

MINUTES of the Regular Meeting of
the City Council of the City of Rye held in
City Hall on July 15, 1998 at 8:00 P.M.

PRESENT:

STEVEN OTIS, Mayor
CAROLYN C. CUNNINGHAM
ROBERT H. HUTCHINGS
ROSAMOND LARR
ARTHUR STAMPLEMAN
KATHLEEN E. WALSH
Councilmen

ABSENT: ROBERTA DOWNING

1. Roll Call

Mayor Otis called the meeting to order; a quorum was present to conduct official City business. Councilman Stampleman made a motion, seconded by Councilwoman Larr and unanimously carried, to adjourn into executive session to discuss Home Depot litigation at 7:30 P.M.

The Council reconvened at 8:00 P.M

2. Residents may be heard who have matters to discuss that do not appear on the agenda

Mrs. Ellen D'Angelo, 90 Wappanocca Avenue, Mrs. Sally Weeks, Radcliffe Avenue, and Ms. Judy Weeks, Highland Hall, expressed concern that the American flag was not displayed at the World War I Monument on Independence Day.

Mayor Otis said that unbeknownst to the Council, the flagpole had been painted on July 2, 1998; therefore, the flag could not be flown. Mayor Otis apologized to all residents on behalf of the City and said that in the future, flagpole maintenance would not be scheduled to interfere with the observance of a national holiday.

Councilman Stampleman suggested that the City place an order now for our next painting of the flagpole at a date more suitable to the City.

3. Presentation by the Chairman of the County Housing Implementation Task Force on the Affordable Housing Allocation Plan

Councilwoman Walsh introduced Mr. George Raymond, chairman of the Westchester County Housing Opportunity Commission, who is a recognized planning and housing expert. She said that Mr. Raymond will address the activities of the Housing Implementation Task Force which will help the City of Rye as it updates its Master Plan.

Mr. George Raymond highlighted the following:

- The County of Westchester has been facing a serious affordable housing shortage which began in the 1980s because housing prices increased, rental units were converted into condos or co-ops, and there was a decrease in funding for housing.
- In 1991, The Affordable Housing Needs Assessment indicated that approximately 70,000 households needed housing assistance and these households were paying almost 50% of their income for shelter.
- In 1992, the Westchester County Board adopted a statement of need for affordable housing.
- The regional need in Westchester County is 5,000 units to be developed during the current decade.
- A Housing Implementation Plan was established and the Commission was organized.

- The New York State Court of Appeals, in the case of Berenson v. Town of New Castle, stated that each municipality must provide for its own affordable housing and have a share of the regional need.
- Through a formula, each municipality's share of the 5,000 units (regional need) was established in the Affordable Housing Plan adopted by the Housing Implementation Commission.

Mr. Raymond respectfully requested that the City of Rye adopt a resolution to recognize that the County of Westchester is the proper agency to determine that 5,000 units is the minimum needed for affordable housing and to accept the allocation process as a proper way to apportion the overall need for affordable housing.

Discussion focused on the 121 units allocated to the City of Rye and the problems of the proposed site on Theodore Fremd Avenue for affordable housing.

Mayor Otis thanked Mr. Raymond for his informative presentation and said that the Council will consider adopting the resolution at a future meeting.

4. Public hearing on proposed local law grandfathering certain fences which are legally nonconforming as to height (for discussion only)

Mayor Otis explained that Rye's zoning law states that fences facing City streets are to be no taller than 4 feet in height. Recently, two property owners rebuilt their existing 6-foot fences and were told that that was a violation of the Code.

The Mayor suggested the following possible ways to deal with fence issues:

- Grandfathering existing fences. The downside to this approach would be that there are equity issues relating to other residents.
- Adding exceptions to the existing law for properties where both the front and rear yards face busy streets.
- Establishing criteria for the Zoning Board of Appeals to make judgments on certain fences.

Councilwoman Cunningham acknowledged the July 10, 1998 memo from the Zoning Board of Appeals. It stated that the Board has found no compelling reason to change the existing section of the law regarding fences.

Councilwoman Walsh added that the Planning Commission expressed concern that the grandfathering approach may open too broad a window for applicants. The Planning Commission suggested mapping parcels which face two streets to determine the maximum number of parcels in this situation. Councilwoman Walsh said that regardless of what we do, we should make it an extremely simple system to implement so there aren't interpretation issues. She also said that the Planning Commission discussed permits for fences. However, the majority of the members of the Planning Commission did not think it advisable to impose another permit on the public. Other issues discussed were maintenance of fences, appropriate materials for fences, and position of fences (good side out).

Mr. Robert Pratt, 6 Packard Court, explained that one fence covers six backyards in his neighborhood and that he merely replaced a portion of that fence. He expressed the feeling that he was still within the City's guidelines because he did not replace more than 50 % of the entire fence. It is a question of razing v. maintaining a fence. He also said the Boston Post Road is a busy four lane commercial road which is heavily trafficked. He expressed concern about safety, privacy, and what legally constitutes a back yard.

Mrs. Ann Pratt said she believes there is a relatively small number of properties with backyards facing onto major streets.

Mr. Paul Becker, Stanley Keyes Court, said his property is also located near a very trafficked area. He supports six-foot fences for privacy, safety, and property value.

Mrs. Barbara Genter, Packard Court, said they purchased the property in good faith and received a certificate of occupancy for the property. She said the value of her property will decline if the six-foot fence has to be removed.

It was pointed out that fences are not a part of the certificate of occupancy.

Discussion focused on:

appeal process/variances for fences
repair and maintenance of fences
illegal six-foot fences
locations where six-foot fences are needed
screening with arborvitae v. fences
non-conforming fences
frontage on two streets v. corner lots

In closing, Mayor Otis stressed that this issue will be studied further for a legal and logical way to resolve this problem.

5. Public hearing on proposed local law regulating the siting of wireless telecommunications facilities, including towers, antennae, and related facilities

This item was postponed to the August 19, 1998 Council meeting.

6. Authorization for the City Manager to enter into a management agreement with RARYE Corp. for food and related services at Whitby Castle

City Manager Culross explained that this process was started almost three years ago, with a solicitation for proposals for a restaurant agreement. He explained that prior to the bond referendum, the City Council indicated that the City would proceed to construction only if we can sign an appropriate contract with a successful and credit-worthy caterer which provides the same net cash flow or better as was in the Whitby Master Plan consultant's projection. The proposed agreement with RARYE Corporation meets these conditions. The detailed pro-forma submitted by RARYE Corporation, and reviewed by the City's consultant, Cini-Little, estimates revenues to the Rye Golf Club at \$1,173,146 over the first three years as compared to \$1,110,000 in the Master Plan. RARYE is a wholly owned subsidiary of Restaurant Associates, Inc., who is unconditionally guaranteeing RARYE's performance under this agreement. The two significant changes to the agreement, recommended by Councilman Stampleman, provide the City with financial protection and were major improvements over the original contract.

Mr. Timothy Murphy, Grace Church Street, was delighted that the City has proposed a firm with the quality of Restaurant Associates. He said they have the financial resources and restaurant expertise and hopefully they have the commitment because it is a high risk operation.

Mr. Murphy suggested that:

- RA revenues be certified by an independent audit company;
- a sub-committee of the Council be appointed to oversee the renovation process; and
- a formal record be kept when someone reviews the premises on behalf of the City to make sure that it is being maintained according to the contract.

In response to Mr. Murphy's suggestions, Mr. Culross said the agreement provides for the City to audit RA books, to inspect the premises twice a year, and to have a construction manager who will be responsible for controlling costs. He also said the City of Rye controls the design of the entire facility. This design is referenced in the Master Plan (catering for 275 and a restaurant for 100 people).

Mr. Arthur Ralph, Franklin Avenue, recommended that the City carry an umbrella clause because the stipulated one million dollars coverage is minimal.

Mr. Culross said for consistency, the City of Rye's basic insurance is one million dollars per occurrence which the City believes is adequate. He apprised Mr. Ralph that RA is obligated to cover the contents of the building.

Mayor Otis said RA's primary goal is to have a successful restaurant; catering is ancillary. The Mayor expressed his appreciation to the City Manager, the Whitby Castle Committee and the Rye Golf Club Commission for all their dedicated work on this project.

Councilman Stampleman made a motion, seconded by Councilwoman Larr, to adopt the following resolution:

RESOLVED, that the City Manager is hereby authorized to execute the Whitby Castle Management Agreement with RARYE Corp.

ROLL CALL:

AYES: Mayor Otis, Councilmen Cunningham, Hutchings, Larr,
Stampleman and Walsh

NAYS: None

ABSENT: Councilwoman Downing

The resolution passed.

7. Discussion of Summit Avenue sewer

City Manager Culross explained that the residents of Summit Avenue requested that a special sewer district be established to construct a sanitary sewer to serve the three existing residences plus the Rye Monument Works. There are a total of nine parcels that could potentially benefit from such a project. The other properties are currently unimproved. A meeting was held in February with the residents and the City Engineer about implementing their request.

Councilwoman Walsh commented that it is important to get residents off septic systems and connected to sanitary sewers, due to the condition of the septic systems proximity to a wetland.

Councilwoman Walsh made a motion, seconded by Councilwoman Cunningham, to adopt the following resolution:

RESOLVED, that the City Manager is hereby authorized to proceed as follows:

1. Agree in principle to the establishment of a Special Assessment District for the construction of a sewer line in Summit Avenue following receipt of a Petition and Consent in final form and subject to a public hearing.

2. Upon agreement from the parties who have submitted Petition and Consent forms, the City Manager be authorized to engage the services of Larry J. Nardecchia, Jr., P.E., Consulting Engineer, to design the improvement at a fee of \$5,500. The petitioners would agree to reimburse the City for such fee if the project doesn't proceed. If the project proceeds, the fee would be included in the project cost.

3. The City Engineer and Corporation Counsel be authorized to seek necessary easements from the property owners on Summit Avenue.

ROLL CALL:

AYES: Mayor Otis, Councilmen Cunningham, Hutchings, Larr,
Stampleman and Walsh

NAYS: None

ABSENT: Councilwoman Downing

The resolution passed.

The following agenda items were taken out of order:

16. Resolution transferring \$180,000 from the General Fund to the Capital Projects Fund

Mayor Otis made a motion, seconded by Councilman Hutchings, to adopt the following resolution:

RESOLVED, that the City Manager be and is hereby authorized to transfer the amount of \$180,000 from the General Fund to the Capital Projects Fund for the purpose of funding the Rockridge Sewer Project.

ROLL CALL:

AYES: Mayor Otis, Councilmen Cunningham, Hutchings, Larr,
Stampleman and Walsh

NAYS: None

ABSENT: Councilwoman Downing

The resolution passed.

17. Bids for Rockridge Road Sewer Extension

The following bids were received:

CONTRACT NO. 9809

Rockridge Road Sewer Main Extension

NAME OF BIDDER	Security	Total Bid
McNamee Construction Corp. 1 Maple Avenue Lincolndale, New York 10540	Bid Bond	\$180,835.00
Tucci Equipment Corp. P.O. Box 741 Larchmont, New York 10538	Bid Bond	\$149,311.00
Hudson Canyon Construction, Inc. 16 Schuman Road Millwood, New York 10546	Bid Bond	\$145,480.00
Delvito Contracting Co., Inc. 615 Fenimore Road Mamaroneck, New York 10543	Bid Bond	\$104,095.00

Mayor Otis made a motion, seconded by Councilwoman Larr, to adopt the following resolution:

RESOLVED, that Contract No. 9809, for the Rockridge Sewer Main Extension be and is hereby awarded to Delvito Contracting Co., Inc., the low bidder meeting specifications in the amount of \$104,095.00.

ROLL CALL:

AYES: Mayor Otis, Councilmen Cunningham, Hutchings, Larr,
 Stampleman and Walsh

NAYS: None

ABSENT: Councilwoman Downing

The resolution passed.

18. Bids for Reconstruction of Purdy Avenue

The following bids were received:

CONTRACT NO. 9807

Reconstruction of Purdy Avenue

NAME OF BIDDER	Security	Total Bid
McNamee Construction Corp. 1 Maple Avenue Lincolndale, New York 10540	Bid Bond	\$325,000.00
Graceway Development Corporation P.O. Box 895 Bronx, New York 10465	Bid Bond	\$355,384.01
Etre Associates, Ltd. 531 Fayette Avenue Mamaroneck, New York 10543	Bid Bond	\$388,118.00
Bilotta Construction Corp. 162 Crotona Avenue Harrison, New York 10528	Bid Bond	\$303,225.40

Councilman Hutchings made a motion, seconded by Councilwoman Cunningham, to adopt the following resolution:

RESOLVED, that Contract No. 9807, for the Reconstruction of Purdy Avenue be and is hereby awarded to Bilotta Construction Corp., the low bidder meeting specifications in the amount of \$303,225.40.

ROLL CALL:

AYES: Mayor Otis, Councilmen Cunningham, Hutchings, Larr,
Stampleman and Walsh

NAYS: None

ABSENT: Councilwoman Downing

The resolution passed.

19. Bids for Wet Well Mounted Station

The following bids were received:

Contract #9804
Stuyvesant Avenue Pump Replacement

NAME OF BIDDER	SECURITY	TOTAL BID
Charles Smith Smith & Loveless 14040 Santa Fe Trail Lenexa, Kansas 66215	Bid Bond	\$29,685.00
Foremost Electric Corporation 37 Old Albany Road Ossining, New York 10562	Bid Bond	\$37,900.00
Cirrus Construction Co., Inc. 343 Adams Street Bedford Hills, New York 10507	Bid Bond	\$38,800.00

The City Manager recommended that all bids be rejected and that this contract be rebid.

Mayor Otis made a motion, seconded by Councilwoman Larr, to adopt the following resolution:

RESOLVED, that the City of Rye hereby rejects all bids
for Contract 9804, Wet Well Mounted Pump Station.

ROLL CALL:

AYES: Mayor Otis, Councilmen Cunningham, Hutchings, Larr,
Stampleman and Walsh

NAYS: None

ABSENT: Councilwoman Downing

The resolution passed.

20. Bids for Removal of Asbestos at Whitby Castle

The following bids were received:

CONTRACT NO. 9808

The Whitby Castle Asbestos Abatement

NAME OF BIDDER	Security	Total Bid
Asbestos Corporation of America 791 Nepperhan Avenue Yonkers, New York 10703	Bid Bond	\$96,650.00
TGR Corporation 22 Troy Lane Lincoln Park, New Jersey	Bid Bond	\$87,000.00
JR Contracting & Environmental Consulting Inc. 1141 Route 23 Wayne, New Jersey 07470	Bid Bond	\$96,400.00
ETS Contracting, Inc. 160 Clay Street Brooklyn, New York 11222	Bid Bond	\$103,950.00
A-Tech Restoration, Inc. 292 North Haledon Avenue North Haledon, New Jersey 07508	Bid Bond	\$148,000.00
Pacific Environmental Assessment & Remediation 201 Brighton 1st Rd. #41 Brooklyn, New York 11235	Bid Bond	\$94,500.00
Infiniti Environmental 34 North Bond Street Mount Vernon, New York 10550	Bid Bond	\$64,800.00

Mayor Otis made a motion, seconded by Councilwoman Cunningham, to adopt the following resolution:

RESOLVED, that Contract No. 9808, for the Removal of Asbestos at Whitby Castle be and is hereby awarded to Infiniti Environmental Services, Inc., the low bidder meeting specifications in the amount of \$64,800.00.

ROLL CALL:

AYES: Mayor Otis, Councilmen Cunningham, Hutchings, Larr, Stampleman and Walsh

NAYS: None

ABSENT: Councilwoman Downing

The resolution passed.

21. Bids for Damiano Building Flooring Replacement

The following bid was received:

CONTRACT NO. 9806

Damiano Center Flooring Replacement

NAME OF BIDDER	Security	Total Bid
IDM Enterprises, Inc. 60 Outwater Lane Garfield, New Jersey	Bid Bond	\$37,499.00

Councilwoman Cunningham made a motion, seconded by Councilman Hutchings, to adopt the following resolution:

RESOLVED, that Contract No. 9806, for the Damiano Building Flooring Replacement be and is hereby awarded to IDM Enterprises, Inc., the sole bidder meeting specifications, in the amount \$37,499.00.

ROLL CALL:

AYES: Mayor Otis, Councilmen Cunningham, Hutchings, Larr,
 Stampleman and Walsh

NAYS: None

ABSENT: Councilwoman Downing

The resolution passed.

22. Bids for Alterations to the McDonald Building

The following bids were received:

Contract #9805
 ALTERATIONS TO THE MCDONALD BUILDING AT THE RECREATION CENTER

NAME OF BIDDER	SECURITY	TOTAL BID
Dimar Contracting, Inc. 63 Maple Avenue Tuckahoe, NY 10707	Bid Bond	\$107,000.00
Fourmen Construction, Inc. P.O. Box 127 Croton-On-Hudson, NY 10520	Bid Bond	\$108,000.00
Andriano & Sons Development Corp. 4 Lakewood Drive Katonah, NY 10536	Certified Check \$8,000.00	\$129,800.00
Able Carpentry Contractors, Inc. P.O. 692 Harrison, NY 10528	Bid Bond	\$109,000.00
N. Picco & Sons Contracting Co., Inc. 154 E. Boston Post Road Mamaroneck, NY 10543	Bid Bond	\$109,950.00
Apollo Construction Services Corp. 3 Alan B. Shepard Place Yonkers, New York 10705	Bid Bond Certified Check \$5,245.65	\$104,913.00

Councilman Stampleman made a motion, seconded by Councilwoman Larr, to adopt the following resolution:

RESOLVED, that Contract No. 9805, for Alterations to the McDonald Building be and is hereby awarded to Apollo Construction Services, Inc., the low bidder meeting specifications, in the amount \$104,913.00.

ROLL CALL:

AYES: Mayor Otis, Councilmen Cunningham, Hutchings, Larr,
Stampleman and Walsh

NAYS: None

ABSENT: Councilwoman Downing

The resolution passed.

8. Review of Financial Goals, Policy Statements, Budget Development Assumptions and Guidelines by City Council

This item was deferred to the regular meeting of the City Council scheduled for August 19, 1998.

9. Consideration of request of *First Night Rye* to use City Hall and the Village Green on December 31, 1998

Councilwoman Cunningham made a motion, seconded by Councilman Stampleman and unanimously carried, to approve the request of *First Night Rye* to use City Hall and the Village Green on December 31, 1998.

10. Adoption of 1998/1999 tax levy for the Rye Neck Union Free School District

City Manager Culross explained that Rye guarantees the Westchester County and both school districts' taxes.

Councilman Stampleman made a motion, seconded by Councilwoman Larr, to adopt the following resolution:

WARRANT FOR SCHOOL TAXES
RYE NECK UNION FREE SCHOOL DISTRICT

TO: Michael A. Genito, Comptroller of the City of Rye

WHEREAS, the lawful authorities of the Rye Neck Union Free School District have fixed the amount of taxes to be raised for said district for the fiscal year beginning July 1, 1998 and ending June 30, 1998, in the amount of \$13,237,236.00 and have duly apportioned to the parts of said district lying within the City of Rye, the amount of \$3,323,066.00 and they have established a tax rate in the amount of \$260.82 per \$1,000 of assessed value, for the levy of the aforesaid School District taxes for the parts of said district lying within the City of Rye.

NOW, THEREFORE, in pursuance with the relevant provisions of the City Charter, you are hereby commanded to collect the taxes in the amount of \$3,323,066.00 from the part of Rye Neck Union Free School District lying within said City, at the rate of \$260.82 per \$1,000 of assessed value as fixed by the City Council.

IN WITNESS WHEREOF, the Council of the City of Rye has caused this warrant to be signed by its Mayor and the corporate seal of the City to be affixed hereto this 15th day of July, 1998.

MAYOR, CITY OF RYE

Attest: _____ City Clerk

ROLL CALL:

AYES: Mayor Otis, Councilmen Cunningham, Hutchings, Larr,
Stampleman and Walsh

NAYS: None

ABSENT: Councilwoman Downing

The resolution passed.

11. Appointment of Nominating Committee for the Golf Club elections and designation of the Chairman

Councilman Stampleman made a motion, seconded by Councilwoman Larr and unanimously carried, to approve the appointments of Ms. Susan Herrman, Mr. Kevin McElroy, Ms. Maxine Gleason, Ms. Marie Vitetta, and Mr. Frank Adimari to the Nominating Committee for the Golf Club elections. Mayor Otis designated Mr. Frank Adimari as chairman.

12. One appointment to the Rye Cable Television Committee to fill the unexpired term ending January 1, 2001, by the Mayor with Council approval

Councilwoman Cunningham made a motion, seconded by Councilman Stampleman and unanimously carried, to approve Mayor Otis' appointment of Mr. John Gregg to the Rye Cable Television Committee to fill the unexpired term ending January 1, 2001.

13. Designation of the Chairman of the Rye Cable Television Committee by the Mayor

Mayor Otis designated Mr. John Gregg chairman of the Rye Cable Television Committee.

14. Consideration of the request from residents of Hix Avenue for controlled traffic on Saturday, August 1, 1998 for a "Block Party" on Dalphin Drive, with a rain date of Sunday, August 2, 1998

Mayor Otis made a motion, seconded by Councilman Hutchings and unanimously carried, to approve the request from residents of Hix Avenue for controlled traffic on Saturday, August 1, 1998 for a "Block Party" on Dalphin Drive, with a rain date of Sunday, August 2, 1998.

15. Consideration of request of Westchester Triathlon to use City streets for the 15th Annual Westchester Triathlon on Sunday, September 20, 1998

Councilman Hutchings made a motion, seconded by Councilwoman Cunningham and unanimously carried, to approve the request of Westchester Triathlon to use City streets for the 15th Annual Westchester Triathlon on Sunday, September 20, 1998.

23. Draft unapproved minutes of the regular meeting of the City Council held June 17, 1998, and the special meeting held June 24, 1998

Councilwoman Cunningham made a motion, seconded by Councilman Stampleman and unanimously carried, to approve the minutes of the regular meeting of the City Council held June 17, 1998 as amended.

Councilwoman Cunningham made a motion, seconded by Councilman Stampleman and unanimously carried, to approve the minutes of the special meeting of the City Council held June 24, 1998 as amended.

24. Miscellaneous communications and reports

A. Mayor Otis gave a status report on the meeting about Phase 3 of the Reckson Executive Park in the Village of Rye Brook. He said the amended proposal is better for wetlands protection and water retention for Blind Brook. However, the City would still like to see the hydrology design verified. He said it was a positive meeting and an improvement on what they had a right to build.

B. In response to Councilman Stampleman's question on the Planning Commission's reaction to the Landmark Advisory Committee's (LAC) memo dated July 12, 1998 on the addition to the Library, Councilwoman Walsh said the Planning Commission agreed to distribute the comments to the Board of Architectural Review

(BAR) and the Library. She said the Planning Commission's minutes will reflect the fact that the comments were particularly helpful and addressed issues that were still concerns. It was agreed to schedule a joint meeting with the LAC, BAR, Planning Commission, and the Library for the first week in August to begin the process of refining design related issues.

Mayor Otis requested that the Landmark Advisory Committee's memo be circulated in the Friday packet.

25. Old Business

A. Councilwoman Larr informed the Council that the information on Rye's internet site, *Ryebespace*, has not been updated since February, 1997.

Councilman Hutchings commented that this site is an excellent tool which should be kept current. He expressed the feeling that the Council would support additional help for updating the internet.

Mayor Otis said that this issue would be resolved as soon as possible.

B. Councilwoman Cunningham apprised the Council that she attended Port Chester's Planning Commission public meeting on July 14, 1998. Also in attendance were Mr. Jeffrey Baker, attorney for Osterman, Whiteman, and Hanna, and Mr. Joseph Chira, Kirby Lane North. The resolution that was passed set the Port Chester's Planning Commission as lead agency and also set several expectations in terms of studies that they intend to do in order to determine whether or not they will do a supplemental environmental impact statement.

Mayor Otis said that the Council had already hired the Adler Consulting to do the traffic report. The City of Rye's initial traffic report is part of the public record. He said the City is now in the process of arranging additional work with Adler Consulting as part of our full participation in the site approval process in Port Chester.

C. Councilwoman Cunningham asked for updates on the request from residents of Grapal Street regarding storm drains and about construction debris on Clinton Avenue.

D. In response to Councilman Stampleman, the City Manager will submit answers to questions posed about the year 2000 computer problems pertaining to the City.

E. In response to Councilwoman Cunningham's question on the issue of wine being served at Rye Town Park, Mayor Otis said that the bill passed both houses of the legislature. However, the bill has not been delivered to the governor yet.

F. Mayor Otis apprised the Council that the purpose of the July 16, 1998 Project Impact meeting is to identify projects that the City wants to do. The focus is not just an emergency response plan; the focus is to be creative and come up with projects that are more on the cutting edge in terms of our specific needs. We will tailor this to our two biggest needs of flooding impacts and electricity outages. We also have the ability to help business people deal with a disaster, stay viable, and get them back on line as soon as possible. We are looking for ideas and concepts for projects.

Councilman Stampleman asked if there would be financial assistance from FEMA to bury overhead utilities.

Councilman Hutchings suggested that there should be a long-term plan for eliminating overhead wiring in the Central Business District. When projects such as the resurfacing of Purdy Avenue are planned, consideration should be given to burying the wires, so that we do not have to open the streets again.

Councilwoman Cunningham suggested involving representatives from the Conservation Commission/Advisory Council and the Rye Nature Center in Project Impact.

G. Councilman Stampleman suggested having someone on the City staff draft a resolution regarding the Floor Area Ratio (FAR) to achieve some limit on bulk (size of the building on certain lot sizes). He also wanted assistance in interpreting the present Code.

Councilwoman Walsh said the FAR is a very complicated issue; she suggested having a special meeting on that topic at a future date.

26. New Business

There was no new business to be discussed.

27. Adjournment

Councilwoman Cunningham made a motion, seconded by Councilwoman Larr and unanimously carried, to adjourn the meeting at 10:55 P.M.

There being no further business to discuss, the meeting was adjourned at 10:55 P.M.

Respectfully submitted,

Alice K. Conrad
City Clerk