



Watertown Parks & Recreation Commission

Crestbrook Park Golf Course Sub-Committee

Regular Meeting Agenda

Date: Thursday, October 01, 2026
Time: 6:00 PM
Location: Town Hall - Parks & Recreation Conference Room
61 Echo Lake Road, Watertown, CT 06795

Meeting is In-Person and also available via Zoom. A link will be posted on meeting day.
Please refer to www.watertownct.org under *Calendar of Meetings*

- I. Call Meeting to Order:**
- II. Roll Call:**
- III. Public Participation:**
- IV. Approval of Minutes:**
 - A. September 03, 2026, Regular Meeting
- V. Correspondence:**
- VI. Reports:**
 - A. Chairman
 - B. Director
 - C. Foreman
 - D. Golf Professional
 - E. Restaurant Representative
- VII. Old Business:**
- VIII. New Business:**
 - A. Review and consideration of Submitted Applications and Tournaments for 2026.
 - B. Discuss and take action on the 2027 Golf Rates
 - C. Discuss and take action on the renewal of the contract between the Town and Golf Professional, Martin P. Byrnes, Jr.
 - D. Discuss and take action on a recommendation to the Town Council for a special appropriation of \$23,800.00 from the General Fund balance to the Crestbrook Park Golf Course Enterprise Fund to decommission failing oil tanks and convert Sunset Grille to existing propane infrastructure.

IX. Adjournment:

Commissioners: Unable to attend? Contact P&R Department at 860-945-5246 by 4:30 PM

Watertown Parks and Recreation Commission

Crestbrook Park Golf Course Sub-Committee

Regular Meeting

Minutes

AGENDA

Date: 10-01-24

Number: 14A

DATE: September 3, 2026

TIME: 6:00 PM

LOCATION: Town Hall - Parks & Recreation Conference Room
61 Echo Lake Road
Watertown CT 06795

I. Call Meeting to Order

Sub-committee Chairman Pat Rinaldi called the meeting to order at 6:03 p.m.

II. Roll Call

Members Present: Pat Rinaldi, Joe McGrail, and Al Mickel

Members Absent: None

Others Present: William Donston, Chairman of Parks and Recreation; Michael Ganem, Director of Parks & Recreation

III. Public Participation – None

IV. Approval of Minutes

Thursday, August 6, 2026. Regular Meeting

Motion: Pat Rinaldi, seconded by Al Mickel, to approve the minutes of the Regular Meeting of Thursday, August 6, 2026.

Motion passed unanimously.

V. Correspondence –

- a. Chairman Rinaldi read the letter from Joe and Valerie Yankus that was shared at the August 17, 2026, Town Council meeting. This letter is attached to the minutes.
- b. Chairman Rinaldi read the letter dated August 17, 2026, from Michael Ganem, Director of Parks and Recreation to the Watertown Town Council. This letter is attached to the minutes.

- c. A letter of thanks from the Knights of Columbus #3594 for the donation of golf rounds.

VI. Reports:

A. Chairman – No report.

B. Director –

- a. Reported on the well incident that occurred at Crestbrook Park Golf Course on August 7, 2026.
- b. Reported that the Town is researching the feasibility of removing the oil tanks and aged oil-fired equipment that serve the restaurant and the public restrooms below the restaurant. A special appropriation from the general fund will be pursued.
- c. Shared details about preliminary discussions with the golf pro, Marty Byrnes, about the 2027 golf rates.
- d. There was discussion about the terms of the restaurant lease and the improvements to the building that have been informally presented.

C. Foreman – No report

D. Golf Professional – No Report

E. Restaurant Representative – No report

VII. Old Business: None

VIII. New Business – None

IX. Adjournment

A motion was made by Al Mickel and seconded by Pat Rinaldi to adjourn the regular meeting at 6:47 P.M.

Motion passed unanimously

Respectfully submitted,

Pat Rinaldi -Chairman
Crestbrook Park Golf Course Subcommittee

August 17, 2026

RECEIVED
AUG 17 2026
Watertown Park & Recreation

To the Members of the Watertown Town Council,

Good evening, members of the Town Council. My name is Michael Ganem, Director of Parks and Recreation. I am privileged to have the opportunity to speak before you this evening.

I am here tonight representing the Parks and Recreation Commission and its recommendation that the Town Council approve the lease assignment for the Town's restaurant at Crestbrook Park Golf Course.

Before I share the short biography of Joe and Valerie Yankus with you, I want to take a moment to give a heartfelt thank you to Joe Romano. I have had the pleasure of working with Joe over the last couple of years. I've also had the opportunity to share great stories about him and my late father, including their shared passion for sports and hard work. Joe is going to be deeply missed at the restaurant, but he assures us that he will continue to share his love for Watertown and its proud history—particularly through his ongoing commitment to Parks and Recreation.

I also look forward to welcoming the new partnership of the Yankuses and Steve Martino. Steve, as you know, maintains strong roots in Watertown, and his experience will be instrumental in ensuring the success of this new venture.

Now, through the Chair, I would like to present a brief biography of Joe and Valerie. I have met with them on several occasions. In fact, in my former profession as a real estate broker, Valerie and I shared many professional experiences. I have full confidence that the Yankuses' vision for the highest and best use of the restaurant hits the mark. This transition will require a significant investment of time and dedication, and it is my hope that the Town will support this new partnership in every feasible way.

JOSEPH AND VALERIE YANKUS

24 Juniper Road
Southington, CT 06489
(203) 910-2756
viyrealestate@aol.com



Dear Honorable Town of Watertown Council Members,

In partnership with Stephen Martino of the Sunset Grille Restaurant, Joe and Valerie Yankus would like to share a small amount of information pertaining to their careers and personal life so that the Town may have a more personal and professional look at both their previous and current lives as well as their intentions as to their future hopes to grow the Sunset Grille, along with Steve, into an even more wonderful venue for the Town.

Joe and Valerie bring decades of combined business, hospitality and customer service experience to Sunset Grille at Crestbrook Park Golf Course.

Joe has an extensive background in the food and beverage industry including many years serving as a Beverage Manager for both the Sheraton and Hilton Hotels. His experience in hospitality operations, food and beverage service and management and guest relations along with his strong business acumen altogether provide a strong foundation for the continued growth of Sunset Grille.

Valerie brings more than 10 years of restaurant and banquet experience, including waitstaff and event service, along with an extensive background in high end customer service, business ownership, real estate, marketing and creating welcoming spaces and experiences for clients and guests.

Together, Joe and Valerie have successfully owned and operated their own businesses for over 35 years. They are also the proud parents of four beautiful children and grandparents to three.

In partnership with Steve, their goal for Sunset Grille is to build upon the restaurant's existing strengths and the natural beauty of its setting at Crestbrook. They hope to enhance the overall dining and guest experience, expand private and community events, develop new revenue opportunities, and create additional partnerships with local residents, businesses, organizations and the Town of Watertown.

Joe and Valerie look forward to becoming an even greater part of the Crestbrook community and helping Sunset Grille continue to grow as a welcoming destination for golfers, residents, families, celebrations and community gatherings.

AGENDA

Date: 10-01-24

Number: ✓



NEW SEASON PASS-HOLDER SPECIAL

**STARTING
OCTOBER 1ST, 2026**

**PREPAY
FOR YOUR
2027
SEASON
PASS**

**AND PLAY THE
REMAINDER OF THE
2026 SEASON
PAYING ONLY FOR
SURCHARGE AND
CART FEES!!!**

**SECURE YOUR SPOT FOR A
FANTASTIC YEAR OF GOLF!**

**FOR RATES VISIT
WWW.CRESTBROOKPARK.COM**

**CRESTBROOK PARK
GOLF COURSE**

*Golf
More
Live Better!*

Kaitlyn Sanzone

From: Jessica Modeen
Sent: Tuesday, September 29, 2026 6:16 PM
To: Kaitlyn Sanzone
Subject: Fwd: Letter of Intent to Return as Golf Professional

Sent from my iPhone

Begin forwarded message:

AGENDA
Date: 10-01-26
Number: VIII C

From: proshop <proshop@watertownct.org>
Date: September 29, 2026 at 6:14:14 PM EDT
To: Michael Ganem <ganem@watertownct.org>, Jessica Modeen <modeen@watertownct.org>
Subject: Letter of Intent to Return as Golf Professional

Dear Michael Ganem and The Crestbrook Park Golf Commission,

I am writing to formally express my enthusiastic intent to return as the Golf Professional for the Town of Watertown for the 2027 season. It has been a privilege to serve our local golfing community, and I am eager to continue building upon the success, programming, and operational growth we have achieved together at the town's golf facilities.

Throughout my tenure, my focus has been to elevate the golfing experience for patrons by delivering high-quality instruction, managing efficient day-to-day operations, and fostering a welcoming, community-first atmosphere. I am deeply committed to maintaining the high standards of the course while continuing to grow our youth clinics, adult leagues, and community tournaments.

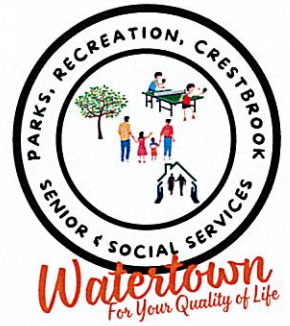
Looking forward to the upcoming season, I aim to introduce new initiatives to further improve player engagement and streamline tournament operations, ensuring the town's facility remains a premier golfing destination in the area. My established relationships with our regular players, combined with my deep understanding of the facility's unique operational needs, will allow for a seamless transition into the new season.

Thank you for your continued support and consideration. I welcome the opportunity to discuss the upcoming season's goals and how we can continue to maximize the value of our golf operations for the Town of Watertown.

Sincerely,
Martin Byrnes
Golf Professional
Crestbrook Park Golf Course



WATERTOWN, CONNECTICUT
PARKS, RECREATION SENIOR, & SOCIAL SERVICES
61 ECHO LAKE ROAD WATERTOWN, CONNECTICUT 06795-2629
MAIN OFFICE (860) 945-5246 FAX (860) 945-4734



MEMORANDUM

TO: Watertown Parks and Recreation Commission
FROM: Michael Ganem, Director of Parks and Recreation
DATE: September 30, 2026
SUBJECT: Recommendation for Special Appropriation

Special Appropriation – Enterprise Fund (\$23,800.00)

I recommend that the Watertown Parks and Recreation Commission further recommend to the Watertown Town Council that they provide a special appropriation from the General Fund to the Crestbrook Park Golf Course Enterprise Fund to decommission two failing oil storage tanks and convert the Sunset Grille restaurant facility to existing on-site propane infrastructure.

- **From:** General Fund Balance

To: Maint Land & Buildings (074.50317.123.0000.9074)

Amount: \$23,800.00

AGENDA

Date: 10-01-26

Number: VIII D

Michael Ganem

From: Donna Ford
Sent: Wednesday, July 22, 2026 11:09 AM
To: Michael Ganem
Subject: FW: Crestbrook/Sunset Grill Propane boiler quote
Attachments: Town of Watertown (Crestbrook) Boiler quote.xls

Michael, Attached is the estimate for the propane boiler work at Crestbrook. There would also be additional electrical and plumbing work that will be needed. I don't know if you have the money in your budget or if you need to ask for an appropriation but at least we have the estimate now. Let me know if there is anything else I can help with.

Thank you,

Donna L. Ford
Purchasing Agent/Building Maintenance Supervisor
ford@watertownct.org
860-945-5260



From: Anthony Iosa <iosa@watertownct.org>
Sent: Wednesday, July 22, 2026 11:05 AM
To: Donna Ford <ford@watertownct.org>
Subject: FW: Crestbrook/Sunset Grill Propane boiler quote

From: john baribaultfuel.com <john@baribaultfuel.com>
Sent: Wednesday, July 22, 2026 10:45 AM
To: Anthony Iosa <iosa@watertownct.org>
Subject: Crestbrook/Sunset Grill Propane boiler quote

Hi Tony,

Attached is the propane boiler quote that you requested for Crestbrook.

Please contact me if you have any questions or concerns.



600 Main Street
P.O. Box 27
Oakville, CT 06779
(860) 274-3284

PROPOSAL

Date	Estimate#
7/22/2026	6815

Name / Address

Town of Watertown (Crestbrook/Sunset Grill)

Watertown, CT

Estimate valid for 30 Days.

Description	Qty	Rate	Total
Proposal for a Advantage 5 section 140k btu Propane boiler. 1) 1"1/4 heat split zone. 1) 3/4" zone for new 50 gal. Pure Pro indirect water heater with tempering valve. Includes installation of new expansion tank, low water cut off, auto feed/backflow preventor and tempering valve. Air scoop and new smoke pipe. Adapt to existing piping and electrical wiring. Includes removal and disposal of old equipment and 2-330 oil tanks. Warranty: 20 years on the boiler block and 1 year 100% Warranty. 10 year warranty for the Pure Pro indirect water heater.		Material & Labor	23,800.00
		Total	\$23,800.00

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are here by accepted.
You are authorized to do the work as specified.
Payments will be made in 30 days upon completion .

Date of Acceptance:_____

Signature:_____

Signature:_____