may be practical to postpone part or all of this phase until it proves needed, because all systems are functioning. This phase will consist of any needed repairs or replacement of the mechanical systems -- plumbing, electrical, and heating. An electrical upgrade may be desirable. A heating upgrade may also be desirable in the future plus the possible addition of air conditioning. CSBH will need to determine where to put public bathrooms – in the house or the barn. The barn will become program space.

### Phase IV – House Interior Finishes

6-8 months

Estimated cost -- \$300,000

This phase will consist of restoration of all interior finishes – plaster, paint, floors, and finish carpentry.

### Phase V – Outbuildings

6 months

Estimated cost -- \$275,000

This phase will consist of carpentry repairs and painting on the exterior of the barn, wood shop and chicken coop. The interiors of these structures are not finished, but will need carpentry repairs. The barn and wood shop will likely need electrical upgrades. Work on all the outbuildings will take place simultaneously to increase efficiency and to

buy materials all at once. This phase could be conducted concurrently with any of phases II through IV.

### Additional Restoration Costs:

Architect and engineer -- \$75,000

Possible hazardous materials removal -- \$50,000

10% estimating contingency \$135,000

Total -- \$1,485,000

*All numbers are subject to revision upon more detailed inspection of the buildings.*

### Prospective Funding Sources: Studies and Restoration

CSBH plans to apply for grants for studies from the Preservation League of New York State and the National Trust for Historic Preservation. For restoration funds CSBH will apply for government grants from the federal Save Americas Treasures program, the New York State Office of Parks, Recreation and Historic Preservation, the New York State Council on the Arts, and others. CSBH will also apply to private foundations, such as the 1772 Foundation. Additional funds will be raised from private donors.

## **Advisory Council**

The Committee to Save the Bird Homestead has begun to assemble an Advisory Council of distinguished scientists and other professionals. CSBH will build the Advisory Council over the coming year.

## **Archaeology & Paleontology**

*Anna Roosevelt, Ph.D.*, a prominent archaeologist, is Professor of Anthropology at the University of Illinois, Chicago, and former Curator of Archaeology at the Field Museum. Dr. Roosevelt credits Junius Bird, who served as Curator of South American Archaeology at the American Museum of Natural History, as her early mentor. Dr. Roosevelt is a great granddaughter of President Theodore Roosevelt.

*John Wible, Ph.D.*, a paleontologist, is Curator and Head of the Section of Mammals at the Carnegie Museum of Natural History and Editor-in-chief of the *Journal of Mammalian Evolution*. His groundbreaking research showing that placental mammals originated on earth 65 million years ago drew headlines in scientific journals and the national media alike in 2007. Dr. Wible grew up in Rye and graduated from Rye High School in 1971.

## **Conservation and Environment**

*Tom Andersen*, a professional in land conservation, is Director of Communications and Special Projects at Westchester Land Trust. He is the author of *This Fine Piece of Water: An Environmental History of Long Island Sound*, published by Yale University Press in 2002. He continues to write and lecture about Long Island

Sound issues. Mr. Andersen leads Westchester Land Trust's efforts to protect the Bird property in coordination with the Committee to Save the Bird Homestead.

*Alison Beall*, a naturalist, has been Curator of the Marshlands Conservancy for more than 30 years. The Marshlands is the largest tidal marsh system in Westchester County. She is a member of the Read-Marshlands Stewardship Group, a committee of natural resource professionals, which has supported and advocated for conservation of the Bird property. The group helped identify the Bird property's ecological importance to the health of Long Island Sound and shore birds.

## **Development**

*John Hannan*, a fund-raising professional, is Director of Development at Audubon Connecticut, based in Greenwich. He is also Chair of the Audubon Council of New York State, an association of the 28 local chapters of the National Audubon Society in New York. He was an early supporter and advocate for saving the Bird property. As a kayaking enthusiast, he can also advise on the recreational aspects of the site.

## **Law**

*Pamela McGuire*, an attorney, worked at PepsiCo, Inc. and its affiliates for over 30 years before retiring in 2008. Her positions included Senior Vice President, General Counsel and Secretary of The Pepsi Bottling Group, Inc. and Senior Vice President, Business Practices and Compliance of PepsiCo. Ms. McGuire is also a Trustee of the Rye Historical Society, serves as Secretary of the Historical Society's Board of Trustees and is a volunteer at the Square House. She has a longstanding interest in historic preservation and archival documents.

## Board of Trustees

*Anne Stillman* is president of the Committee to Save the Bird Homestead, Inc. and was one of the original founders in 2007. She has an extensive background in historic preservation, as an advocate, writer, and historic site director. She has served on the Westchester County Historic Preservation Advisory Committee since 2001. She was appointed to the City of Rye Landmarks Advisory Committee in 2007, elected Landmarks Committee chair in 2008, and re-elected chair in 2009. She has been involved in saving more than 50 historic properties in her preservation career. At present, she is writing a book on historic gardens for Wesleyan University Press.

Anne has coordinated the efforts to save the Bird property in partnership with the City of Rye and the Westchester Land Trust, including advocacy, fund-raising, press coverage, and organizing an alliance of supporting environmental, historic preservation, and recreational organizations. (See list, page 11). As a volunteer, she was the primary author of the grants the City of Rye will receive toward the purchase of the Bird property.

From 2000 to 2007, she served as executive director of the Jay Heritage Center in Rye, running all aspects of the historic site, including overseeing the restoration of the 1838 Greek Revival Jay Mansion, working with architects, engineers, and contractors, managing the staff and volunteers, developing and implementing programs, building large audiences for lectures and school programs, grant writing, generating

publicity, managing the operating budget (which she consistently brought in under budget), and spearheading successful advocacy efforts to protect the Boston Post Road Historic District.

In 2006 she oversaw the restoration of the Jay Mansion drawing room, the largest and most ornate room in the house, and the first interior space to be restored. She organized and publicized the public opening of the drawing room in November 2006, which attracted 300 visitors in one afternoon.

Anne also has experience interpreting science history for the public. She was the head writer for the site interpretation of Fort Trumbull State Park in New London, Connecticut, where 200 years of military history unfolded. From World War II until its closing in the 1990s, the base was a premier research facility for the U.S. Navy. On illustrated interpretive panels Anne chronicled the scientific achievements of the Navy Sound Lab in the race to combat the German U-boats during World War II.

Previously, Anne worked for the National Trust for Historic Preservation where she represented the Trust in New York and Connecticut. She later conducted national studies for the Trust on urgent commercial development trends having negative effects on historic preservation and community character. As editor of *Historic Properties Exchange*, a bimonthly newsletter of the Connecticut Trust for Historic Preservation, for twelve years, she developed the publication into a catalyst for saving numerous historic structures.

In addition to the National Trust and the Connecticut Trust, Anne's work has been published by the American Planning Association, the National Main Street Center, the National Building Museum and Princeton Architectural Press.

Anne has lectured widely on preservation topics at state and national preservation and planning conferences including the National Trust for Historic Preservation, National Alliance of Preservation Commissions, National Main Street Center, American Planning Association, Preservation League of New York State, Preservation Pennsylvania, New Hampshire Department of Planning, Massachusetts Historical Commission, Historic Landmarks Foundation of Indiana, Connecticut Trust for Historic Preservation, and others.

Anne grew up in Rye. She appeared in the 2004 award-winning documentary film, *A Touch of Greatness*, reminiscing about Albert Cullum, an innovative former teacher at Midland School.

*Douglas Carey*, vice president and secretary, is an educator in American History with more than 20 years of teaching experience. He was one of the original founders of CSBH in 2007. A life-long Rye resident, he has a history of civic-minded service to the community and has served on the Rye Recreation Commission since 1996.

Doug has taught American History and Government Honors and Regents in the East Ramapo School District for 17 years. He is a past president of the Rockland County Council for Social Studies. For three years Doug also served as educator for the Jay Heritage Center's school program, *Striving*

*for Freedom*. He often appears as a historical re-enactor for community events and Rye Historical Society tours.

Doug is the director of the highly regarded youth educational enrichment program Leaders of Tomorrow, which he founded in 1992. He has also directed the Summerfest Field Day since 1993. Doug established four organic gardens for educational purposes in Rye. He researched and wrote a monthly column on local history for the Rye Record for two years, leading up to and during the centennial of the Village of Rye.

Doug is the recipient of numerous awards including the Westchester Golden Rule Award in Education, the City of Rye Human Rights Award in 1999 and 2000, the Rye Lions Club Jim Shea Memorial Community Service Person of the Year 2004, the Rye Historical Society Centennial Award 2004, the American Legion Americanism Award 2006, and the Westchester Lower Hudson Council for Social Studies Distinguished Service Award 2008. Doug was also a Gilder Lehrman American History Scholarship award winner in 2003-2004 and was a National Endowment for the Humanities Scholar in 2004.

*Margot Burgheimer*, treasurer, is a retired professional in non-profit administration and a life-long resident of Rye. She worked in the non-profit sector for 35 years, including 20 years with Family Services of Westchester. She also worked for the United Way, the Westchester Community Foundation, and the Morgan Library.

Margot has served on numerous non-profit boards, including the Rye Historical Society, where she was secretary, the American Red Cross (Mamaroneck branch), where she served four years as chair, and the Children's Blood Foundation.

She has extensive experience in the governance of non-profits in general and historic sites specifically. She served on the board of the Jay Heritage Center for 17 years, 15 of those years as an officer. She co-chaired the Jay Center's Governance Committee for many years.

At present, Margot is the president of the Friends of Rye TV and serves on the board of Human Development Services of Westchester, where she is a member of the Development Committee. For the past two years Margot has also been co-chair of the Twig Holiday Fair.

*Aaron Griffiths*, trustee, is Executive Creative Director, Ogilvy New York. A fourth generation Californian, Aaron came to the east coast in January 2006 to become OgilvyOne's Worldwide Creative Director for IBM. In November 2006, Aaron helped bring together the creative groups from Ogilvy & Mather and OgilvyOne to create one consolidated creative team for IBM's global advertising account. After two years in the creative leadership for both the IBM and Coca-Cola accounts, Aaron is now Executive Creative Director in New York, overseeing all things digital. As well, he serves as Global Creative Director on Kodak, Fanta, and Post Cereals.

Before leaving his home on the West coast,

Aaron spent a year at Ogilvy San Francisco providing creative leadership on the Yahoo! account. His team's award-winning work for Yahoo! Music Unlimited helped establish Yahoo! as an early leader in the highly competitive digital music arena.

Prior to Ogilvy, Aaron was at Goodby, Silverstein & Partners in San Francisco, where he helped develop their interactive advertising discipline and led digital work for Hewlett-Packard, Saturn, Specialized Bikes, Goodyear, Discover and Budweiser. Before that, Aaron was an Associate Creative Director at Modem Media where he oversaw the Michelin North America and E-Trade accounts.

His work has been honored by international advertising competitions including One Show, Cannes, LIAA, New York Festival, the Clios, Effies, Art Directors' Club, Andys, Flash Film Festival, Flash in Can, and SXSW. Most recently, his work on the IBM Documentary Project was awarded a silver Pencil in the One Show's inaugural entertainment awards. In 2009, Aaron will serve on juries for both the One Show and D&AD (British Design and Art Directors) awards.

Aaron and his wife, Jen, live in Rye, New York, with their three young boys, Aidan, Jack and Shepherd.

## **Supporting Organizations**

Audubon New York

Federated Conservationists of  
Westchester

Friends of Marshlands

Hudson River Valley Greenway

Kayakers Alliance

National Trust for Historic  
Preservation

New York Landmarks Conservancy

Preservation League of New York  
State

Read-Marshlands Stewardship Group

Rye Historical Society

Save the Sound

Westchester Land Trust

*To City Council*



NEW YORK STATE  
OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION

CAROL ASH  
Commissioner

DAVID A. PATERSON  
Governor

May 15, 2009

Received

MAY 29 2009

City Manager's Office  
Rye, New York

Honorable Paul Shew  
City Manager  
City of Rye  
City Hall  
1051 Boston Post Road  
Rye, NY 10580

Dear City Manager Shew: *Paul*

Congratulations! I am pleased to inform you that a matching grant of \$350,000 has been reserved from the Environmental Protection Fund for the **Bird Homestead** project.

Your grant will be formally awarded by means of a contract, which will be coming to you from your Regional Grants Office soon. I urge you to work closely with the Region, and not to begin work on your project until appropriate contract conditions have been satisfied.

Governor Paterson's strong commitment to this program has made more than \$19 million of grant funds available for distribution this year. The need for this funding is demonstrated once again by an extremely keen competition. Statewide, for these programs, we received 300 applications requesting \$87.1 million. For the parks program, 160 applicants requested \$45.9 million; for historic preservation \$36.1 million was sought by 122 potential grantees; and for the Heritage Areas program, we saw 18 requests for \$5.1 million this year. I am delighted that yours was one of the grants that we were able to award from the more than \$19 million available to us.

We are eager to initiate our partnership with you and move these important projects ahead expeditiously.

Sincerely,

*Carol Ash*

Carol Ash  
Commissioner  
State Historic Preservation Officer

*we are happy to  
be able to support  
your efforts -- The  
Bird Homestead  
is lovely*

*Carol*

**STRATEGIC INVESTMENT PROGRAM  
PRELIMINARY APPLICATION**

**SECTION 1: DATA SHEET / GENERAL INFORMATION**

**A. Project Name:** Bird Homestead Waterfront Parkland Acquisition

Project location: 600 Milton Road, Rye, NY 10580

**B. Applicant Organization:** City of Rye

Legally Incorporated Name: City of Rye

Street (not P.O. Box) 1051 Boston Post Road

City: Rye, New York

Zip: 10580

County: Westchester

Phone: 914-967-7404

Fax: 914-967-4604

E-mail: emilitana@ryeny.gov

Contact Name & Title: Frank Culross, City Manager

Federal Taxpayer I.D./Charity reg.# (Non-profits Only): 13-6007325

1. Type of Organization:

- Municipality                      ( ) Local Development Corporation  
 Not-for-Profit                      ( ) University/Educational Org.  
 Business Corporation              ( ) Other (please describe)

2. Is the organization currently seeking or receiving any other New York State assistance for this project?  
 No  Yes

If your answer is "yes," please provide a detailed explanation on an attached separate sheet.

**SECTION 2: PROJECT DESCRIPTION**

**A. Project Description** Acquisition of Bird Homestead as public waterfront parkland. See attached sheet.

1. Project type and amount:

- |   |            |   |
|---|------------|---|
| <input type="checkbox"/> loan             | \$-----    | <input checked="" type="checkbox"/> Environmental Project (includes historic preservation, public recreation) |
| <input checked="" type="checkbox"/> grant | \$ 250,000 | <input type="checkbox"/> Economic Development Project   |
| <input type="checkbox"/> combination      | \$-----    | <input type="checkbox"/> Higher Education   |
|   |            | <input type="checkbox"/> Arts/Cultural Project  |

Please attach a detailed description of the specific capital project that will be undertaken and funded pursuant to this application.

2. Project Start Date: 5/1/09 Anticipated Date of Project Completion: 7/1/09

**SECTION 3: PROJECT BUDGET, DISBURSEMENT SCHEDULE, & OPERATING COSTS**

**A. Use of Funds** Land acquisition for public waterfront parkland

Complete the following Project Budget detailing the proposed sources and uses of funds (attach additional sheets if necessary).

**USE OF FUNDS**

**SOURCES**

**TOTAL**

State

**In-Kind/  
Equity Sponsor/  
Contribution**

**Other Sources**

**Direct Costs:**

purchase price  
\$1, 250,000

EPF  
\$413,000

Federal LI Sound Stewardship  
\$200,000

This application  
\$250,000

Westchester County  
\$200,000

Private  
\$190,000

**Indirect/Soft Costs**

Environmental Assessment (Phase I)  
\$2,000

Survey  
\$1,000

Total \$1,253,000

\$663,000

\$590,000

\$1,253,000

B. Please describe other sources of funds and if they have been secured. Items listed above: Private funds are secured (\$190,000). Westchester County (\$200,000) and LI Sound Stewardship (\$200,000) firmly expected. EPF (\$413,000) anticipated.

C. Does this project require environmental or other regulatory permits?  No  Yes  
Have they been secured?  No  Yes  NA

D. Has any State or local government agency reviewed the project under the State Environmental Quality Review Act (SEQRA) or is such review necessary to obtain any governmental approvals?  No  Yes  NA

E. Please describe the ongoing operating costs required to maintain the proposed project and the sources of these funds. The non-profit Committee to Save the Bird Homestead, Inc. will operate the site for public education and public recreation with the use of volunteers and funds raised privately.

**SECTION 4: ELIGIBILITY FOR TAX-EXEMPT FINANCING**

1. Do you believe your project is eligible for tax-exempt financing under the Internal Revenue Service code?  No  Yes

2. Has the applicant or proposed recipient of funds previously received financing from the sale of tax-exempt bond? If yes attach a schedule describing the details of such financing.  No  Yes

3. Does the applicant or proposed recipient of funds anticipate applying for financing for this project from the sale of other tax-exempt bonds?  No  Yes (Westchester County)

4. Have any funds been expended or obligations incurred to date on that portion of the project for which this application is made? If yes, attach a schedule showing details of such disbursements ( date, purpose, payee, etc.).  No  Yes

5. Does the applicant or proposed recipient of funds plan to occupy 100% of the project facility? If no, attach a schedule explaining the planned occupancy. Please see answer to SECTION 3 question E. (repeated on attached sheet)

Signature of Applicant



Date

## **Attached Sheet I – City of Rye, Bird Homestead Waterfront Parkland Acquisition**

[Page 1]

2. Is the organization currently seeking or receiving any other New York State assistance for this project?  
( ) No (X) Yes

If your answer is "yes," please provide a detailed explanation on an attached separate sheet.

The City has applied for a New York State Environmental Protection Fund acquisition grant in the amount of \$600,000 and anticipates receiving \$413,000.

[Page 2]

E. Please describe the ongoing operating costs required to maintain the proposed project and the sources of these funds.

The non-profit Committee to Save the Bird Homestead, Inc. will operate the site for public education and public recreation with the use of volunteers and funds raised privately.

### **SECTION 2: PROJRCT DESCRIPTION**

The City of Rye in partnership with the Committee to Save the Bird Homestead, Inc. wants to purchase and protect the important waterfront property at 600 Milton Road, known as the Bird Homestead, for multiple reasons that serve the public good -- its environmental value to the health of the Blind Brook estuary and Long Island Sound, for conservation of its wetlands habitat, for its public recreational access to the waterfront, for its scenic views, for its historical importance as a rare surviving 19th-century farmstead, for its flood-control value in a flood-prone area, for its educational potential and ability to connect children with nature, and to preserve the legacy of the illustrious scientists of the Bird family. Rarely has any one property contained so many layers of importance. Acquisition by the City would protect this endangered parcel from development. The lead not-for-profit group raising funds for acquisition of the property is the Committee to Save the Bird Homestead, Inc., which is committed to managing the site, preserving the historic buildings, and running educational programs for school children and the general public with an emphasis on, the history of science, historic preservation, coastal ecosystems and sustainability.

The Bird property is located within the Long Island Sound Coastal Corridor priority area of the New York State Open Space Conservation Plan. Protecting and preserving the Bird property would benefit the public on many levels. It would provide public access to the waterfront in an area where access has recently diminished. Acquisition would extend and link city-owned public parkland by adding a contiguous parcel to the Rye Meeting House property, creating a protected corridor along an environmentally sensitive waterfront area. It would provide a recreational location for public access to the Sound via kayaks and canoes, for fishing in the Blind Brook estuary, for birding, and for enjoyment of the natural setting. The Bird property would become an access point on a Blue Trail for kayaking and canoeing, which would link multiple waterfront destinations on Westchester's Sound shore.

Acquisition of the property would also protect diminishing salt marsh and mud flat habitat. The property is a haven for herons and egrets, wintering ducks, shore birds, and coastal migrants.

The Bird property is located in the flood plain near the head of Milton Harbor on the lower, tidal section of Blind Brook. The area is vulnerable to flooding during storms and extreme high tides. Protecting it from development will keep its valuable buffer lands intact and provide flood mitigation. Protecting the land from development would also prevent pollutants associated with storm-water runoff from reaching Blind Brook, Milton Harbor, and Long Island Sound.

## **Attached Sheet II – City of Rye, Bird Homestead Waterfront Parkland Acquisition**

### **SECTION 2: PROJRCT DESCRIPTION (continued)**

The Bird property is located in Long Island Sound's most stressed area, where every effort should be made to control nitrogen runoff. Limiting additional coastal development is one of the keys to restoring the ecological balance of Long Island Sound and will help curb the cumulative detrimental impact of intensive shoreline development in Westchester. The Committee to Save the Bird Homestead plans to use the property in part to produce public educational programs about protecting and restoring Long Island Sound and its tributaries. The Committee to Save the Bird Homestead will manage the site as a model for environmentally responsible treatment of coastal properties

The Bird property also contains significant historic structures: an 1835 house built in the Greek revival style, a barn, a woodworker's shop and chicken coop. Only one family has owned the property since 1852. The buildings have historical value and rarity as an authentic, 19<sup>th</sup>-century, small farm complex on Westchester's Sound shore. As the home of the prominent scientists of the Bird family, the property has important historic and scientific associations. In the opinion of the NY State Office of Parks, Recreation and Historic Preservation, the Bird property is eligible for listing on the State and National Registers of Historic Places. These historic buildings would be destroyed or altered irreparably without public acquisition.

The Hudson River Valley Greenway has endorsed the effort to acquire the Bird property as dedicated parkland and its future use as an educational center. The project is consistent with the Greenway's criteria for natural and cultural resource protection, public access, regional planning, and heritage and environmental education. Numerous organizations also support the acquisition, including Audubon New York, the Westchester Land Trust, Save the Sound, Federated Conservationists of Westchester County, the Friends of Marshlands, the Rye Historical Society, the Kayakers Alliance of Larchmont and Mamaroneck, the New York Landmarks Conservancy, the Preservation League of New York State, and the National Trust for Historic Preservation.

The acquisition of the Bird property also meets the objectives of multiple policies and action strategies of the New York State Comprehensive Outdoor Recreation Plan (SCORP) including "Improve and expand water-oriented recreation opportunities" (Policy), "Encourage the acquisition, protection and/or development of park, recreational and cultural resource areas that are physically and visually accessible to water bodies and compatible with environmental limitations" (Action Strategy), "Preserve and protect natural and cultural resources" (Policy), "Develop comprehensive, interconnected recreationway, greenway, blueway and heritage trail systems" (Policy).

The City of Rye has a one-time opportunity to acquire this environmentally and historically important waterfront property for public use.

## **Attached Sheet I – City of Rye, Bird Homestead Waterfront Parkland Acquisition**

[Page 1]

2. Is the organization currently seeking or receiving any other New York State assistance for this project?  
( ) No (X) Yes

If your answer is "yes," please provide a detailed explanation on an attached separate sheet.

The City has applied for a New York State Environmental Protection Fund acquisition grant in the amount of \$600,000 and anticipates receiving \$465,000.

[Page 2]

E. Please describe the ongoing operating costs required to maintain the proposed project and the sources of these funds.

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The City of Rye has a one-time opportunity to acquire this environmentally and historically important waterfront property for public use.



# SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART II - ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULLEAF.

Yes  No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

Yes  No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal potential for erosion, drainage or flooding problems? Explain briefly:

**No adverse impacts. The action involves the acquisition and preservation of a 0.93-acre waterfront property having historic, cultural and environmental significance. The project will not adversely impact any critical environmental area.**

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

No

C6. Long term, short term, cumulative, or other effects not identified in C1 - C5? Explain briefly:

No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

No

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

Yes  No If Yes, explain briefly

## PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration of irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure all explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND prove on attachments as necessary, the reasons supporting this determination:

Rye City Council

Lead Agency

O. Paul Shew

Print or Type Name of Responsible Officer in Lead Agency

City Manager

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from Responsible Officer)

Christian K. Miller, AICP, City Planner

June 30, 2008

Date



# Coastal Assessment Form

**City of Rye, New York Planning Department**  
1051 Boston Post Road, Rye, New York 10580  
Phone: (914) 967-7167 Fax (914) 967-7185

[www.ryeny.gov](http://www.ryeny.gov)

## A. INSTRUCTIONS (Please print or type all answers)

1. Applicants or in the case of direct actions, city agencies, shall complete this Coastal Assessment Form (CAF) for proposed actions which are subject to the consistency review law. This assessment is intended to supplement other information used by a city agency in making a determination of consistency.
2. Before answering the questions in Section C, the preparer of this form should review the policies and explanations of policy contained in the Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the City Clerk's office. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the coastal area.
3. If any question in Section C on this form is answered "yes", then the proposed action may effect the achievement of the LWRP policy standards and conditions contained in the consistency review law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent to the maximum extent practicable with the LWRP policy standards and conditions. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

## B. DESCRIPTION OF SITE AND PROPOSED ACTION

1. Type of city agency action (check appropriate response):
  - (a) Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction): City Council Acquisition of 600 Milton Road
  - (b) Financial assistance (e.g. grant, loan, subsidy): Seeking \$600,000 in NYSOPRHP Funding assistance.
  - (c) Permit, approval, license, certification: N/A
  - (d) Agency undertaken action: Rye City Council
2. Describe nature and extent of action:  
Acquisition of 0.93-acre waterfront property on Blind Brook/Milton Harbor. No physical or site improvements are proposed.
3. Location of action (including street or site description):  
600 Milton Road, Westchester County, Rye, New York
4. Size of site: 0.93 acres



# Coastal Assessment Form

## City of Rye, New York Planning Department

Page 2 of 5

5. Present land use: Single-family residence
6. Present zoning classification: R-5 Single-Family Residential
7. Describe any unique or unusual forms on the project site (i.e. bluffs, dunes, swales, ground, depressions, other geological formations):  
Adjacent to Blind Brook/Milton Harbor and located within 100-year Flood Zone
8. Percentage of site which contains slopes of 15% or greater None. Site is level.
9. Streams, lakes, ponds or wetlands existing within or contiguous to the project area?
- (a) Name: Blind Brook/Milton Harbor
- (b) Size (in acres): N/A
10. If an application for the proposed action has been filed with the city agency, the following information shall be provided:
- (a) Name of applicant: Rye City Council
- (b) Mailing address: 1051 Boston Post Road, Rye, New York 10580
- (c) Telephone number: Area Code: 914-967-7404
- (d) application number, if any: \_\_\_\_\_
11. Will the action be directly undertaken, require funding, or approval by a state or federal agency?
- Yes       No      If yes, which state or federal agency?
- Requesting \$600,000 in funding assistance from NYSOPRHP



# Coastal Assessment Form

## City of Rye, New York Planning Department

**C. COASTAL ASSESSMENT** Check either "yes" or "no" for each of the following:

	YES	NO
1. Will the proposed action be located in, or contiguous to, or have a potentially adverse effect upon any of the resource areas identified on the coastal area map?:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(a) Significant fish or wildlife habitats?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Scenic resources or local or statewide significance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Natural protective features in an erosion hazard area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Note: If the answer to any question above is yes, please explain in Section D any measures which will be undertaken to mitigate any adverse effects.</i>		
2. Will the proposed action have a <u>significant adverse effect</u> upon:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(a) Commercial or recreational use of fish and wildlife resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Scenic quality of the coastal environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Development of future, or existing water dependent uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Land or water uses within a small harbor area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Stability of the shoreline?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Surface or groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Existing or potential public recreation opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Structures, sites or districts of historic, archaeological or cultural significance to the city, State or nation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will the proposed action <u>involve</u> or <u>result</u> in any of the following:	<input type="checkbox"/>	<input type="checkbox"/>
(a) Physical alteration of land along the shoreline, land under water or coastal waters?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Physical alteration of two (2) acres or more of land located elsewhere in the coastal area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Expansion of existing public services or infrastructure in undeveloped or low density area of the coastal area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Energy facility not subject to Article VII or VIII of the Public Service Law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Mining, excavation, filling or dredging in coastal waters?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Reduction of existing or potential public access to or along the shore?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Sale or change in use of publicly-owned lands located on the shoreline or underwater?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Development within a designated flood or erosion hazard area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Development on a beach, dune, barrier island or other natural feature that provides protection against flooding or erosion?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) construction or reconstruction of erosion protective structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) Diminished surface or groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>



# Coastal Assessment Form

## City of Rye, New York Planning Department

	YES	NO
(l) Removal of ground cover from the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4. Project</b>	<input type="checkbox"/>	<input type="checkbox"/>
(a) If project is to be located adjacent to shore:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(1) Will water-related recreation be provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) Will public access to the foreshore be provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(3) Does the project require a waterfront site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Will it supplant a recreational or maritime use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) Do essential public services and facilities presently exist at or near the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) Is it located in a flood prone area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(7) Is it located in an area of high erosion?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the project site is publicly owned:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(1) Will the project protect, maintain and/or increase the level and types of public access to water-related recreation resources and facilities?	<input type="checkbox"/>	<input type="checkbox"/>
(2) If located in the foreshore, will access to those and adjacent lands be provided?	<input type="checkbox"/>	<input type="checkbox"/>
(3) Will it involve the siting and construction of major energy facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Will it involve the discharge of effluents from major steam electric generating and industrial facilities into coastal facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is the project site presently used by the community neighborhood as an open space or recreation area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the present site offer or include scenic views or vistas known to be important to the community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Is the project site presently used for commercial fishing or fish processing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) will the surface area of any waterways or any wetland areas be increased or decreased by the proposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Does any mature forest (over 100 years old) or other locally important vegetation exist on this site which will be removed by the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Will the project involve any waste discharges into coastal waters?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Does the project involve surface or subsurface liquid waste disposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) Does the project involve transport, storage, treatment or disposal of solid waste or hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) Does the project involve shipment or storage of petroleum products?	<input type="checkbox"/>	<input checked="" type="checkbox"/>



# Coastal Assessment Form

## City of Rye, New York Planning Department

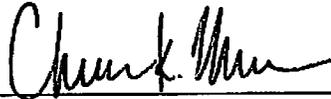
- |   | YES                                 | NO                                  |
|---|-------------------------------------|-------------------------------------|
| (l) Does the project involve discharge of toxics, hazardous substances or other pollutants into coastal waters?                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (m) Does the project involve or change existing ice management practices?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (n) Will the project affect any area designated as a tidal or freshwater wetland?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (o) Will the project alter drainage flow, patterns or surface water runoff on or from the site?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (p) Will best management practices be utilized to control storm water runoff into coastal waters?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (q) Will the project utilize or affect the quality or quantity of sole source or surface water supplies?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (r) Will the project cause emissions which exceed federal or state air quality standards or generate significant amounts of nitrates or sulfates? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**D. REMARKS OR ADDITIONAL INFORMATION.** (Add any additional sheets necessary to complete this form.)

The action involves the City of Rye applying to the NYSOPRHP for \$600,000 to acquire 600 Milton Road. The property currently consists of a 1835 single-family residence on a 0.93-acre waterfront property at the mouth of Blind Brook at Milton Harbor. The property would be used for public park, coastal public access, historic preservation and educational use. The acquisition of this property and intended use is consistent with the policies of the City's Local Waterfront Revitalization Program (LWRP), which was adopted by the Rye City Council on June 19, 1991 and approved by the New York Secretary of State on June 28, 1991.

I certify that the information provided above is true to the best of my knowledge.

Preparer Name Christian K. Miller, AICP Date June 30, 2008

Signature  Title City Planner

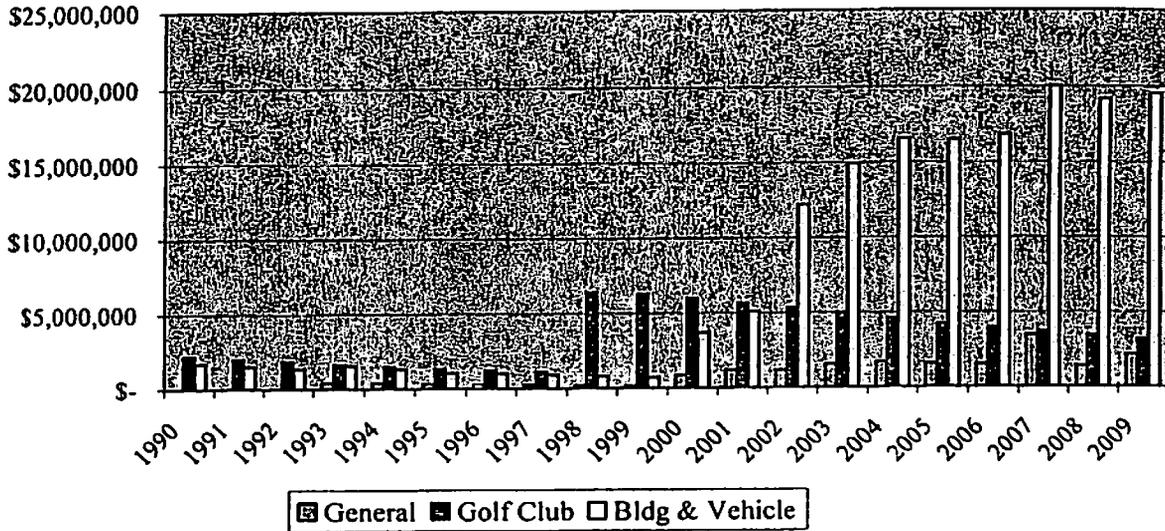
## DEBT INFORMATION

This section contains information on all long-term debt authorized by the City. By New York State law, the City may only issue general obligation debt where the repayment of principal and interest is backed by the full faith and credit of the City. The City Council has adopted a policy wherein debt issued to support assets of the enterprise funds (Boat Basin Fund and Golf Club Fund) must be repaid from the revenues of those funds.

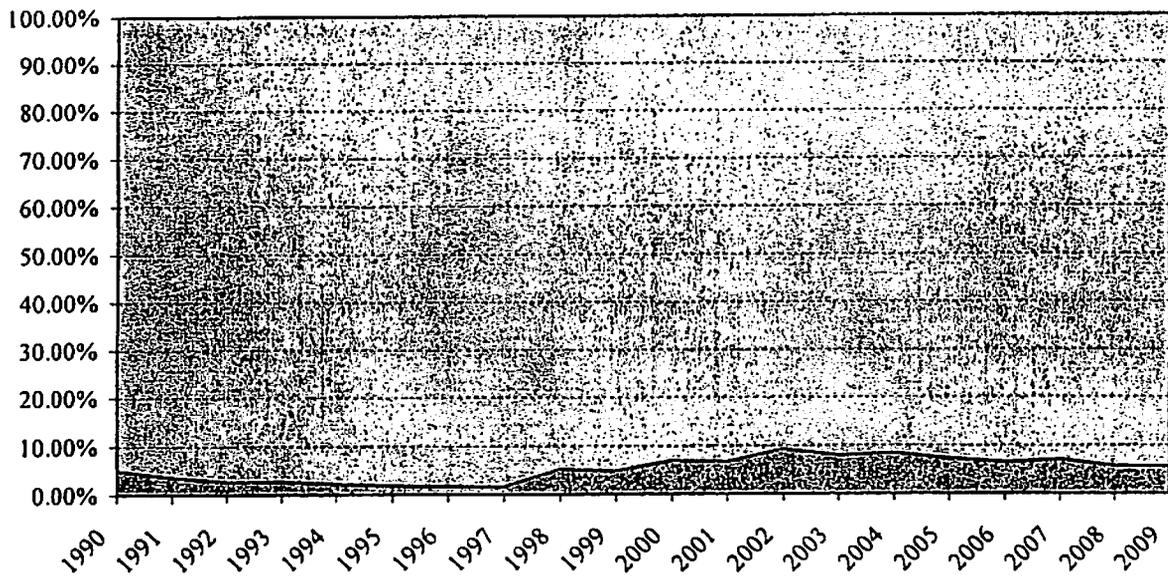
The City's Debt Policy may be found in the "Budget Message and Overview" section of this document. Debt information specific to a fund may be found in the following sections of this document: Debt Service Fund, Golf Club Enterprise Fund, and the Building and Vehicle Maintenance Fund.

CITY OF RYE, NEW YORK  
 AUTHORIZED DEBT - ALL FUNDS  
 ANNUAL BUDGET  
 FOR FISCAL YEAR ENDING DECEMBER 31, 2009

**PROFORMA AUTHORIZED DEBT**



**PROFORMA DEBT LIMIT EXHAUSTED**



CITY OF RYE, NEW YORK  
ANNUAL BUDGET  
FOR FISCAL YEAR ENDING DECEMBER 31, 2009

PROFORMA SUMMARY OF AUTHORIZED DEBT

Fiscal Year Ending December 31	Fund			Total	Percent of Debt Margin
	General	Golf Club	Bldg & Vehicle		
1990	\$ -	\$2,200,000	\$ 1,725,000	\$ 3,925,000	5.05%
1991	-	2,025,000	1,545,000	3,570,000	3.64%
1992	-	1,850,000	1,370,000	3,220,000	2.74%
1993	417,000	1,675,000	1,575,000	3,667,000	2.73%
1994	381,000	1,500,000	1,334,000	3,215,000	2.27%
1995	345,000	1,375,000	1,090,000	2,810,000	1.94%
1996	308,000	1,250,000	1,002,000	2,560,000	1.81%
1997	264,000	1,125,000	911,000	2,300,000	1.66%
1998	220,000	6,400,000	820,000	7,440,000	5.26%
1999	176,000	6,275,000	729,000	7,180,000	4.85%
2000	872,000	5,975,000	3,723,000	10,570,000	6.99%
2001	1,206,719	5,665,000	5,108,281	11,980,000	6.69%
2002	1,216,578	5,350,000	12,191,922	18,758,500	9.31%
2003	1,553,488	5,000,000	14,952,012	21,505,500	7.96%
2004	1,701,463	4,610,000	16,593,537	22,905,000	8.47%
2005	1,607,711	4,210,000	16,502,690	22,320,401	7.33%
2006	1,543,177	3,975,000	16,839,836	22,358,013	6.54%
2007	3,476,098	3,730,000	20,034,733	27,240,831	7.13%
2008	1,404,954	3,470,000	19,191,929	24,066,883	5.80%
2009	2,180,712	3,200,000	19,549,055	24,929,767	5.64%

CITY OF RYE, NEW YORK  
ANNUAL BUDGET  
FOR FISCAL YEAR ENDING DECEMBER 31, 2009  
SCHEDULE OF ESTIMATED DEBT PAYMENTS

Issue	Principal Balance 1/1/2009	Principal Payments	Interest Payments	New Issues	Principal Balance 12/31/2009
<b>General Fund:</b>					
2000 Drainage	\$ 245,777	\$ 14,667	\$ 12,842	\$ -	\$ 231,110
2000 Traffic Signals	289,150	17,255	15,108	-	271,895
2001 Traffic Signals	152,317	8,868	7,271	-	143,449
2001 Drainage	144,884	8,435	6,916	-	136,449
2001 Recreation Lighting	70,585	4,109	3,369	-	66,476
2005 Drainage	179,372	7,467	7,003	-	171,905
2005 Pump Stations	269,057	11,201	10,504	-	257,856
2005 Traffic Signals	53,812	2,240	2,101	-	51,572
Authorized but unissued as of November 1, 2008(authorization date in parenthesis):					
Theall Road Reconstruction (12/19/06)	-	-	-	700,000	700,000
Upper Dogwood Lane Sewer (3/28/07)	-	-	-	150,000	150,000
<b>Total General Fund</b>	<b>1,404,954</b>	<b>74,242</b>	<b>65,114</b>	<b>850,000</b>	<b>2,180,712</b>
<b>Golf Club Fund:</b>					
1998 Improvements Series A	2,305,000	185,000	100,923	-	2,120,000
1998 Improvements Series B	1,165,000	85,000	72,845	-	1,080,000
<b>Total Golf Club Fund</b>	<b>3,470,000</b>	<b>270,000</b>	<b>173,768</b>	<b>-</b>	<b>3,200,000</b>
<b>Building &amp; Vehicle Fund:</b>					
1990 Garage	100,000	50,000	5,100	-	50,000
2000 Milton Firehouse	1,713,938	102,278	89,553	-	1,611,660
2000 Salt Storage Dome	75,179	4,486	3,928	-	70,693
2000 Vacuum Truck	115,661	6,902	6,043	-	108,759
2000 Fire Ladder Truck	325,295	19,412	16,997	-	305,883
2001 Locust Firehouse	891,601	51,908	42,562	-	839,693
2001 City Hall	111,452	6,489	5,320	-	104,963
2001 Police Building	52,010	3,028	2,483	-	48,982
2001 Recreation Center	37,151	2,163	1,773	-	34,988
2002 City Hall Office Refurbishment	12,246	796	480	-	11,450
2002 City Hall HVAC	207,812	13,508	8,142	-	194,304
2002 Police Pistol Range	166,990	10,854	6,543	-	156,136
2002 Police Headquarters	250,860	16,306	9,829	-	234,554
2002 Milton Firehouse Improvements	66,796	4,342	2,617	-	62,454
2002 Recreation Fields	1,113,276	72,363	43,619	-	1,040,913
2002 Parks and Playgrounds	29,688	1,930	1,163	-	27,758
2002 Damiano Center	2,152,332	139,901	84,330	-	2,012,431
2004 Land Acquisition (EFC)	1,410,000	75,000	32,118	-	1,335,000
<b>Building &amp; Vehicle Fund (continued):</b>					
2005 Police HQ Upgrade	90,582	3,771	3,536	-	86,811
2005 Street Sweeper	134,529	5,600	5,252	-	128,929
2005 Locust Firehouse	3,677,115	153,080	143,557	-	3,524,035
2005 Land Acquisition	930,041	38,719	36,309	-	891,322

CITY OF RYE, NEW YORK  
 ANNUAL BUDGET  
 FOR FISCAL YEAR ENDING DECEMBER 31, 2009  
 SCHEDULE OF ESTIMATED DEBT PAYMENTS

Issue	Principal Balance 1/1/2009	Principal Payments	Interest Payments	New Issues	Principal Balance 12/31/2009
2005 Fire Pumper Truck	430,492	17,922	16,807	-	412,570
2006 Installment Purchase Contract <sup>1</sup>	5,096,883	72,116	227,884	-	5,024,767
Authorized but unissued as of November 1, 2008(authorization date in parenthesis):					
Police Building Improvements (3/22/06)	-	-	-	600,000	600,000
Fire Ladder Truck (3/22/06)	-	-	-	630,000	630,000
<b>Total Building &amp; Vehicle Fund</b>	<b>19,191,929</b>	<b>872,874</b>	<b>795,945</b>	<b>1,230,000</b>	<b>19,549,055</b>
<b>Total - All Funds</b>	<b>\$24,066,883</b>	<b>\$1,217,116</b>	<b>\$1,034,827</b>	<b>\$2,080,000</b>	<b>\$24,929,767</b>

<sup>1</sup> Purchase of 1037 Boston Post Road. Requires \$5 million balloon payment in April 2010.

CITY OF RYE, NEW YORK  
ANNUAL BUDGET  
FOR FISCAL YEAR ENDING DECEMBER 31, 2009

PRO FORMA COMPUTATION OF LEGAL DEBT MARGIN

Known as the "Constitutional Debt Limit", New York State Local Finance Law §104 provides that the total amount of debt issued and outstanding by the City may not exceed 7% of the five-year average full valuation.

Full valuation is calculated by dividing the taxable assessed valuation by the equalization rate for the City published by the New York State Office of Real Property Services.

Fiscal Year	Taxable Assessed Valuation <sup>1</sup>	State Equalization Rate <sup>2</sup>	Full Valuation	
			2009	2008
2009	\$ 139,315,267	1.98%	\$ 7,036,124,596	\$ -
2008	\$ 139,073,118	1.97%	\$ 7,059,549,137	7,059,549,137
2007	138,401,675	2.16%	6,407,484,954	6,407,484,954
2006	136,949,077	2.35%	5,827,620,298	5,827,620,298
2005	135,880,847	2.59%	5,246,364,749	5,246,364,749
2004	134,574,950	2.64%	-	5,097,535,985
Total five year full valuation			<u>\$ 31,577,143,734</u>	<u>\$ 29,638,555,123</u>
Average five year full valuation			<u>\$ 6,315,428,747</u>	<u>\$ 5,927,711,025</u>
Constitutional debt limit (7% of average five year full valuation)			\$ 442,080,012	\$ 414,939,772
Less: Outstanding debt at December 31			24,929,767	24,066,883
Net debt contracting margin			<u>\$ 417,150,245</u>	<u>\$ 390,872,889</u>
Debt contracting margin available			<u>94.36%</u>	<u>94.20%</u>
Debt contracting margin exhausted			<u>5.64%</u>	<u>5.80%</u>

<sup>1</sup>Taxable assessment roll used to levy taxes in the indicated fiscal year.

<sup>2</sup>2008 tentative equalization rate as established by NYS Office of Real Property Services on August 14, 2008.

CITY OF RYE, NEW YORK  
ANNUAL BUDGET  
FOR FISCAL YEAR ENDING DECEMBER 31, 2009

PROFORMA ANALYSIS OF CHARTER BONDING LIMITATIONS

In addition to the legal debt margin, the City Charter §C21-9 places limitations on the issuance of new debt. The City Council can authorize the issuance of debt not exceeding 5% of the average gross annual budget for the preceding three years. Debt exceeding 5% but not in excess of 10% requires a permissive referendum. Debt in excess of 10% requires approval of the voting public in a general or special election. Debt for public safety purposes in the amount of \$1 million per year to a maximum aggregate amount of \$2.5 million for all such debt issued is exempt from these debt limits. For purposes of this calculation, "gross annual budget" is defined as the total appropriations of the General Fund, the Cable TV Special Revenue Fund, and the enterprise funds (Boat Basin Fund and Golf Club Fund). All other fund budgets - the K.T. Woods Permanent Fund, the Debt Service Fund, the Capital Projects Fund, and the internal service funds (Risk Retention Fund and Building and Vehicle Maintenance Fund) are not included in the calculation, as their budgets are supported primarily by revenues and transfers charged to other funds.

Fund:	Gross Annual Budgets (As Adopted)		
	2007	2008	2009
General Fund	\$ 30,859,298	\$ 30,979,898	\$ 30,993,095
Cable TV Fund	226,789	247,422	258,998
Boat Basin Fund	623,877	658,958	682,093
Golf Club Fund	7,615,578	7,860,776	7,778,531
Total gross annual budgets	<u>\$ 39,325,542</u>	<u>\$ 39,747,054</u>	<u>\$ 39,712,717</u>
Total of preceding three years' gross annual budgets			<u>\$ 118,785,313</u>
Average of preceding three years' gross annual budgets			<u>\$ 39,595,104</u>

	Subject to City Council Vote	Subject to Permissive Referendum	Public Safety Exemption
Maximum charter bonding limit	\$ 1,979,755	\$ 3,959,510	\$ 2,500,000
Less outstanding principal at December 31, 2009:			
2000 Serial Bonds	(233,830)	(754,510)	-
2001 Serial Bonds	(391,858)	(143,449)	-
2002 Serial Bonds	-	(686,656)	-
2005 Serial Bonds	-	(138,383)	(412,570)
2009 Serial Bonds (Estimated)	-	(700,000)	(1,230,000)
Charter bonding limit at December 31, 2009	<u>\$ 1,354,067</u>	<u>\$ 1,536,512</u>	<u>\$ 857,430</u>

Application #  
assign if postmarked by 6/30/08  
(AGENCY USE ONLY)

***ACQUISITION  
APPLICATION  
2008 EPF/2009 LWCF***

Check any Category that applies:

Environmental Protection Act of 1993  
 Land and Water Conservation Fund

**APPLICANT**

Name: City of Rye  
Mailing Address: Rye City Hall, Rye  
State: New York Zip Code: 10580  
Federal ID # 13-6007325 Charities Registration # \_\_\_\_\_

**PROJECT**

Check Project type:  Acquisition

Acquisition with Development

Description: Waterfront property acquisition for public parkland  
Location: Bird Homestead, 600 Milton Road  
Local Historic Designation: Eligible for local Landmark status and for State and National Registers  
Site Address: 600 Milton Road, Rye  
State: New York Zip Code: 10580  
Minor Civil Division: City of Rye  
County: Westchester

Legislative Districts: Assembly 91 Senate 37 Congressional 18

check any Category that applies:

Program Type:  Heritage Areas  Historic Preservation  Parks  
Acquisition Type:  Fee Simple  Lease (25+ years)  Easement

**AUTHORIZED OFFICIAL**

Name: Paul Shew

Title: City Manager  
City Hall,  
1051 Boston Post Road

Business Address: \_\_\_\_\_  
Rye

State: New York Zip Code: 10580

Telephone #: 914-967-7404

FAX #: 914-067-4604

E-Mail Address: \_\_\_\_\_

**CONTACT**

Name: Paul Shew

Title: City Manager

Firm: \_\_\_\_\_

Business Address: City Hall  
1051 Boston Post Road, Rye

State: New York Zip Code: 10580

Telephone #: 914-967-7404

FAX #: 914-967-4604

E-Mail Address: \_\_\_\_\_

**BUDGET SUMMARY: (from Project Schedule page A-7)**

Pre-Development Costs:	\$ 20,000
Construction Costs:	\$
Acquisition Costs:	\$ 1,263,000
Administration:	\$ 13,500
<b>PROJECT TOTAL:</b>	<b>\$1,296,500</b>
<b>GRANT REQUEST:</b>	<b>\$ 600,000</b>
<b>APPLICANT SHARE:</b>	<b>\$ 696,500</b>

## PROJECT NARRATIVE

o a three sentence summary of the project (who you are, what work you're doing, reason for acquisition of parcel(s) and why it's important):

The City of Rye wants to purchase, protect, and preserve the important waterfront Bird property at 600 Milton Road for its environmental value to the health of the Blind Brook estuary and Long Island Sound, for its wetlands habitat, for its public recreational access to the waterfront, for its scenic views, for its historical importance as a rare surviving 19th-century farmstead, for its flood-control value in a flood-prone area, for its educational potential, and to preserve the legacy of the illustrious scientists of the Bird family. Rarely has any one property contained so many layers of importance; acquisition by the City would protect this endangered parcel from development. The lead not-for-profit group raising funds for acquisition of the property is the Committee to Save the Bird Homestead, which is committed to restoring the buildings, managing the site, and running educational programs for school children and the general public with an emphasis on the history of science, historic preservation, sustainability and coastal ecosystems.

o describe the overall existing condition of the project, sites or facilities and to what extent, if any, impact to historic and/or archeological resources will be involved in the proposed project. Submit photos and a schematic development site plan that show the facilities/areas of impact. Describe the relevant sections of any studies that have been conducted or proposals that have been prepared for this project/property: (A, B, C, D, E, G, H)

The .93-acre Bird property is located at 600 Milton Road in a walkable, mixed-use neighborhood containing several 19th-century residences interspersed with early 20th-century storefronts. The property is adjacent to the north side of the City-owned, 19th-century Rye Meeting House, which is listed on the National Register of Historic Places and surrounded by waterfront parkland. The Bird property itself is eligible for listing on the National Register (OPRHP Resource Evaluation form attached). These two adjoining properties form the core of a historic neighborhood that has almost no modern intrusions. The 17<sup>th</sup>-century Knapp House, which is the oldest surviving dwelling in Westchester County, is also located in the area. The waterfront City public marina adjoins the Meeting House to the south. A municipal parking lot is located diagonally across the street from the Bird property.

The property extends from Milton Road back to the Blind Brook estuary as it enters Long Island Sound at Milton Harbor and contains salt marsh and mud flat habitat. It has scenic views of the estuary and of a significant City-owned salt marsh on the opposite shore. The City Golf Course and the County Marshlands Conservancy are located south and west across the harbor. The property is within the FEMA flood hazard zone A10.

The property consists of .93 of an acre of level land with a gravel driveway. It was landscaped in the past and is now largely overgrown with native and non-native woody and herbaceous plants. It contains a two-story, wood-frame Greek revival house of modest size (1,800 square feet), built in 1835. The exterior and interior surfaces are deteriorated, but the house appears to be structurally sound. The building is habitable and lived in by a descendant of the Bird family. It retains a high degree of authenticity. The property still has its historic, farm-related outbuildings: a barn (20'x 22') and a woodworkers shop with an attached chicken coop (50' x 12'). This settlement pattern has disappeared from the Sound shore, making the Bird property a rare, authentic link with the small farmsteads of the past. Although the roofs on the outbuildings have begun to fail, the structures remain sound and retain their historic character.

Acquisition would protect the salt marsh habitat and the historic resources, as well as any archaeological resources. The owner wants to sell the property immediately. If sold to a private party, the outbuildings would be demolished. The house would be demolished or altered irreparably. New houses or additions would be built and driveways and other surfaces paved. This would destroy the Bird property's historic resources (eligible for the National Register of Historic Places), degrade the salt marsh habitat, and increase flooding.

The Committee to Save the Bird Homestead has prepared a post-acquisition management plan that includes hiring consultants to conduct a natural resources inventory to identify plant and animal species and to guide sensitive treatment of the salt marsh and upland habitat, an archaeological survey, and a Historic Structures Report. The Save the Bird Homestead organization plans to restore the existing buildings according to the Secretary of the Interior's Standards and to use the property to conduct educational programs. The educational focus will take advantage of the site's location, its historic architecture, and the Bird family's achievements in the sciences and their green way of life. Programs will focus on the history of science, coastal ecosystems, sustainability and smart growth, historic preservation, and other related subjects. When the buildings and landscape are restored, Save the Bird Homestead plans to make the property a demonstration site for environmentally responsible management of coastal properties.

*Continuation of page A-3*

o describe the previous, current and proposed uses of the property, site or facility, including how the project will be operated and maintained. Identify and describe any restricted maintenance funds that exist for this project: (A, C, F, G)

The property has been the home to six generations of the Bird family and its uses during the first five generations reflected the natural site it occupies --.93 acres on the Long Island Sound estuary. Wildlife, plant-life, and the estuary were the sources of the family's livelihood (farmers, shipwrights, sloop captain, and joiners) and foodstuffs (all dietary sources were provided by the land and the estuary) as well as significant inspirations to the natural science careers of its late nineteenth-century and twentieth-century members (entomologist, paleontologist, archaeologist, meteorologist, and nature illustrator). The current generation maintains the property solely as a residence while retaining the grounds and structures as the predecessors established them. Unfortunately, as a result of poor health and modest financial resources, the project site has suffered from neglect and is in immediate danger of demolition and development (the owner's health requires an assisted care residence and the sale of the property will provide the funds to meet this need).

The Committee to Save the Bird Homestead will operate the site in the spirit of its previous uses, its special environment, and its previous occupants, as an educational facility whose programmatic and funding priorities will be to promote and instruct the study of science, the coastal environment, conservation and sustainability, the history of science for the period 1860 to 1960, and historic preservation and smart growth.

The vast majority of the coastline of the Long Island Sound estuary is in private hands and is not accessible to the public. The Bird Homestead's open space and waterfront will be accessible to the public. The waterfront will become part of a Blue Trail as an access point for kayakers. The property is adjacent to another open space owned by the City of Rye—the Rye Meeting House (listed on the National Register of Historic Places). Together these properties improve our efforts to overcome open space deficiencies—especially those available to the public and to protect the historic corridor along Blind Brook.

o how the proposed project relates to statewide policies and program initiatives such as is a priority project within, or contributes to, the NYS Open Space Conservation Plan or Local Waterfront Revitalization Program (LWRP); is consistent with the NYS Historic Preservation Plan goals and/or a Heritage Area Systems (HAS) Management Plan; if the project is located within a Certified Local Government (CLG) and how the project contributes to the CLG and/or whether the subject property is designated under a local preservation ordinance; as well as any other Federal or State plans that apply which clearly indicates the acquisition of this property is a priority for the applicant, and whether the property has a prior, established formal status, i.e., National Estuary, National Historic Landmark, Designated Wetland, etc. **Cite the specific pages of the documents where the proposed project is referenced and, if applicable, provide a copy of the local preservation ordinance:** (B, C, E, G.)

*The NYS Open Space Conservation Plan 2006*

Coastal and Estuary Land Conservation Program—Priority Project Area  
References pages 275, H10-H16

Long Island Sound Coastal Corridor  
References pages 147, 154

*City of Rye Local Waterfront Revitalization Program (Approved by New York State)*

Policies 2, 4, 7, 7A, 8, 9, 19, 20, 21, 22, 23, 25, 31, 33, 37, 38, 41, 43, 44

Retain and promote recreational water-dependent uses. Strengthen the economic base of smaller harbor areas by encouraging traditional uses and activities. Protect significant and locally important fish and wildlife habitats from human disruption and chemical contamination. Expand recreational use of fish and wildlife resources in coastal areas. Maintain and improve public access to the shoreline and to water-related recreational facilities while protecting the environment. Protect and restore historic and archaeological resources. Protect and upgrade scenic resources. Protect surface and ground waters from direct and indirect discharge of pollutants and from overuse. Protect air quality. Protect tidal and freshwater wetlands.

References pages III-3, III-10, III-13, III-14, III-16, III-17, III-29, III-32, III-35, III-37, III-40, III-45, III-48, III-51, III-54, III-55

*Continuation of page A-3*

*The NYS Historic Preservation Plan goals*

Six of the seven goals of the NYS Preservation Plan will be fulfilled by this project (the other goal is organizationally specific to the operations of the New York State Office of Parks, Recreation and Historic Preservation).

Goal 1: Encourage local, community-based historic preservation activities.

Goal 2: Educate New Yorkers on the importance of preserving the state's rich heritage.

Goal 3: Develop strategies to advance preservation as a catalyst for community revitalization and tourism.

Goal 4: Promote recognition of New York's historic properties as a means of increasing awareness and appreciation of the state's heritage.

Goal 5: Improve the protection and treatment of historic and archeological resources during the public project planning process.

Goal 6: Promote awareness and appreciation of New York State's archeological heritage.

References pages 16, 17, 18

These six goals will be achieved through the Historical Preservation Component of the educational curriculum. The property not only contains historic structures formerly occupied by internationally renowned scientists but it is sited in a historic landscape, adjacent to a listed property on the National Register of Historic Places. The Bird property itself is eligible for the National Register. Goals 5 and 6 will use the lifework of Junius Bird, who was Curator of South American Archaeology at the American Museum of Natural History for decades, as an exemplum of archaeological fieldwork, cultural and historical understanding through archaeology, as well as contributions of the profession of archaeologist to preserving our past and conserving our environment.

*Prior Established Formal Status--National Estuary (Long Island Sound Estuary) in the National Estuary Program, EPA.*

There are only 28 estuaries recognized by this program and this project is part of one of them. This project is consistent with the Long Island Sound Comprehensive Plan's standards for land use and development: habitat protection, natural resource protection, open space conservation and the health of Long Island Sound. Furthermore, the property's educational programs will advance the principles of this plan and that of the national program.

o describe how public and community support for the project was accomplished, whether through public hearings, petitions or public surveys and the role and experience of municipal agencies, private organizations, consultants, volunteers, and others involved in the project. In addition to this narrative, to receive points under Planning Initiatives, if this project is included in a local plan or in your organization's strategic plan, highlighted copies of the relevant pages of the plan, clearly identified as to source, along with a copy of the resolution adopting or reaffirming the local plan within the last five years must be included. If the project is not specifically identified in a formally adopted plan, an approval/endorsement of the governing body of the applicant, which affirms public and community support for the project, must be included: (B, C, I)

*The Committee to Save the Bird Homestead* was formed to gain public and community support for the project as well as to raise funds for the acquisition, restoration and operation of the property. The organization accomplished these objectives through talks at meetings of civic organizations, public lectures, and meetings with environmental, historic preservation, historical and recreational groups. (See attached letters of support).

The City of Rye endorsed this organization's efforts. The City's interest in the Bird Property has been longstanding and is demonstrated by the fact that in 2000 the City of Rye included this property in its application for an acquisition grant along with the Meeting House of Rye. ("The City of Rye requests a Clean Water/Clean Air Bond Act and/or Land and Water Conservation Fund grant to acquire two properties on Long Island Sound .... Because of their location on Long Island Sound, their multiple natural resource values (wetlands, riparian habitat, water quality renovation, and flood mitigation), their adjacency to each other and to the City-owned marina and park, and the potential for consolidating open space from the Milton Fire Station south to the marina, the City is committed to acquiring and improving these parcels for public benefit. In addition, the City Master Plan identifies this area as the historically unique "Milltown" section of Rye, worthy of special protection.") At the time, the owner of the Bird property decided against selling.

Attached is the City of Rye local plan in which this property is included

o where you are in the acquisition and planning process; if appropriate, whether a consultant has been chosen to prepare construction documents; if pre-construction planning documents have been prepared or already submitted and found acceptable by OPRHP; whether permits are required, and if they are, the status of the permit application; include dates: (B, E, F)

The City has worked cooperatively with the Committee to Save the Bird Homestead and the Westchester Land Trust to identify and access funding to acquire the Bird property. Save the Bird Homestead commissioned an appraisal (attached). It valued the property at 1.3 million dollars. In addition to this application, the Committee to Save the Bird Homestead has received very positive feedback from a variety of other funding sources. We believe that sufficient funding approvals and announcements will occur within the limited timetable. The City has agreed to receive funding from multiple sources, including Westchester County and the federal Long Island Sound Stewardship program as part of the acquisition effort. The City would prepare a nomination and seek National Register status for the Bird property, which is eligible (OPRHP Resource Evaluation attached), once acquisition takes place, as it did for the adjacent Rye Meeting House. After acquisition by the City, the Committee to Save the Bird Homestead has agreed to restore the buildings, manage the property, provide access for kayaks and canoes, and conduct educational programs for the long-term benefit of the public.

o describe how the project protects lands for the purpose of preserving and protecting a public water supply, such as an aquifer, recharge area or watershed protection area; and/or to protect the biological integrity and the ability of the water body to support self-sustaining fish populations; and/or to preserve floodplain lands which, if developed, would constitute significant hazards or impede the function of natural flood storage areas: (A, C, H)

The Bird property is located in the flood plain near the head of Milton Harbor on the lower, tidal section of Blind Brook. If not acquired by the City, it is at great risk of development. The area is vulnerable to flooding during storms and extreme high tides. Protecting it from development will keep its valuable buffer lands intact and provide flood mitigation. Protecting this key parcel in an R-5 zone could be instrumental in limiting the ecologically unsound trend of developing the area's shoreline and flood plain with large houses and expansive areas of impervious surface. In an area already prone to flooding, conserving land with the ability to absorb and filter rainwater is of the utmost importance. Protecting the land from development would also prevent pollutants associated with storm-water runoff from reaching Blind Brook, Milton Harbor, and Long Island Sound.

Conversely, developing the site with extensive impervious surface would cause torrents of fresh water to rush into the estuary during heavy rainfall. In addition to increasing flooding, this would result in erosion and could interfere with the reproduction of shellfish and other marine life. The Bird property is located in Long Island Sound's most stressed area, where every effort should be made to control nitrogen runoff. Preventing additional coastal development is one of the keys to restoring the ecological balance of Long Island Sound. The Committee to Save the Bird Homestead would use the property in part to produce public educational programs about protecting and restoring Long Island Sound and its tributaries. Save the Bird Homestead plans to manage the site as a model for environmentally responsible treatment of coastal properties

o if the project area is characterized by the presence of sensitive plant species and/or plant communities, or animal species and/or animal communities, or other natural and cultural resources which require special management considerations or protection for the preservation of the resource (i.e., specific species and habitat for any flora or fauna on the State or Federal list of endangered or threatened species or identified as rare in New York State; regulated wetlands; features or restrictions that affect use; waste disposal or landfill areas, or listing on the Hazardous Waste Registry; any excavated, mined or logged areas; and any structures on the property), describe the type and size of these elements and how they will be managed, impacted and/or protected. To receive points, describe how the project work will protect these elements and cite the specific pages of the documents where the environmental elements are referenced: (H)

The approximately one-acre Bird property is located on the Blind Brook estuary close to the head of Milton Harbor in the City of Rye. The property contains salt marsh habitat, characterized by the presence of *Spartina alterniflora*. Acquisition of the property by the City would protect the salt marsh habitat, which is rapidly declining on the Long Island Sound shore and would prevent the development of the property with large-scale houses and considerable impervious surface. Preserving the Bird property would also help to protect the rare high marsh that exists directly adjacent to this site on parkland owned by the City of Rye. It contains *Spartina patens*, *Distichlis spicata*, and *Iva frutescens*. The Bird property itself is a haven for herons and egrets, wintering ducks, shore birds, and coastal migrants, all of which would be disturbed by the intensive development of the property that would ensue if it were sold to a private party. The Bird property is also in fishing range of two pairs of ospreys, which are nesting at the nearby County-owned Marshlands Conservancy. Ospreys are on the Department of Environmental Conservation's list of Special Concern as defined in Section 182.2(i) of 6NYCRR Part 182. The Bird property is within the flood plain (FEMA flood hazard zone A10) in an area of Rye that is already flood-prone. At present, the Bird property contains no asphalt. If it were developed and paved, it would exacerbate flooding in the area. The City would not pave a parking area on the property, because a municipal parking lot already exists right across the street.

The Bird property also contains significant historic structures: an 1835 house built in the Greek revival style, a barn, a woodshop and chicken coop. The buildings have historical value and rarity as the last intact farm complex on Westchester's Sound shore. As the homestead of the prominent scientists of the Bird family, they have important historic and scientific associations. In the opinion of the NY State Office of Parks, Recreation and Historic Preservation, the Bird property meets eligibility criterion C in the area of architecture for the State and National Registers of Historic Places (OPRHP Resource Evaluation attached). These historic buildings would be destroyed or altered irreparably without public acquisition. The Committee to Save the Bird Homestead, a non-profit organization (in formation), has agreed to restore the historic structures in accordance with the Secretary of the Interior's Standards and to manage the property in an environmentally responsible manner as a center for public education.

o describe how this project provides for the protection of, or access to, lands or shorelines to meet the recreation and open space needs of the community. How does the project protect the view and aesthetics of neighboring resources, retain and buffer natural resources (i.e., woodlands, wetlands, lakes, rivers, streams, ridges, agricultural districts, farmland, parkways), contribute to greenways and trailways, utilize existing corridors (i.e., railroad right-of-way, canal towpath, utility lines), sustain important or endangered flora and fauna, and provide access to other public lands: (C, H)

Acquisition of the Bird property by the City would help to redress the recent loss of shoreline open space and public access to the waterfront by the sale of the Boy Scout property (Durland) for private development. The Bird property is directly adjacent to the City-owned Rye Meeting House and its surrounding parkland. Acquisition of the Bird property would protect the Rye Meeting House, which is listed on the National Register of Historic Places, from inappropriate and out-of-scale development on its border. It would protect the views from the Meeting House property to the north, and extend the amount of publicly accessible waterfront open space. Acquisition would also complement the historic character of the Meeting House by retaining the Bird property's nineteenth-century buildings of similar scale. The Bird Homestead is eligible for the National Register. Acquisition would help to protect the rare high marsh on the adjacent Meeting House property by providing a buffer from the effects of paving and development on its edge. It would also help protect the salt marsh, owned by the city, directly across Blind Brook and give the public the opportunity to view that marsh and the estuary for its scenic qualities and bird habitat. The Committee to Save the Bird Homestead plans to provide access to the water for kayaks and canoes. At present, the Westchester Sound shore has a limited number of public access points for this purpose.

o describe how the project will protect lands which contain cultural, natural, or scenic resource values of singular quality (historic preservation, working landscapes, scenic resources and heritage areas): (B)

Acquisition of the Bird property by the City of Rye would protect a parcel of land from development that has salt marsh and mud flat habitat on its own banks and affords scenic vistas overlooking the Blind Brook estuary and a sizable city-owned salt marsh on the opposite shore. Acquisition would also protect and preserve a rare surviving complex of 19th-century farm buildings, owned by the same family since 1852. This includes an 1835 Greek revival house, which is eligible for the National Register of Historic Places (OPRHP Resource Evaluation attached). Protecting the Bird property would help preserve the legacy of the illustrious scientists of the Bird family, who made contributions of national significance. Henry Bird was an entomologist who identified and named 44 species of moths. His collection of 1,100 specimens resides at the American Museum of Natural History (AMNH). His elder son, Roland Bird, was a pioneering paleontologist. He discovered major dinosaur track ways in the Southwest, which he installed at the AMNH. Roland's brother, Junius Bird, was an internationally-known archaeologist, who served as Curator of South American Archaeology at the AMNH for more than 40 years.

The property is located within the Long Island Sound Coastal Corridor, a priority project area of the New York State Open Space Conservation Plan (page 275). It is also located within the Hudson River Valley Greenway Region and the Hudson River Valley National Heritage Area. It meets the Greenway criteria (Greenway letter attached). In addition, the Bird property is a key parcel in the "Milltown" section of Rye, which the City Master Plan notes as an area worthy of special protection for its historic qualities.

o does the proposed acquisition link or consolidate public recreation or natural, historical or cultural resource areas that were once historically linked; close existing gaps in the statewide recreationway network, or connect a population center with public lands, public parks, open space areas, trails and other public resources; will the proposed acquisition provide access where none exists presently, or where existing access is inadequate, undevelopable or restricted: (C, G)

The acquisition will link the Bird property with other properties owned by the City of Rye on Blind Brook and Milton Harbor (part of the Long Island Sound estuary) which are in close proximity. They are: the Meeting House of Rye (adjacent property to the south); the City of Rye Marina (50 yards to the south) and the Milton Point Firehouse (50 yards to the north). All these properties are on the west side of Milton Road with frontage on the water. In addition, a City-owned salt marsh is located on the opposite shore of Blind Brook, directly across from the Bird property.

On the Milton Harbor shore opposite the project property is the Westchester County property: Marshlands Conservancy (173-acre wildlife sanctuary composed of a diversity of habitats -- forest, meadow, salt marsh and shore, featuring estuarine marsh, open field and woodland habitats). This public land will now be programmatically linked to another public resource dedicated to conserving the environment and providing educational programs about the natural world.

Historically, this section of land fronting Blind Brook and Milton Harbor was a thriving community of artisans and maritime workers. Carpenters built houses and boats, market sloops departed for New York City with the agricultural products of adjacent farms (Halsted, Cornell, Grummond, Brevoort), shoemakers occupied residences on the east side of Milton Road—as part of the “putting-out” system received raw material from merchants in New York City and produced footwear for these entrepreneurs—from 1840 to 1880 and local institutions arose—a schoolhouse (still standing), a general store (lost to a developer 4 years ago), an Episcopal Chapel (still standing), and a Methodist Chapel (still standing). The institutions all stand or stood on the west side of Milton Road. The acquisition of the project’s property will strengthen the reality of this historical linkage in the public’s mind.

o describe the resulting public benefit upon completion of the project including how the project meets the Commissioner’s funding priorities listed on page 1 and why the State should cost share in the project. For “Sustainability”, describe how your project incorporates or promotes the principles of green design, smartgrowth and environmental protection. Useful resources for specific approaches that might be appropriate include these websites: [www.nyserda.org](http://www.nyserda.org); [www.epa.gov/greenkit/facility](http://www.epa.gov/greenkit/facility); [www.greenplaybook.org](http://www.greenplaybook.org); [www.hudsongreenway.state.ny.us/techassist](http://www.hudsongreenway.state.ny.us/techassist); and [www.smartgrowthtools.org](http://www.smartgrowthtools.org). For “Upstate Revitalization”, describe how your project will help to retain local businesses, being as specific as possible as to the nature and identity of those businesses. For the “Quadricentennial”, in addition to the narrative, note that your project must be associated with Lake Champlain and the Hudson River, enhance the water corridor being celebrated, and be completed for the celebration in 2009: (C, G)

Protecting and preserving the Bird property would serve the public good on many levels. It would provide public access to the waterfront in an area where access has diminished recently. Two years ago the City was unable, despite concerted efforts, to purchase the Durland Scout Center on Milton Harbor. It was sold for development, causing a loss of public access. Acquisition of the Bird property would extend and link city-owned parkland by adding a contiguous parcel to the Rye Meeting House property, creating a protected city-owned corridor along the waterfront from the Rye Marina to the Bird property. It would provide a recreational location for public access to the Sound via kayaks and canoes, for fishing in the Blind Brook estuary, and for birding. The Bird property would become an access point on a Blue Trail for kayaking and canoeing, which would link waterfront destinations on Westchester’s Sound shore. Acquisition of the property would also protect diminishing salt marsh and mud flat habitat and limit the cumulative detrimental impact of intensive shoreline development, which is taking place as close by as the end of Milton Road, as well as elsewhere.

Together the Meeting House and the Bird property could form the nucleus of a historic district, which would preserve the low-impact scale of development in this environmentally sensitive corridor along the waterfront. The City Master Plan identifies this area as the historically unique “Milltown” section of Rye, worthy of special protection. It is a neighborhood that exemplifies many of the principles of smart growth. This stretch of Milton Road retains its historical mix of residences, marina, and neighborhood stores in walkable proximity. Acquisition of the property would protect the historic buildings of the Bird Homestead and lead to their restoration, thereby preserving the smart growth values of architectural beauty and distinctiveness. Acquisition would preserve and extend open space, protect the natural beauty of the land, the scenic views of Blind Brook, and the critical environmental areas of salt marsh and estuary – all emphasized in the principles of smart growth. This property presents a unique educational opportunity to serve as a public forum for the discussion and promotion of the principles of sustainability, smart growth, and natural resource protection. This focus is inspired by the location on the Blind Brook estuary within a mixed-use, walkable neighborhood and by the sustainable lifestyle led by the Bird family.

After acquisition and restoration, the non-profit Save the Bird Homestead plans to manage the property as a demonstration site for maintaining the natural and domesticated landscape without wasting natural resources or using gasoline powered machinery. This will conserve energy and resources, while avoiding air pollution and noise pollution. Water for the gardens will be collected in rain barrels. The limited area of lawn will be cut with a reel mower, and the meadow will be cut with a scythe, the way the Bird family maintained it. Photos show Junius Bird (archaeologist) using a scythe on the property. His sister, Doris Bird, was well known in Rye for decades as the children’s librarian, who always rode her bicycle to work downtown, rain or shine, instead of driving. The members of the Bird family led a green life style before the term was coined. Their example will provide a natural departure point for demonstrations and educational programs to benefit the public.

In addition, restoring and reusing the historic buildings is an inherently green practice, rather than demolishing them and discarding them, which would create tremendous bulk for the land fill. The restoration will emphasize retaining as much historic fabric as possible. This will maintain the historic integrity of the buildings, avoid consuming new resources, and prevent the loss of the embodied energy in the existing structures.

o if there are special or emergency situations or any State or Federal mandates affecting the need for the project: (D, E)

The current owner's health and financial emergency make this project critical. Developers and individuals are very eager to occupy the .93 acre waterfront site with multiple large structures and to demolish the current landscape and buildings. The owner states that he must move. He agrees with our goals but his personal situation puts him in a terrible bind, and he hopes that we can assemble the funds to meet our vision and allow the public and future generations to benefit from this unique environment as he and his ancestors have for the past 160 years.

Under the National Estuary Program the Long Island Sound estuary has an EPA office mandated to support the bi-state (Connecticut and New York) effort to protect and restore this body of water. To this end a cooperative effort focusing on the overall ecosystem was implemented and EPA, New York, and Connecticut formed the Long Island Sound Study (LISS) in 1985, a bi-state partnership consisting of federal and state agencies, user groups, concerned organizations, and individuals dedicated to restoring and protecting the Sound. In 1994, the LISS completed a Comprehensive Conservation and Management Plan that identified seven issues: (1) low dissolved oxygen (hypoxia), (2) toxic contamination, (3) pathogen contamination, (4) floatable debris, (5) living resources and habitat management, (6) land use and development, and (7) public involvement and education. This project's realization will significantly contribute to meeting the objectives of this mandate. The Long Island Sound Agreement between EPA, New York State and the State of Connecticut in 2003 is a roadmap to restoring the health of Long Island Sound by 2014 when the Quadricentennial of Adriaen Block's Exploration of Long Island Sound will take place.

o describe known or anticipated threats to the property including demolition, development pressure, inappropriate use, environmental degradation, loss of public access and whether the threat is immediate, short-term or long term. Describe actions of any third party, i.e. recorded or requested subdivision, real estate market listing, option on the property, etc.: (A, D, G)

The historic and environmental values of the property are in imminent danger. If sold to a developer or private individual, the historic buildings are at grave risk of being demolished or altered irreparably. The property is eligible for the National Register of Historic Places (OPRHP Resource Evaluation attached). The 1835 house is in habitable, but neglected condition due to the owner's financial circumstances. The owner listed the property for sale with RE/MAX Prime Properties in August of 2007 and immediately received multiple bids. The family did not accept any of the bids in order to cooperate with a non-profit (in formation), Save the Bird Homestead, to work toward a sale for preservation and conservation purposes. However, the owner needs to reside in an assisted living facility and is planning to entertain bids again. Although the real estate market has slumped in numerous locations, waterfront property in Rye still attracts multiple bidders.

At present, the existing historic buildings are of modest size and the property contains no asphalt. The property is located in the flood plain in an R-5 zone. If sold, one or more large-scale houses will undoubtedly be built and expansive impervious surfaces installed. This would greatly increase polluted runoff into the estuary, cause degradation of the salt marsh habitat, and would increase the severity of flooding in an already flood-prone area of Rye. Furthermore, new large-scale houses on the Bird property would overshadow and diminish the historic, city-owned Friends Meeting House on the adjacent parcel, which is listed on the National Register of Historic Places. These threats are immediate.

o if the proposed project is for the development of a remediated brownfield, describe how it will rehabilitate or restore the site for park, recreation or conservation purposes. In addition to this narrative, a certificate of completion or letter from DEC that recognizes the successful removal of hazardous waste, must be provided: (C, F, G)

NA

o any unremediated alienations and/or conversions of public parkland under your jurisdiction (municipalities only); not-for-profit applicants should contact local government officials in order to respond. (B, F)

There are no unremediated alienations or conversions of public parkland under the jurisdiction of the City of Rye.

if the proposed project is located in the legislatively designated Hudson River Valley Greenway Region, describe how it is consistent with the Greenway criteria of natural and cultural resource protection, regional planning, economic development, heritage and environmental education, and public access to the Hudson River. In addition to this narrative, to receive points, a letter from the Hudson River Valley Greenway affirming that the project is consistent with the goals of the Hudson River Valley Greenway, must be submitted: (Legislatively Designated)

The Bird property is located in the Hudson River Valley Greenway Region and is consistent with the Greenway criteria in the following ways. A letter of support from the Greenway is attached.

*Natural and Cultural Resource Protection:*

The approximately one-acre Bird property is located on the Blind Brook estuary close to the head of Milton Harbor in the City of Rye. Acquisition of the Bird property as dedicated parkland would prevent its development and would protect salt marsh habitat and grasses, as well as wild life, such as herons, egrets, wintering ducks, shore birds, and coastal migrants. The Bird property is directly adjacent to City-owned parkland at the Rye Meeting House.

Acquisition of the Bird property would provide additional public access to the waterfront, which is diminishing on the Sound shore. The property affords scenic views of the tidal portion of Blind Brook. In addition, saving this parcel would protect an important nineteenth-century farm complex, which is essentially unaltered and intact. It includes an 1835 Greek revival house, a barn, woodshop and chicken coop. This is a very rare survivor in lower Westchester and provides an authentic link to the region's past.

*Regional Planning:*

The Bird property would become part of a Blue Trail linking destinations in multiple communities along Westchester's Sound shore. The County of Westchester and the participating municipalities would plan the trail cooperatively to provide recreational access for kayaks and canoes along the waterfront. The Bird property would be an especially beneficial site along such a trail, because it offers a natural setting on the waterfront along with amenities nearby, such as a luncheonette, gourmet food shop, and pizzeria in easy walking distance.

*Public Access:*

Acquisition of the Bird property would extend and link publicly accessible open space fronting on the Blind Brook estuary. It would provide an access point for kayaks and canoes and would become part of a future Blue Trail, linking destinations on Westchester's Sound shore. It would provide a public place for nature study and observation.

*Heritage and Environmental Education:*

Acquisition would provide opportunities for promotion, interpretation, and education regarding the salt marsh habitat, coastal ecosystems, historic architecture, lower Westchester's rural heritage (which has yielded to suburban development), and the legacy of the three prominent scientists of the Bird family - Henry Bird, Roland Bird and Junius Bird, all associated with the American Museum of Natural History in New York City in the fields of entomology, paleontology, and archaeology, respectively.

**PROJECT SCHEDULE**  
**Scope, Budget and Timeframe**  
(Eligible project costs are listed on pages 7 and 8)

Pre-development

Component	*Completion	Cost
Site and Structural Inspection	Upon signing of contract to purchase	\$10,000
Archeology (To be paid for by Save the Bird Homestead)	0-3 months	\$10,000
<b>Subtotal:</b>		<b>\$20,000</b>

Construction NA

Component	# of Units	*Completion	Cost
Outdoor			
Indoor			
Ancillary			
<b>Subtotal:</b>			

Acquisition

(Also include the value of any property that will be donated or transferred from another use)

Description (by parcel)	Acres	*Completion	Cost
<b>600 Milton Road</b> (Tax Map # 153.06-1-61)			
Fee simple purchase	.93		
Circle one:    donated <u>purchased</u> converted from other purpose		3 months	\$1,250,000
Associated Costs			
Appraisal		0 months	\$1,000
Survey		1 month	\$2,000
Environmental Audit (Phase I)		1 month	\$5,000
Legal Fees		3 months	\$5,000
<b>Subtotal:</b>			<b>\$1,263,000</b>

Administration

Component	*Completion	Cost
Grant Administration, including final report preparation	0-6 months	\$10,000
CPA Audit Report	8 months	\$2,500
Project Sign	2 months	\$1,000
<b>Subtotal:</b>		<b>\$13,500</b>

**Total Project Cost:**  
**\$1,296,500**

\*calculated in months from date of award

**APPLICANT SHARE AND SOURCES**  
(Eligible forms of applicant share are listed on page 8)

Identify all funding for this project. Include information on source of funds (i.e., Federal, State, Private), amount, type (i.e., cash on hand, force account, donations, real property, etc.) and date used, available or requested. Include all funds or support in-hand, committed or anticipated for this project. **Please note any restrictions that may apply to any funds used as match.**

**FUNDS COMMITTED**

Type of Funds (circle one): cash, force account, donations, real property, other  
Type of Donation (circle one): cash, supplies and/or materials, volunteer labor, real property  
Funding Source (circle one): Federal, State, Private  
Dollar Amount:  
Date Used:  
Date Available:  
Restriction:

Type of Funds (circle one): cash, force account, donations, real property, other  
Type of Donation (circle one): cash, supplies and/or materials, volunteer labor, real property  
Funding Source (circle one): Federal, State, Private  
Dollar Amount:  
Date Used:  
Date Available:  
Restriction:

Type of Funds (circle one): cash, force account, donations, real property, other  
Type of Donation (circle one): cash, supplies and/or materials, volunteer labor, real property  
Funding Source (circle one): Federal, State, Private  
Dollar Amount:  
Date Used:  
Date Available:  
Restriction:

**FUNDS REQUESTED FROM OTHER SOURCES**

Funding Source (circle one): Federal, State, Private  
Dollar Amount: \$200,000  
Date funds were requested: February, 2008  
Date funds are expected: August, 2008  
Restriction:

Funding Source (circle one): Federal, State, Private, County  
Dollar Amount: \$200,000  
Date funds were requested: May 2008  
Date funds are expected: Sept. 2008  
Restriction:

Funding Source (circle one): Federal, State, Private  
Dollar Amount: at least \$300,000  
Date funds were requested: Dec. 2007-ongoing  
Date funds are expected: Sept. 2008  
Restriction: