

APPROVED MINUTES of the Workshop
of the City Council of the City of Rye on 1037 Boston
Post Road, held in City Hall on May 19, 2010, at 8:00
P.M.

PRESENT:

DOUGLAS FRENCH Mayor
PAULA J. GAMACHE
PETER JOVANOVIĆH
SUZANNA KEITH (Arrived at 7:07 p.m.)
CATHERINE F. PARKER
JOSEPH A. SACK (Arrived at 7:15 p.m.)
Councilmembers

ABSENT: RICHARD FILIPPI

Mayor French called the workshop to order at 7:05 p.m. and said that the purpose of the workshop was a general discussion of possible uses for the property at 1037 Boston Post Road.

City Planner Christian Miller said that use of land is a very important decision. He added that assigning a use for a property is also an indication of how it cannot be used. He said that four possible uses for the 1037 property have been identified and offered a brief overview of each.

Municipal Use: The first reasonable known use for the property is for a court facility. A joint Police Department/Court Facility would probably not work. The Court would not be a 24/7 use and could provide an opportunity for shared parking. There could be security issues due to prisoner transport. The Council should study the ramifications of a Court on the property before making a decision. The square footage of the current structure could possibly work for the Court and the building might be retrofitted. Moving the court to this location would free up 12,000 square feet of space at the Police Department that could be renovated to fit their needs. The Council would need to evaluate the cost effectiveness of renovating both buildings.

Parking: City Hall shares parking with the Library, which is very challenging. In the past the 1037 lot has been used for overflow. Three parking options could be considered: leave the building vacant and utilize the 42 parking spaces; demolish the building to create a parking lot with 75 spaces; or, build a parking structure that could provide about 125 spaces.

Community Use: There are no known not-for-profit, educational or community uses for the property. It is zoned B-1 and is better for business use such as professional offices or retail use.

Private Use: The City should not continue in the role of landlord without a legitimate public purpose for the site. The property is located in the B-1 Neighborhood Business District. The Council could change the Zoning Code to expand the uses permitted in B-1 Districts or extend the B-2 Central Business Zone to include the property, which would allow for multi-family housing. This could increase the development value and housing would be a more

compatible use to City Hall, the Library and the Central Business District. The Council could issue an RFP for potential uses.

Next Steps:

- The Finance Committee should be asked to draft “what if” questions regarding the various options.
- Find out what a residential use would yield.
- Get costs for the various options.
- Find out what the City will be required to do relative to a court facility.

At the conclusion of the workshop, Councilman Sack noted that the workshop was not being televised although he believed it should have been according to Council Resolution. Mayor French asked the Interim Corporation Counsel to supply the Council with a copy of the Resolution.

Adjournment

The workshop was adjourned at 7:59 p.m.

Respectfully submitted,

Dawn F. Nodarse
City Clerk