

DRAFT as of 1/24/13

Verplanck Waterfront Master Plan

(including the Cortlandt Waterfront Park)

UPDATE as of January 24, 2013



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Verplanck Waterfront Master Plan

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Mission Statement

The Verplanck Waterfront Master Plan is being created to give the Town of Cortlandt a shared community vision for the future expansion of our beautiful park called “Cortlandt Waterfront Park”.

This document is an “Update” to the 1993 “Verplanck Waterfront Master Plan” conducted by the Cavendish Partnership and Bourne Consulting Engineers.

The Town of Cortlandt is fortunate to have the Verplanck waterfront which offers striking views of the Hudson River and is one of the only areas between New York City and Albany where access to the Hudson River is NOT encumbered by railroad tracks. This study is conducted in response to the need to continue to plan, conserve, enjoy and utilize these resources in a responsible way. Our intent is to satisfy the need for present and future generations to value and enjoy these wonderful natural resources within our Town.

Chapter 1

Introduction

The Town of Cortlandt is fortunate to be comprised of a series of diverse hamlets, areas and cultural regions. One of these hamlets, Verplanck lies along the Hudson River waterfront where there are no railroad tracks to impede access. Over the past approximately 20+ years, the Town of Cortlandt has continued to acquire property from the Steamboat Dock area to Kings Ferry Road to create a Waterfront Park.

In 1993, the Town of Cortlandt hired Cavendish Partnership and the Bourne Engineering consulting firms to work with the community and the Town to create the original “Verplanck Waterfront Master Plan”. The “Cavendish Plan” was a highly interactive, dynamic process which actively sought input from the immediate residents of the area as well as a broader audience. It is important to recognize that much of the 1993 Verplanck Waterfront Master Plan by the Cavendish Group has already been implemented.

Several years of efforts have continued since the Cavendish Plan was adopted. During that time public input has been sought on a regular basis through the 2004 Master Plan Process, the 2008 WLI/WE process as well as several Verplanck Residents Association Meetings and Verplanck Enhancement Plan meetings.

In 2008, the Town Board authorized the DOTS Planning Division to apply to the NYS Department of State for the visioning and development of an Local Waterfront Revitalization (LWRP) Plan. See Appendices TB Resolution No. 189-08. At the same time, the Town Board authorized the Town staff to develop a Verplanck Waterfront Master plan. See Appendices TB Resolution No. 183-08.

This New Updated Verplanck Waterfront Master Plan was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund. This plan is being prepared as part of the Local Waterfront Revitalization Program or LWRP. The LWRP offers local governments the opportunity to participate in the State’s Coastal Management Program which increases a community chances to obtain funding for projects along its waterfront.

This updated Waterfront Master plan is to be used as a long-range planning tool to be implemented over time. It is important that these needs be identified in this point in time so that implementation can be phased in accordance with the resources available to the Town. In order to address the diversity of issues facing our waterfront area, the recommendations contained in this plan are organized by sub-areas of the Cortlandt Waterfront Park and its environs.

The implementation strategy contained in this document is comprised of a series of recommendations which are based upon analysis and integration with existing completed improvements in the park. This strategy allows for a framework for both short-term re-development activity as well as long-term goals and control over the waterfront and its ultimate utilization.

The following two excerpts - one from the Cavendish Plan and one from a former community activist-- mirror our guiding principle in preparing this document:

“VERPLANCK IS A UNIQUE PLACE WHICH OFFERS AN OPPORTUNITY FOR PEOPLE TO TOUCH THE RIVER AND FOR THE RIVER TO TOUCH THE PEOPLE”

Marie Pritchard, Chairperson, Verplanck Waterfront Protection Committee 1988

“THE VERPLANCK WATERFRONT MASTER PLAN SHOULD BE USED AS A GUIDE THAT WILL NEED TO ADAPTED AND MODIFIED TO MEET THE CHANGING NEEDS OF THE TOWN. HOWEVER, THE VISION PRESENTED IN THE CAVENDISH PLAN SHOULD REMAIN CLEAR AND NOT CLUTTERED WITH ELEMENTS THAT ARE TRENDY OR FASHIONABLE. CHANGES SHOULD BE MADE CAREFULLY AND FROM A LONG-TERM PERSPECTIVE”. Cavendish Verplanck Waterfront Master Plan 1993.

Public Input

The staff charged with preparing this plan met with the Cortlandt Town Board at their issues only work session on February 23, 2009. Since that time several public outreach meetings were held. In 2010 and 2011, the Town held Verplanck Enhancement Plan or VEP meetings at the Red Schoolhouse in Verplanck. Amongst the many subjects included were discussions of the future LWRP and the Updated Master Plan and the Cortlandt Waterfront Park.

Older Public Input

Several years of efforts have continued since the Cavendish Plan was adopted. During that time public input has been sought on a regular basis through the 2004 Master Plan Process, the 2008 WLI/WE process as well as several Verplanck Residents Association Meetings and Verplanck Enhancement Plan meetings or VEP. Verplanck has an active Residents Association which conducts regular and ongoing communications between the Verplanck Residents Association and the Town.

The immediate surrounding community of Verplanck is deeply connected to the River and this park – highlights of a few of their comments and observations referenced in 1993 continue today:

“Security and times of operations for the park is a key consideration”. We will recommend staffing of this park during operating hours when it is at full completion especially for boating activities.

“Sanitary facilities must be provided at the park”.

To date - there has been minimal effort on this. There is only a port-a-john discreetly hidden at Steamboat Dock. Public restroom facilities must be at the top of the list.

“If the waterfront were developed for tourism it would serve a source of revenue for local businesses and increase property values”

This updated Waterfront Master Plan recommends the consideration of a future waterfront restaurant at the former trailer park area as a way to attract tourism to the area. We also envision encouraging boats to dock for dining or even small historic boat tours like the Hudson River Commander. Parking will be a consideration.

“Open up the clayhole and surrounding area to more walking trails, tree identification signs, bird watching”.

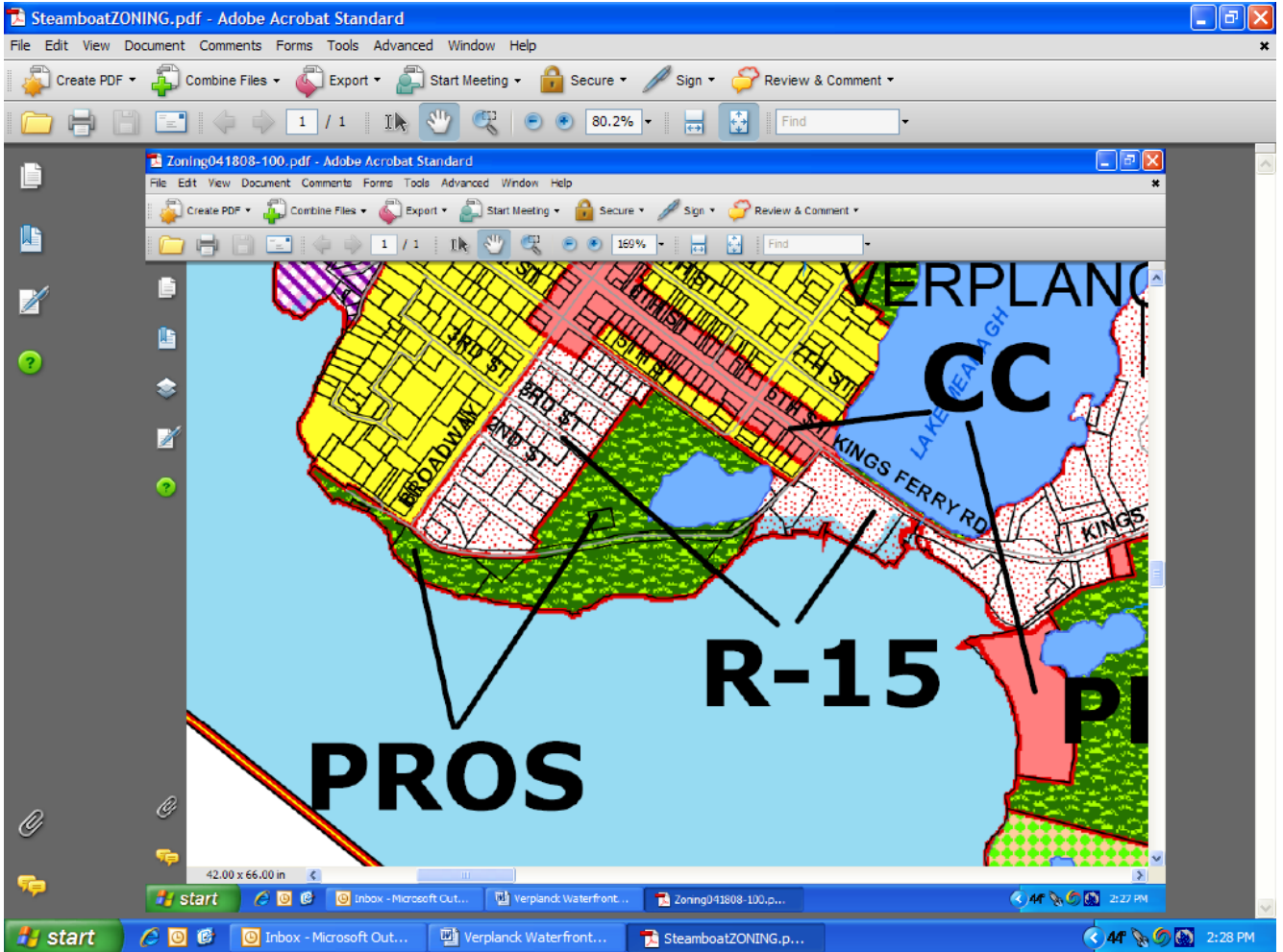
This updated Master Plan recommends the creation of walking trails around the clayhole that would include interpretative signs for identifying both plant and animal life.



Chapter Two

A. Existing Land Use & Zoning

“Cortlandt Waterfront Park” includes Steamboat Dock, the Overlook and Great Lawn, the former Sturgeon Boat Club and Martin properties as well as the Clayhole and its environs. The total acreage of the park is now approximately 28 acres. The property is bisected by Riverview Avenue. The site is currently zoned “PROS” for Parks, Recreation and Open Space.



B. Property Description

Cortlandt Waterfront Park is an approximately 28 acre park that stretches from Steamboat Dock along Riverview Avenue to Kings Ferry Road. Several adjoining properties were outright purchased by the Town in the early 1990's with the assistance of Scenic Hudson and Clearwater. Of the total park, the former Martin Property is approximately 23 acres. It was acquired by the Town through a gift of the owner Mr. James Martin back in 1991.

There was an agreement with Mr. Martin where he granted the property to the Town while retaining a full life estate on an existing Trailer park on the property. That life estate terminated upon Mr. Martin's death in July, 2006. The Riveredge Homeowners Association negotiated an agreement with the Town of Cortlandt in 1995 agreeing that the trailers on the site which were party to this agreement would be allowed to stay on the site until 10 years after Mr. Martin's death. That deadline is now July, 2016.

The "Cortlandt Waterfront" as defined for this study consists of three continuous areas located on the Hudson River in the hamlet of Verplanck in the Town of Cortlandt. Individually they are known as the Steamboat Dock, The "great lawn" and the former Martin properties

A more comprehensive site inventory and analysis of the entire 27.608 acres is available by reading Section 2.3 of the Cavendish Plan (we chose not to re-create it here). See attached.



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Photo courtesy of Scenic Hudson

Generally, the area now known as Cortlandt Waterfront Park is currently comprised of:

- heavily wooded areas, open grassy areas
- riverfront beach
- paved parking lots
- a picnic pavilion
- various paved trails
- A fishing pier
- A Veterans Park
- An aviation themed Playground
- commercial/industrial buildings on the former seaplane base
- Approximately 26 single family mobile homes (trailers)
- The Hudson River shoreline.

This Updated Cortlandt Waterfront Master Plan will be focusing primarily on the six target areas below:

- 1** Overlook & Great Lawn
- 2** Former Martin House & Turtle Pond
- 3** Former Sturgeon Boat Club
- 4** Former Sea Plane Base
- 5** Clayhole
- 6** Trailer Park Site

C. Site Infrastructure

The Park is bisected by Hardie Street/Riverview Avenue. Broadway leads down to the park from the center of the hamlet. There are future sidewalks planned along Broadway and existing sidewalks along Riverview Ave., parking areas at Steamboat Dock and at the Overlook. Several drainage structures, a fishing pier, several paved walkways (“The Riverwalk”), a picnic pavilion, a dock, several benches and trash receptacles. In addition there has been recently added (2012) construction of a Veterans Memorial and an Aviation themed Playground.

The park has access to public water. There is no public sewer. All areas including those currently containing the trailers are served by septic systems.

D. Establishment of the Martin Property Committee

In 2006, the Supervisor and Town Board formed the Martin Committee consisting of:

- Supervisor Linda Puglisi
- Frank Farrell, Town Board Member
- Tom Wood, Esq., Town Attorney,
- Ed Vergano, P.E., Director of DOTS,
- Jeff Coleman, P.E., Director of DES (Kathleen Burleson, Director of DES)
- John Palmiotto, Recreation
- Rosemary Boyle Lasher, DOTS Planning
- Holly Haight, DOTS Code Enforcement
- Chris Kehoe, DOTS Planning

Chris Kehoe was appointed as the Coordinator of the Town’s effort with respect to the re-use of the former Martin property into an extension of Cortlandt Waterfront Park.

A public outreach meeting was held with the residents of the Martin Mobile Home Park and the Riveredge Homeowners Association in July, 2006. The Committee, renamed the “Cortlandt Waterfront Committee” has met regularly since its inception to discuss issues such as removal of trailers as they are sold, the demolition of facilities at the Former Sturgeon Boat Club, funding, visioning, etc.



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Chapter Three

A. History

The creation of the Steamboat & Cortlandt Waterfront Parks began in the late 1980's when public access to the Steamboat Dock bulkhead was threatened by a dispute between a purported owner of bulkhead and the Town. The bulkhead or "dock" was a popular river viewing area and fishing spot. In response to the controversy the Verplanck Waterfront Preservation Committee (VWPC) was formed. In 1991 the Town Board voted to ensure public access to the Steamboat Dock. The Town, working with the VWPC, then received a Community Development Block Grant to completely rehabilitate the bulkhead with benches, lighting and a brick pathway.

At the same time the Steamboat Dock access issue was being settled, the Town acquired the adjacent Newman Property for \$650,000. The Newman Property housed the former Hudson River Boat Sales business. The property contained boat sales and storage operation, several buildings and fuel oil tanks. The Town began a clean-up of the site and removed the buildings and fuel tanks, stabilized the shoreline and created a great lawn. This "great lawn" area is an official brownfields cleanup site and as a result of the Record of Decision or "ROD" with the NYSDEC, no buildings can be constructed on this area of the Park.

Cortlandt Waterfront Park was further improved by two large projects:

1. The Broadway Overlook, constructed in 1998 is a pedestrian river-viewing area designed to resemble the bow of a ship with decorative inlays of Hudson River fish species.
2. The Verplanck Pedestrian Trail "Riverwalk" which provides a pedestrian path along the river from the Steamboat Dock through the Overlook and back out to Riverview Ave. ending at Kings Ferry Road and connecting to another area project along Lake Meahagh,

The third piece of the Steamboat Riverfront Park is the former Martin Property. The site was donated to the Town in 1991. Mr. Martin retained a life estate on the property. He passed away in 2006 and by agreement with the Town the mobile home park may remain on the site until 2016.

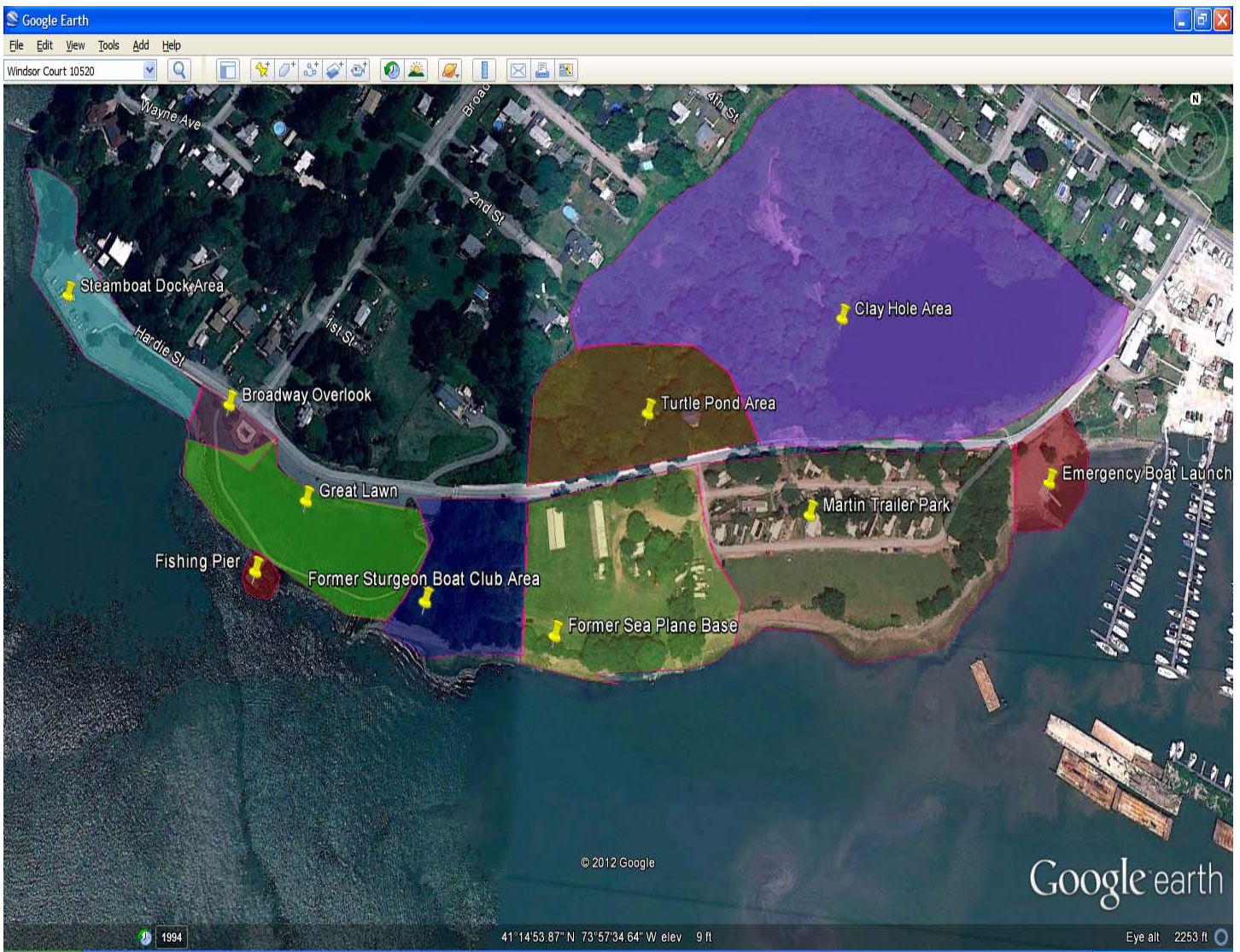
The Martin Property has four distinct areas moving from north to south:

- The former Sturgeon Boat Club Site – approx 30,000 sq. ft.
- The former Sea Plane Base – 3.4 acres
- An area on the other side of Riverview Avenue. Approx. 1.5 acres
- The Riveredge Mobile Home Park – An active mobile home park of 4.7 acres, originally with 44 mobile homes, with 26 remaining.

Since 2006 the Town has set up the Martin Property Committee and worked with the residents of the mobile home park to clean up the site, remove dilapidated buildings and plan for future improvements.

The Town has proactively worked with the residents of the Mobile Home park to purchase and remove mobile homes. In addition in the Fall of 2012, Hurricane Sandy permanently damaged several mobile homes which needed to be removed from the site.

NOTE: A more comprehensive inventory of all the important milestones in the history of the development of the Cortlandt Waterfront Park can be found in the Appendix of this report.



B. Major Completed Projects

1. Steamboat Dock



Steamboat Dock – was where it all began. All other park acquisitions and improvements grew out of this project. The dock required major improvements designed in 1994, constructed in 1996. Re-dedication ceremony is held in 1997. Upgraded dock design in 1998.

2. The Broadway Overlook & Great Lawn

The Great Lawn area was the site of a former Newman boat storage and sales site which included oil storage tanks which were removed in the late 1980's. The Town acquired this site in 1992. Subsequently a Brownfield funded site restoration project ensued that consisted of covering the existing area with two feet of clean fill. Monitoring wells were installed and will continue be monitored until January, 2014. It should be noted there are restrictions on future construction on this portion of the site. The Park was further improved by the 1998 construction of the Broadway Overlook which is a pedestrian river-viewing area designed to resemble the bow of a ship with decorative inlays of Hudson River fish species and a nautical “yardarm”. In 2013, this site officially became part of “Eaglefest” an annual festival celebrating the American Bald Eagle. Verplanck’s waterfront has long been known for great eagle viewing.



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2. Riverview Avenue: Sidewalks, One Way Street, Signage

Initial design was begun in 1995 when a \$285,000 ISTEA Grant was awarded. Several re-designs took place during 1996-2000. Project was completed in 2002. This lengthy project included making Riverview Avenue a one-way street to allow for safe pedestrian access and provide appropriate connection to Lake Meahagh Walkway.



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3. Marie Pritchard Pavilion

Initial design discussions begun in 1998 as debate took place of the future of the former "Campbell House". 2001 the Gazebo was completed and named in memory of Mrs. Marie Pritchard who chaired the Verplanck Waterfront Preservation Committee for over 11 years.

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4. Hudson River Fishing Pier



Design discussion began in 1999. In 2001, the state constructed a fishing pier which is accessed via a paved walking trail that is part of the “Verplanck Pedestrian Path” which is a concrete and asphalt sidewalk that was constructed in 2001 along Hardy St from Kings Ferry Rd to the Great Lawn area.

6. Emergency Boat Launch



This project was funded by a grant from New York State. This Boat launch consists of a rock “jetty”, an asphalt boat launch pad, and a wooden pier parallel to the jetty. This launch is exclusively for the use of Emergency Responders. It has been utilized by several agencies including: The Verplanck FD, Montrose FD, Buchanan FD, Croton FD, Continental Village the New York State Police, County Police and others. The Emergency Boat Launch was dedicated on June 13, 2010.

Emergency Boat Launch Dedication Photos:



7. Re-Grading the Former Sturgeon Boat Club



This was an in house DES project. The former Sturgeon Boat club was cut off from the other portions of the Waterfront Park by a large berm and existing fence.

In 2011, the Town's DES department completed the removal of the fence the full integration of the former Sturgeon Boat Club property into the Cortlandt Waterfront Park. This area is targeted as a future area for Cortlandt's Veterans Memorial.





8. Cortlandt Veterans Memorial

This project was designed by our DOTS department with input from the William J. Boyle VFW Post and the Town of Cortlandt. The project was dedicated a formal ceremony on July 31, 2012.





9. Jim Martin Aviation Playground

This project was designed by our DOT'S department with input from our Recreation Division along with input from the Cortlandt Waterfront Committee. Phase I of this playground was dedicated August 23, 2012.



NOTE: For a full timeline and history of all projects please see the Appendices

Chapter Four

Projects by Sub-Area

A. Area #1 Great Lawn/Overlook/Fishing Pier (2.4 Acres)



Photos of the Historic Re-enactments held at the Overlook .



1. Existing Conditions for Area #1 Great Lawn/Overlook

This area currently consists of a larger parking area, a great lawn, a fishing pier and an asphalt path connecting the Overlook to the southerly end of the site. In addition this area contains the Overlook and yardarm.


2. Proposed Future Vision Area #1 Great Lawn/Overlook

- Sand and Grass Volleyball Court
- Festival Space
- Decorative Lighting
- Moveable Bandstand for outdoor concerts
- Outdoor Movie nights for Families


2006 Patriots Weekend Flyer

Funding Provided By

HUDSON RIVER VALLEY NATIONAL HERITAGE AREA
THE HUDSON RIVER VALLEY INSTITUTE
TOWN OF CORTLANDT • MARIST COLLEGE
CHARLOTTE CUNNEEN-HACKETT CHARITABLE TRUST
M&T BANK CHARITABLE FOUNDATION

The mission of the Hudson River Valley National Heritage Area is to recognize, preserve, protect and interpret the nationally significant cultural and natural resources of the Hudson River Valley for the benefit of the nation. To learn more about the Hudson River Valley National Heritage Area, visit www.hudsonrivervalley.com.



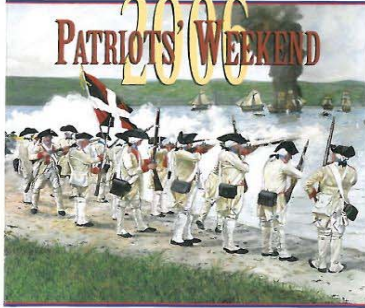
SPONSORS

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Mr. and Mrs. Eric Emmanuel
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Hudson River Valley Institute
Hudson River Valley National Heritage Area
King Marina
The M&T Bank Charitable Foundation
Mabee Farm (Schenectady County Historical Society)
Marist College
Old Van Cortlandville Cemetery Association
The Palisades Interstate Park Commission
Town of Cortlandt
Town of Ramapo
Van Cortlandville Historical Society
Viking Boat Yard
Village of Suffern

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Poughkeepsie, NY
Permit No. 34

The Hudson River Valley Institute at Marist College,
the Hudson River Valley National Heritage Area,
the Brigade of the American Revolution,
the Town of Cortlandt, Town of Ramapo, and
the Palisades Interstate Park Commission Present:

*Lighting
Freedom's Flame*
THE 225TH ANNIVERSARY OF THE
AMERICAN REVOLUTION IN NEW YORK

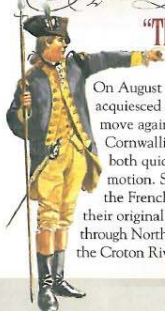


Washington & Rochambeau in New York
AUGUST 25-27, 2006
FOR MORE INFORMATION, PLEASE SEE
www.hudsonrivervalley.org
www.Brigade.org
Art: www.davidwagner.com
Courtesy of David R. Wagner

Two hundred twenty-five years ago, the Hudson River Valley was the major theater of the Revolutionary War, what George Washington referred to as the "Key to Victory." Each year through 2008, the region will observe Patriots' Weekend to commemorate and celebrate the War for American Independence. Patriots' Weekend, 2006 will highlight the 225th anniversary of the campaign in 1781 by General George Washington and the Continental Army and General Jean Baptiste Donatien de Vimeur, comte de Rochambeau and his French Expeditionary Corps first to lay siege to General Sir Henry Clinton's army in New York City and later to surround the main Southern British army under General Charles Lord Cornwallis at Yorktown, Virginia.

SPONSORED BY

Hudson River Valley National Heritage Area
"The March to Victory—The Crossing at King's Ferry"



On August 14, 1781, once Washington acquiesced to Rochambeau's plan to move against Lt. Gen. Charles Lord Cornwallis's army in Virginia, they both quickly set their armies in motion. Starting on August 18th the French retraced the steps of their original march through New York through North Castle (Mt. Kisco), crossed the Croton River at Pine's Bridge, camped

at Hunt's Tavern (Yorktown) and then Verplanck's Point. The American army, some 2,700-strong, marched from Philipsburg (Greenburgh) along the Hudson River crossing the New Jersey Line and Hazan's Regiment at Dobbs Ferry on August 19 and the rest at King's Ferry on August 20-21. From August 21-26, some 4,200 French soldiers crossed the Hudson River at King's Ferry to Stony Point.

THE *Hudson River Valley Institute*
AT MARIST COLLEGE

The Hudson River Valley Institute (HRVI) at Marist College is the center for the study of the Hudson River Valley, serving as the central hub of information about the region that gives the Institute its name. Its mission is to study and to promote the Hudson River Valley. As the academic arm of the Hudson River Valley National Heritage Area, HRVI is increasing public awareness about the significance of America's First River in the history of New York and the United States. By providing educational resources, including the Hudson River Valley Review, HRVI serves heritage tourists, scholars, elementary and secondary school educators, environmental organizations, the business community, and the general public seeking to know more about the region that has been called "the Landscape that defined America." The Hudson River Valley Digital Library serves as an on-line resource and portal to other information from libraries, historical societies, and historic sites.

Dr. Thomas Wermuth, Director • Dr. James M. Johnson, Executive Director • Christopher Pryslopski, Program Director
Hudson River Valley Institute • Marist College, 3399 North Rd., Poughkeepsie, NY 12601-1387 • www.hudsonrivervalley.org

*Friday Saturday
and Sunday Events*

FRIDAY, AUGUST 25, 2006

VERPLANCK, NY, Firehouse, 238 8th Street
The Charlotte Cunneen-Hackett Charitable Trust Lecture in Hudson River Valley History sponsored by the Hudson River Valley Institute, the Cortlandt Historical Society, and the Town of Cortlandt

7:30 P.M. "The Franco-American Encampment at Philipsburg and the Crossing of the Hudson, 6 July to 23 August 1781," Dr. Robert A. Selig, Project Historian, the Washington-Rochambeau Revolutionary Route. (The Cortlandt Historical Society will serve light refreshments after the lecture.)

(Please make your reservations for the lecture by calling (914) 739-0823 or writing Kingsferry@aol.com.)

SATURDAY, AUGUST 26, 2006

OLD CEMETERY AT VAN CORTLANDTVILLE, CORNER OF OREGON ROAD AND LOCUST AVENUE, VAN CORTLANDTVILLE

9:30 A.M. Memorial service for the French soldiers who died in Van Cortlandville sponsored by the Van Cortlandville Historical Society and the Old Van Cortlandville Cemetery Association.
Madame Chantal Chauvin, Deputy Consul General of France in New York, will be the honored guest.

VERPLANCK'S POINT, VERPLANCK AND STONY POINT BATTLEFIELD, NY

10:00 A.M. Site opens to public; 18th century soldiers' camp and military activities all day. Music demonstration at the Overlook. Public and media meet General Washington and General Rochambeau

10:30 A.M. Drill and Tactical Weapons Demonstration

1:00 P.M. Re-dedication of the New York State marker at the Post-Hannock House

2:00 P.M. Re-creation of the crossing of the Hudson River by the French and American armies; Generals Washington and Rochambeau oversee troop movement to Stony Point from Steamboat Dock and speak to public and media.

3:00 P.M. Drill at Verplanck's and Stony Point



5:00 P.M. Military Retreat; camp closes to public until evening

8:00 P.M. People of the Brigade

8:30 P.M. Period music at the Gazebo

9:00 P.M. Fireworks at Steamboat Dock; camp closes to public after fireworks

SUNDAY, AUGUST 27, 2006

VERPLANCK'S POINT, VERPLANCK, NY

9:30 A.M. Site opens to public;

18th century soldiers' camp and military activities all day; morning divine services at the Overlook

10:00 A.M. Music demonstration at the Overlook

11:00 A.M. Drill and Tactical Weapons Demonstration

11:30 A.M. Ladies Tea at the Gazebo;

boat display in the Hudson River

1:00 P.M. Naval and Land Tactical Weapons Demonstration

2:00 P.M. Memorial for soldiers killed at Fort Lafayette

3:00 P.M. Military Retreat; camp closes to public

SUFFERN, NY

3:00 P.M. Special Film Presentation at the Historic Lafayette Theatre

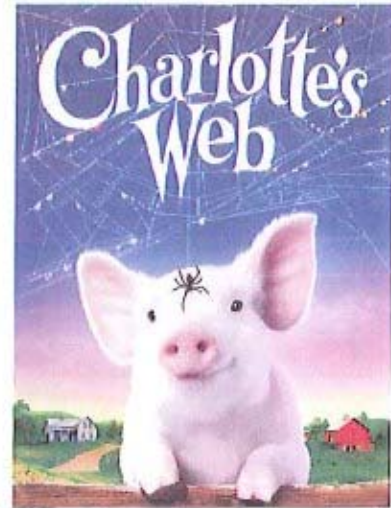
5:00 P.M. March the W3R to Suffern Village Hall (Start at Rose 202, proceed along Washington Avenue to Village Hall)

5:30 P.M. Festive Commemoration and Re-Dedication of the Suffern French Army Camp Marker, Washington and Lafayette Avenues

**The Town of Cortlandt
& The Cortlandt Engine Company
are hosting outdoor movie nights.**

**Movies will begin at 8:30pm and will
be shown on the Firehouse Grounds.**

Friday, July 20th



Friday, August 17th

**Bring your family and a blanket.
Popcorn will be provided.**

**There will also be a concession stand
for food and refreshments.**

Call 734-1050 for more information.

Area #2 Turtle Pond (former Brick House area)

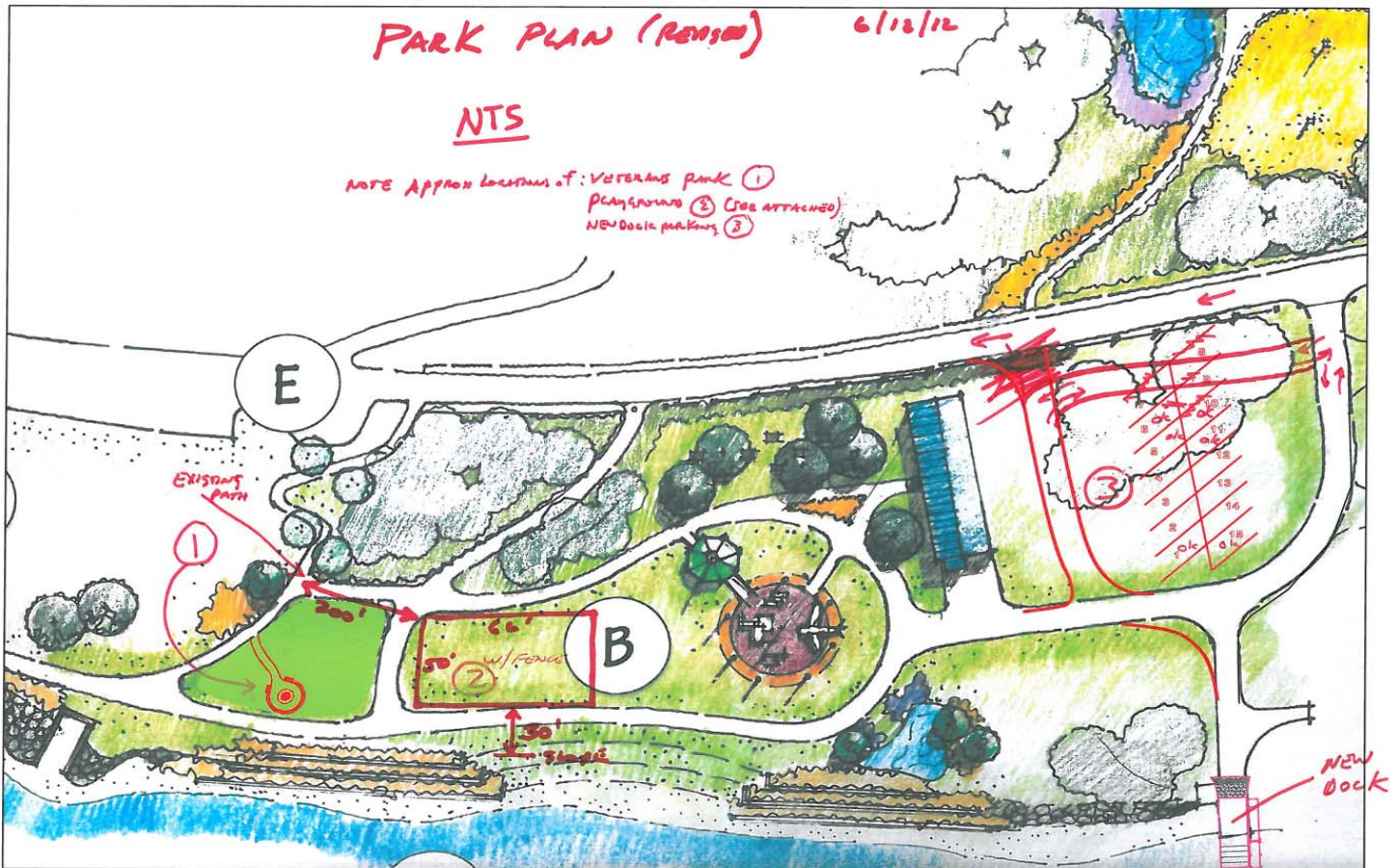
1. Existing Conditions for Area #2 Turtle Pond Area

Turtle Pond – Status: Completely overgrown and in need of restoration.

2. Projects in Process Area #2 Turtle Pond Area

- Wetlands Restoration/Planting \$350,000 Grant envisions the complete restoration of Turtle Pond including improving habitats.

Wetland Restoration & Environmental Interpretation Area Grant The Town has applied for and received a \$350,000 NYS Parks Grant for improvements to Turtle pond near the former Martin house, enhancement of Great Lawn area and construction of trails, landscaping etc. in the area of the former Sturgeon Boat Club. Town was awarded \$175K (Town matching \$175K) Project is expected to be completed in 2013. Note: This grant also applies to Area #3 as well.



Future Long Term Vision: Environmental Education Center

This Environmental Education Center could be located either in the area of the former Martin House or in the area of the existing Riveredge Mobile Home Park. Visitors to the center would be able to enjoy the entire park. This inspiration for this concept stems from public input from the Verplanck Residents Association and an article which appeared in the Journal News on October 3, 2007 entitled “Students Dig Deep for River Insights” which highlighted that High School students from around the region were traveling to Verplanck to study the river because of the unique waterfront access it offers where people can easily touch the river. Please see Appendix for the full article.

Proposed to be located within the park, is an Environmental Education Center (EEC) is envisioned to take “green” design and environmental education to a new level.

The entire facility and its environs will be an education experience, at a human scale, showing integration of the Hudson River, Turtle Pond, Clay hole, the landscape, the building/site relationship and wildlife. This area will be significant in also showing the connection between present and the past. For all of this to happen, there needs to be a holistic approach to the design and construction of overall vision for the Steamboat/Cortlandt Waterfront Park.

* * *

Case Studies for Environmental Education Center (EEC)

Several different Cortlandt staff members visited the following list of sites over a period of several years to seek information from comparable Interpretative Centers and Environmental Education Centers. We present below in case study format examples of what might be possible in portions of the Steamboat/Cortlandt Waterfront Park. Specific sites visited include:

1. James A. McFaul Environmental Center Wyckhoff, NJ
2. Teatown Lake Reservation, Cortlandt/Ossining, NY
3. Bear Mountain State Park, Bear Mountain, NY
4. Adirondack Visitor Interpretive Center, Paul Smiths, NY
5. The Wild Center, Tupper Lake, NY

Case Study #1: James A. McFaul Center, Wyckoff NJ:



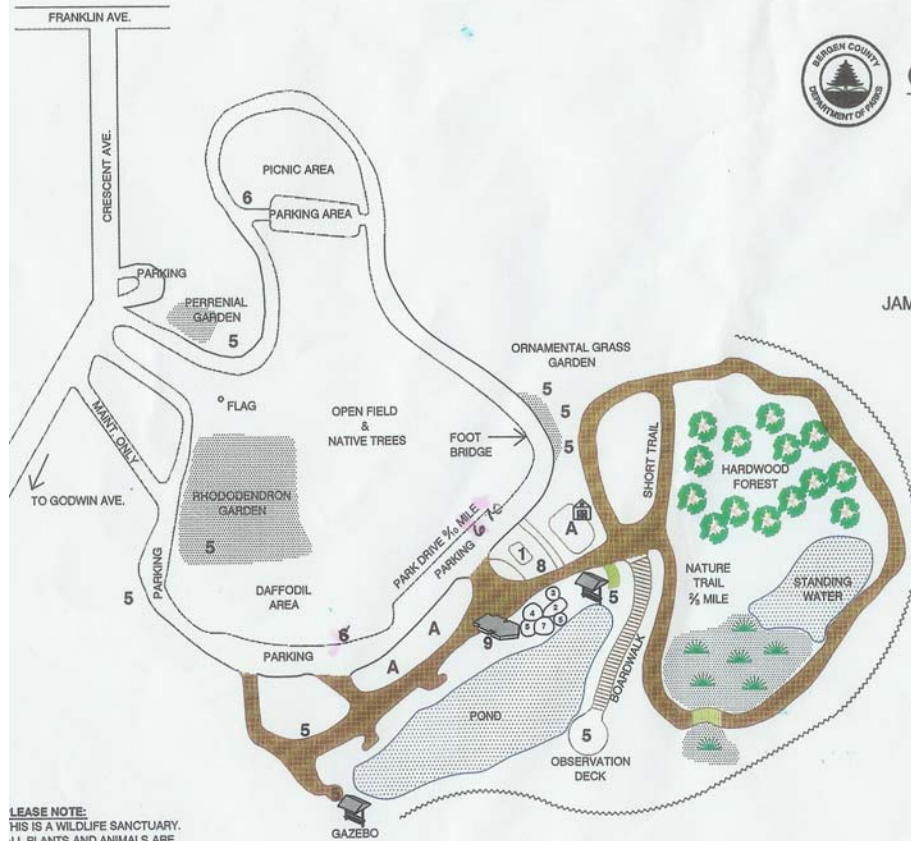
The James A. McFaul Wyckoff Environmental Center has an exhibit hall, which overlooks the waterfowl pond, a meeting room, browsing library and wildlife exhibits. Winding paths on this 81-acre site bring you to woodland gardens and animal shelters. There are 25,000 daffodils and flowering trees on the grassy slopes. Picnic tables are near the crossroad on the hill. There are free weekend and Tuesday public programs with guest speakers, guest hike leaders, and films. An accessible boardwalk winds through the wetland nature trail.





James A. McFaul Environmental Center

Crescent Ave., Wyckoff, NJ 07481



LEASE NOTE:
THIS IS A WILDLIFE SANCTUARY.
ALL PLANTS AND ANIMALS ARE
PROTECTED BY LAW.
NO PETS ALLOWED.



COUNTY OF BERGEN



DENNIS McNERNEY
COUNTY EXECUTIVE

BOARD OF CHOSEN FREEHOLDERS

DEPARTMENT OF PARKS
BRUCE BONAVENTURO

JAMES A. McFAUL ENVIRONMENTAL CENTER



LEGEND

- | | |
|--------------------|--|
| A ANIMAL SHELTER | 6 DUMPSTER |
| 1 TURTLE SANCTUARY | 7 SCENTED GARDEN |
| 2 PAVILLION | 8 HOSTA ASTILBE |
| 3 ROSE GARDEN | 9 OFFICE & OBSERVATORY |
| 4 HERB GARDEN |  SWAMP |
| 5 SITTING AREA |  FOOTBRIDGE |

Wyckoff is closer to what we envision is possible at the former Martin properties but again Cortlandt's version would be smaller in size/scale but also have the unique opportunity to provide direct educational access to the Hudson River in addition to the nearby Ponds. More information: <http://www.co.bergen.nj.us/Parks/Parks%5CMcFaul.htm>

What we learned from visiting the Wyckoff Site:

The environmental education center we envision would require a partnership with groups like Teatown, Scenic Hudson or others.



Site Visit #2 Teatown Lake Reservation, Croton NY:



Teatown Lake Reservation is a nonprofit, environmental organization with an 834-acre nature preserve and education center located in the Lower Hudson Valley in the Towns of Yorktown, Cortlandt, and New Castle. Teatown mission is to conserve open space and to educate and involve the regional community in order to sustain the diversity of wildlife, plants and habitats for future generations. They are devoted to conserving biodiversity, teaching ecology and promoting nature-friendly living.

An important part of Teatown's mission is to teach ecology and encourage responsible interaction with nature in our own neighborhoods. Teatown offers a variety of environmental education programs. More information: <http://www.teatown.org/>

What we learned from visiting this site:

Teatown Lake Reservation may prove to be the partner we are looking for to run environmental education programs here at the former Martin house in Steamboat Riverfront Park.



Site Visit 3: Bear Mountain State Park Trailside Museum



Bear Mountain State Park Trailside Museum is a 32 acre trail through the larger Bear Mountain State Park. The Trailside Museum includes a zoo and many historical markers, educational signage and opportunities to learn about nature. More information:

<http://www.bearmountainzoo.org/>



What we learned from visiting this site:

Incorporating history into the signage along trails in Verplanck will be a key component to marrying both the environmental education portion of the vision along with the history of the area. There should be particular focus on the Revolutionary War and Brickmaking. Explore further the opportunity to include the Verplanck area into the Historic 1777 Trail designation.



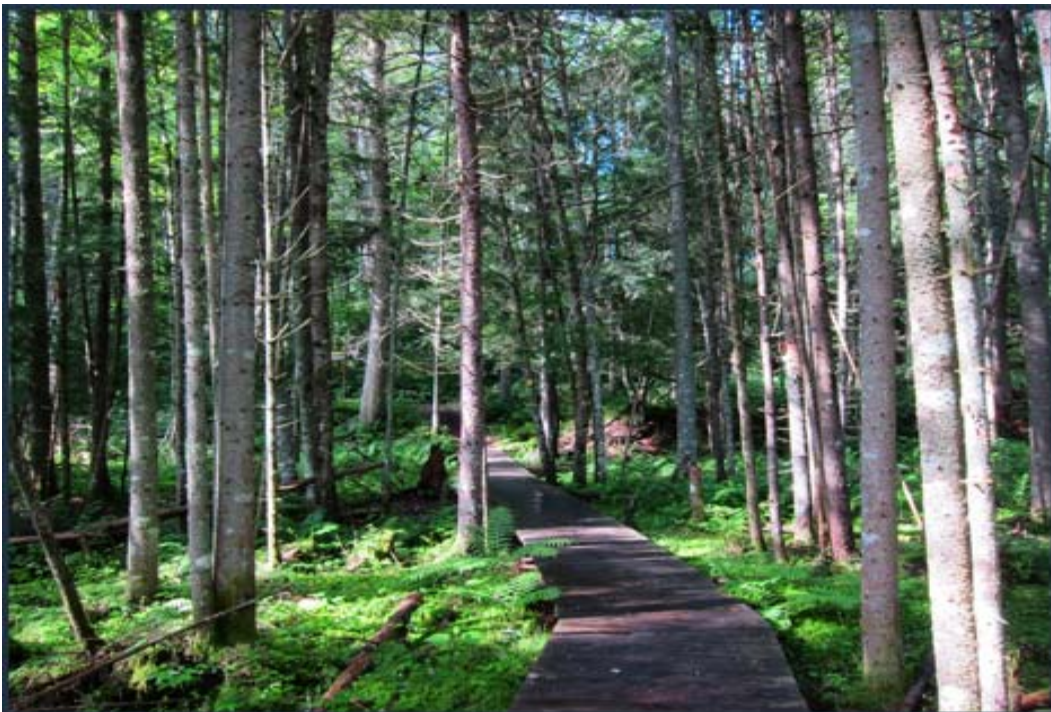
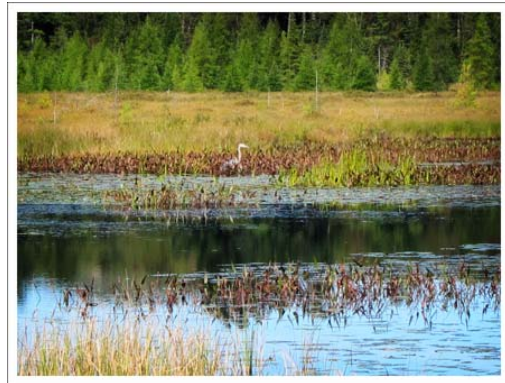
Site Visit #4: Adirondack Visitors Center - Paul Smiths, NY

The Visitor Interpretative Center at Paul Smiths (ADK): The Visitor Interpretative Center Building houses exhibits on natural history, an information desk, and a gift shop. The Center offers regular showings of multi-image presentations on the Adirondack Park.

The many trails including those traversing wetlands safely gave us further ideas of how to incorporate both Turtle Pond and the entire area around the Clayhole. More information: <http://www.adirondackvic.org/Index.html>



Photos Courtesy of the VIC at Paul Smiths



What we learned from visiting the Adirondacks Interpretative Center:



Opportunities to create small hiking and nature trails around the Clayhole and Turtle Pond and experience the multi-faceted wildlife. People have reported sightings of the following types of wildlife in the area of Cortlandt Waterfront Park: bald eagles (a prime viewing spot along the River), blue heron, red tailed hawks, coyote, deer, fox, raccoon, turtles, all sorts of fish including stripers, etc.



Site Visit #5: The Wild Center, Tupper Lake, NY (ADKS)

Photo courtesy of The Wild Center:



The Wild Center is science-based, and its experiences, exhibits and programs are designed to open new ways to look into the latest discoveries made by natural scientists. The Wild Center is the First New York Museum to Achieve Benchmark Green Building Certification and has earned the Leed Silver Medal.

While the size and scope of both their building and their programs is much, much larger than anything we could entertain in Cortlandt, the idea

of using Green (possibly LEED certified) in our construction entered our minds from our site visit here. More information: www.wildcenter.org

What we learned from visiting the Wild Center:

We believe there may be unique funding opportunities for creation of a green building that would house a future EEC on our site. Continued exploration o the use of sustainable design & green technology and how to incorporate that into our Park design.

Area #3 Former Sturgeon Boat Club



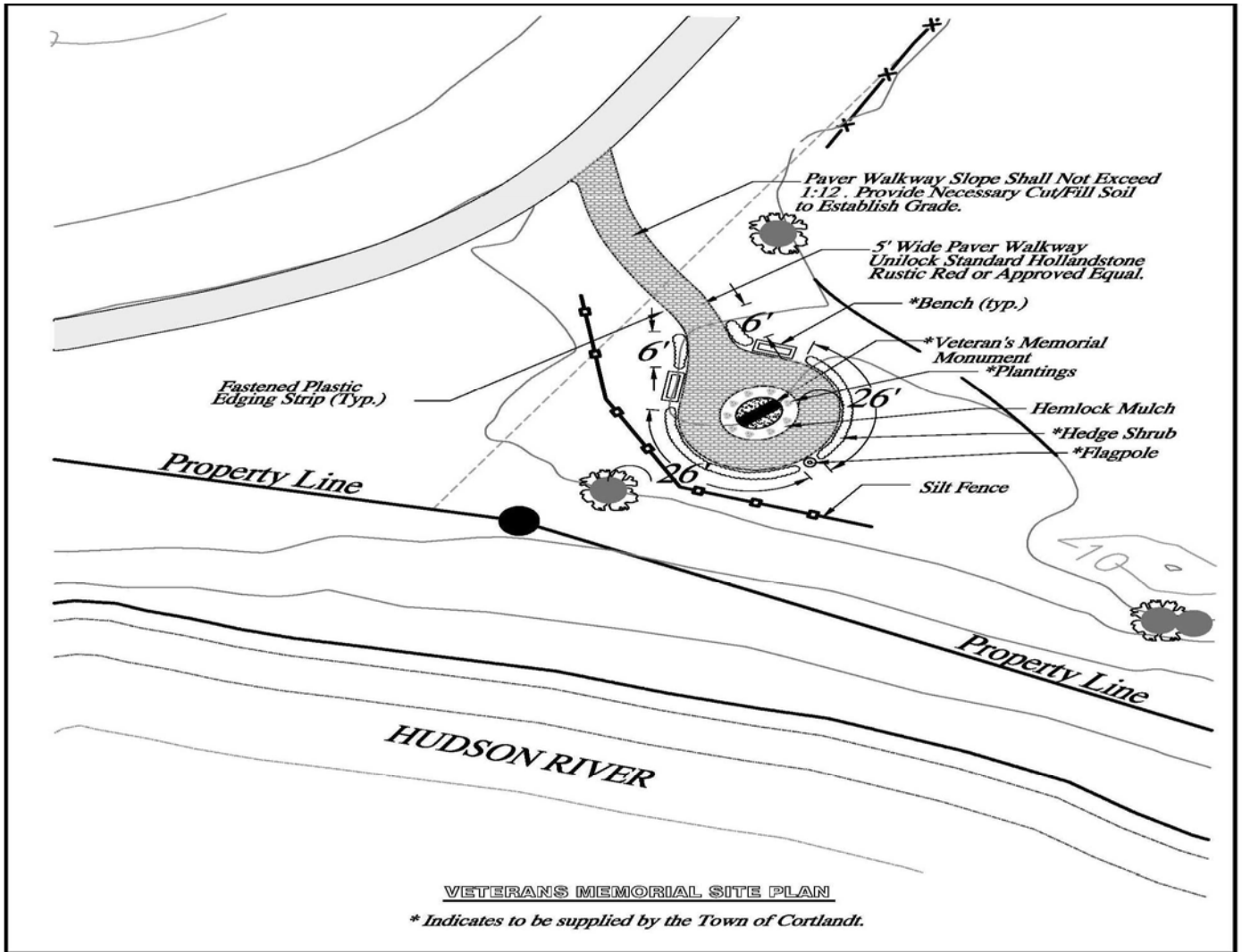
1. Existing Conditions for Area #3 Sturgeon Boat Club

- Vacant with excellent River Access. Demolition and cleanup of the Sturgeon Boat club and some portions of the former Sea Plane Base are completed in 2007/2008.
- Re-Grading of the site and elimination of the fenced area completed in 2011.
- This site is now officially part of the Park
- Construction has been completed at the Cortlandt Veterans Memorial (July, 2012)

Veterans Memorial under Construction



The Design Plan for the Cortlandt Veterans Memorial at Cortlandt Waterfront Park



2. Future Vision Area #3 Sturgeon Boat Club

- Wetlands Restoration/Planting \$350,000 Grant
 - Creation of information kiosk
 - Shoreline Stabilization
 - Lighting, Trees/Landscaping

Note: This grant also applies to Area #2 Turtle Pond as well.

Grading at the Sturgeon Boat Club/Former Martin Property



Wetland Restoration & Environmental Interpretation Area Grant

The Town has applied for and received a \$350,000 NYS Parks Grant for improvements to Turtle pond near the former Martin house, enhancement of Great Lawn area and construction of trails, landscaping etc. in the area of the former Sturgeon Boat Club. Town was awarded \$175K (Town matching \$175K)



Photos from Site visit 10/6/11

Area #4 Former Sea Plane Base



1. Existing Conditions for Area #4 Former Sea Plane Base

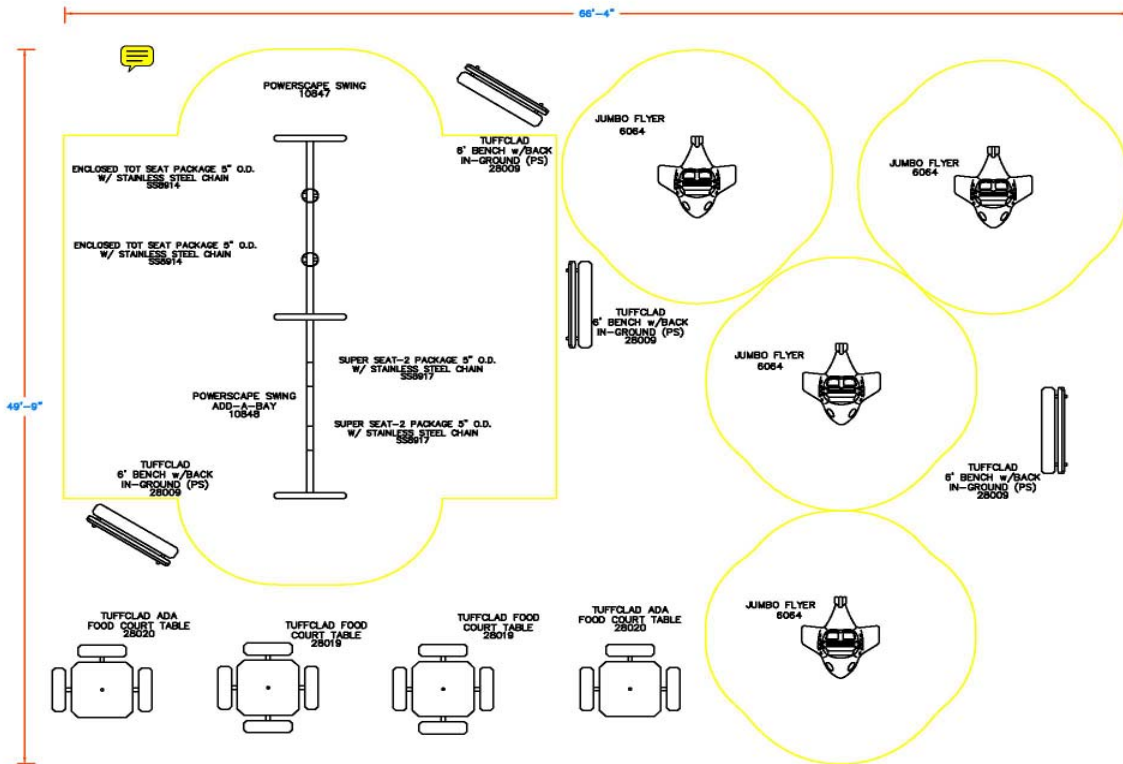
- Excellent River Access. In 2007, the Town coordinated with the Federal Aviation Administration (FAA) to officially close the former Peekskill Sea Plane Base located on the Martin property with a vision for a future public boat launch.
- The property contains two existing large hangers which the Town has decided to keep and repaint and possibly use for future boat-related storage.
- The site also contains the former access ramp for sea plane.
- Completion of Phase I Martin Aviation Playground (August, 2012)

Existing Hangers at the former Sea Plane Base Spring, 2012



Plan Phase I Aviation Themed Playground (Completed Construction 2012)

MARTIN PROPERTIES PHASE 1



Dedication of Playground – August 23, 2012.

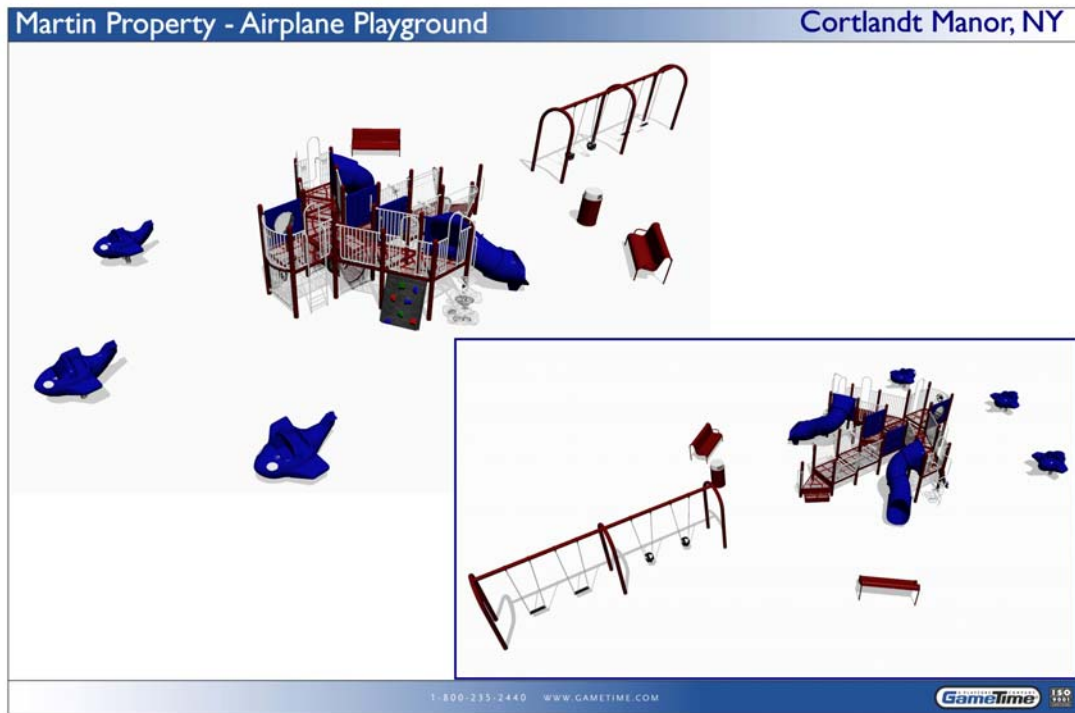


2. Projects in Process Area #4 Former Sea Plane Base

Phase II of the Aviation themed playground which will include a larger play apparatus. Phase II will be hopefully funded by Community Development Block Grants.



Below is a draft of the proposed Aviation Themed Playground Plan provided courtesy of Gametime. Please note this plan includes Phases I and II.



3. Projects in Process Area #4 Public Boat Launch

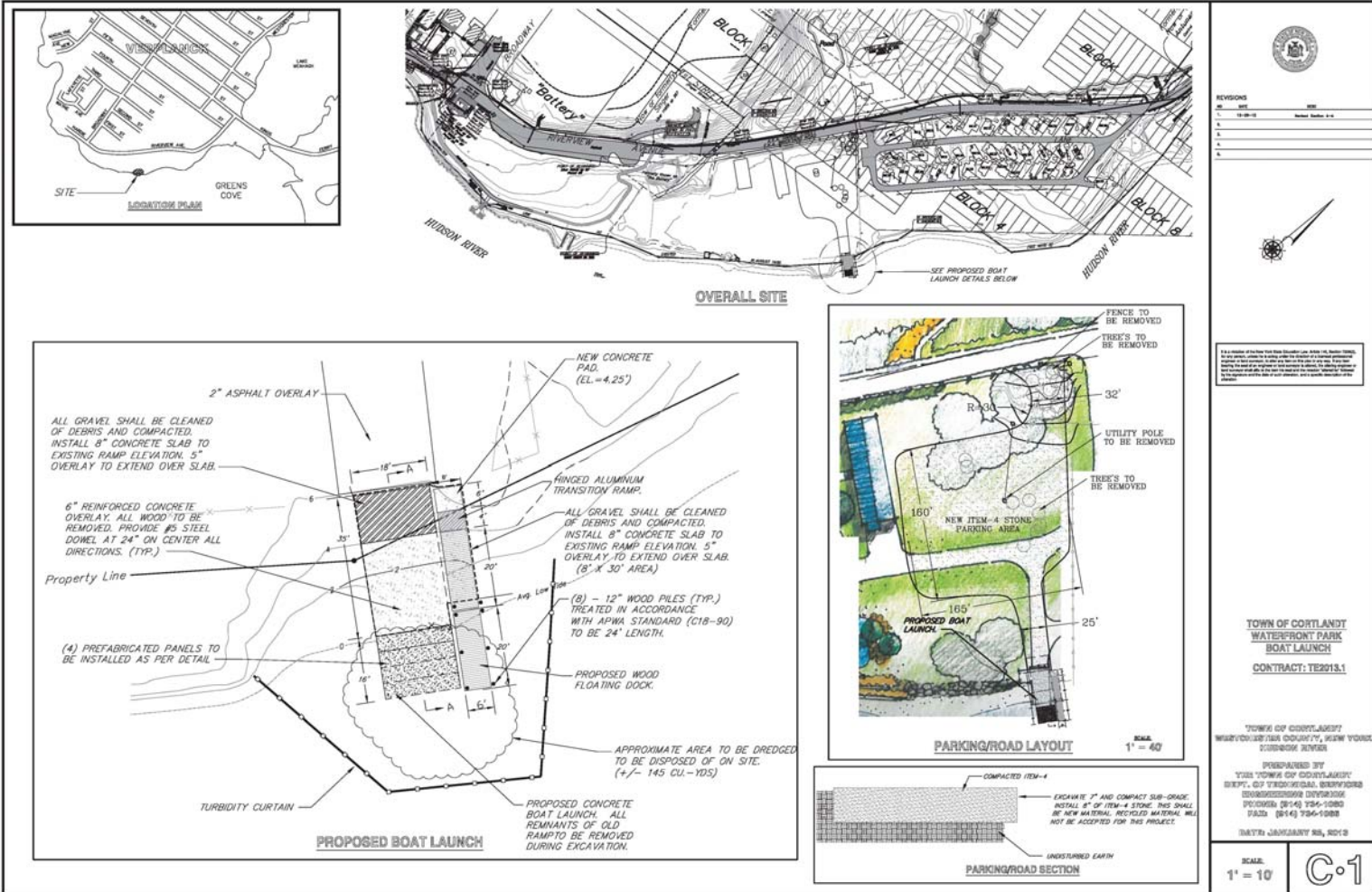
The Town is also moving forward with a design and approvals on the construction of a Public Boat Launch at the area of the former Sea Plane Base. Construction is expected to be completed in 2013.

Below is a photo taken during a site visit on 10/06/11 in the area for the former Sea Plane base access point – this is slated to become a future Boat Launch. Design plans are complete and the project is going through the necessary approval processes.



10/06/11

Below is the PDF of the Public Boat launch design which includes a separate access for this use adjacent to the northerly access for the Trailer park.



The former Seaplane base site as of Summer, 2012 showing trailers on the site which were destroyed by Hurricane Sandy in October, 2012.



The following photos were taken Post-Hurricane Sandy in October, 2012



D. Proposed Future Vision Area #4 Former Sea Plane Base

- Encourage the creation of a CREW along the Hudson River utilizing the future Boat launch and the existing hangers. Please see the full report from Councilman Francis X. Farrell in the Appendix...



Area #5 The Clay Hole Pond Area



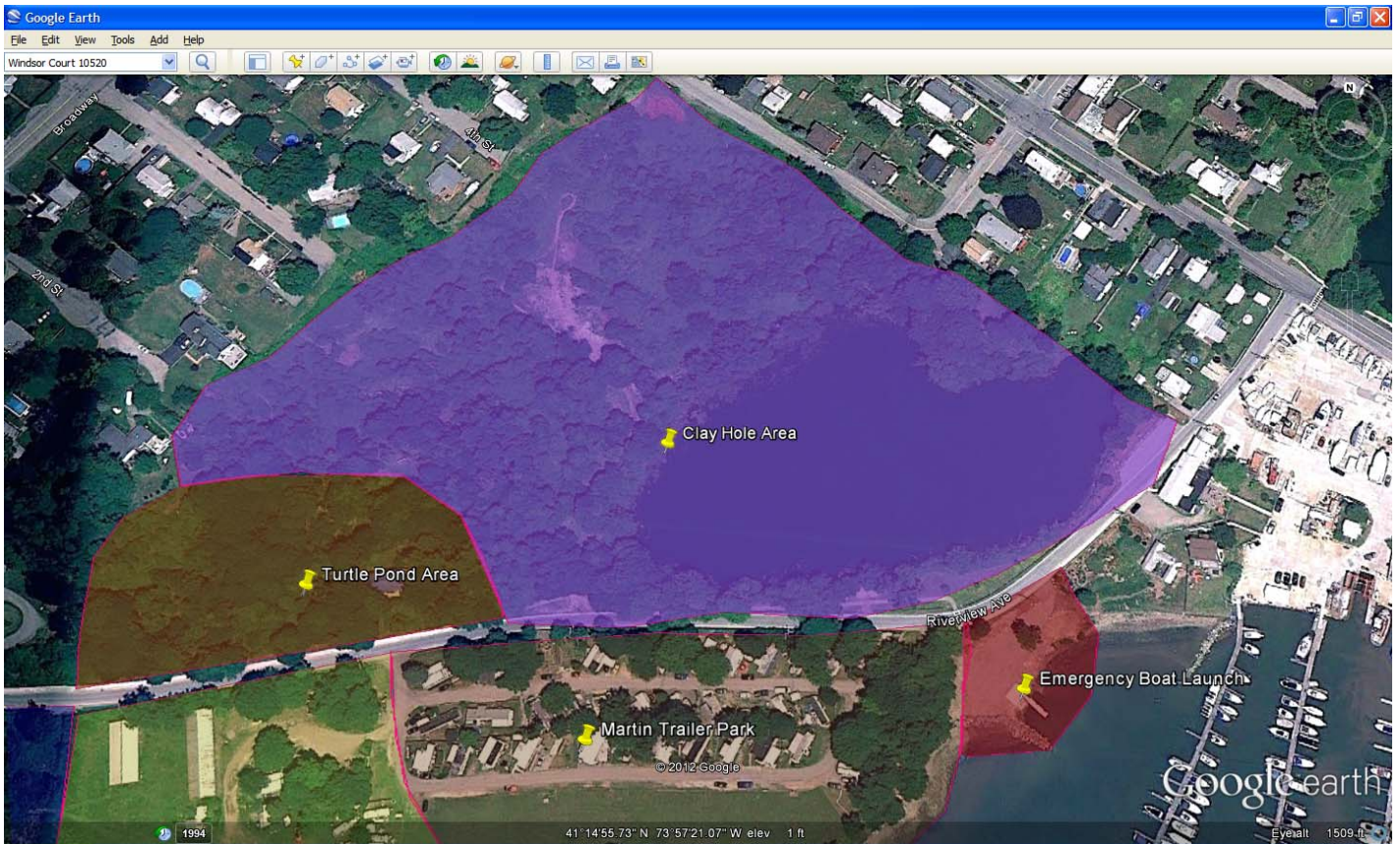
1. Existing Conditions for Area #5 The Clay Hole

- Large pond area and trails. Much of the area is overgrown. Some existing pedestrian connections to 5th Street but over steep overgrown terrain.
- Area is a known habitat for water fowl including blue heron, red tail hawk and American Bald Eagle.



2. Projects Recently Completed in Area #5 The Clay Hole

- Completed installation of Bench at Clayhole for wildlife viewing and Riverwalk along road
- Single parking area for fishing.



3. Proposed Future Vision Area #5 The Clay Hole

- Woodland restoration and create hiking trails
- Create opportunities for bird viewing.
- Install interpretive signage regarding wildlife habitat.

The image below is a plan created by John Imbiano of IQ Landscape Architects showing a full long-term plan for the Park including the area of the Clayhole.



Steamboat Waterfront Park - Overall Master Plan
Verplank, New York

06-23-11



Area #6 Riveredge Mobile Home Park



1. Existing Conditions for Area #6 The Mobile home Park

- Currently there are approximately 26 mobile homes occupying the site. The following has been accomplished to date since the Town took full control of the property in 2006.
 - A. The Town worked closely with Mr. Martin's niece (the Administrator of the Martin Estate), through August, 2007 at which time the estate was closed and the Town took full control of the site.
 - B. Chris Kehoe met with the PRC Advisory Board in 2006 to keep them informed of the Town's ideas for the future development of the Park. Members of the PRC Advisory Board visited the site in 2006.
 - C. DES installed a fence along Riverview Avenue in 2006 separating the existing mobile homes from the Street. DES also facilitated the purchasing of new dumpsters by the Homeowners Association.
 - D. A dilapidated Quonset hut and shed were removed from the property by DES. The Town worked closely with the Mobile Home Park Homeowners Association to require clean up of the site.
 - E. In 2007, the Town received a \$50,000 member item from State Senator Vincent Leibel for the clean-up of the Martin site.
 - F. Town offers outright purchase of mobile homes. The Town purchased a total of 12 mobile homes through the program of a declining offer.

2. Projects in Process Area #6 The Mobile home Park

- Currently the Town is acquiring and moving mobile homes from the site as each person signs agreements.
- The Mobile home Park official agreement with the Town ends in July, 2016.



3. Proposed Future Vision The Mobile Home Park

There are three primary ideas for the long term future re-use of the Mobile Home Park:

1. Continue the Riverwalk Trail along the Hudson River.
2. Create a Waterfront Restaurant that would attract people to the River and provide access to boaters of nearby yacht clubs to visit the Park. Provide direct boat docking access to the restaurant as well as vehicular access to the restaurant.
3. Create an Environmental Education Center and contract with a third party to run it. (For example, Teatown, Scenic Hudson, or the Beacon Institute)
4. Other ideas include:
 - Tour Boat /Historic Boat Tours
 - Carousel inside proposed historic themed building



Site visit 10/6/11



Chapter Five

A. Staging/Implementation Plan

- 2013 and beyond: Continue Martin Trailer Park Removal / Cleanup
Public Boat Launch Construction
- 2014 Landscape/Habitat Improvements at Turtle Pond and Overlook.
- 2014 Phase II Playground Construction
- 2015 Trails around the Clayhole
- 2016 Trailer Park Area Reclamation and Reuse
- 2017? Environmental Education Center
- 2018? Waterfront Restaurant

B. Permitting Authorities

- Town of Cortlandt
- Army Corp of Engineers
- NYS Department of Environmental Conservation
- NYS Department of State
- NYS Office of Parks, Recreation and Historic Preservation

Chapter Six

Appendices List

- A. Publications and Documents Referenced
- B. History Timeline courtesy of VRA
- C. Article “Students Dig Deep...” from Journal News 10/3/07
- D. Excerpt from the 1993 Cavendish Plan
- E. Bubble Plan from Google Earth
- F. IQ Landscape Architects Overall Plan from 6/23/11
- G. Draft Integrated IQ Plan with Memorial/Boat launch.
- H. Public Boat Launch Design Plans
- I. Rowing Proposal from Councilman Francis X. Farrell

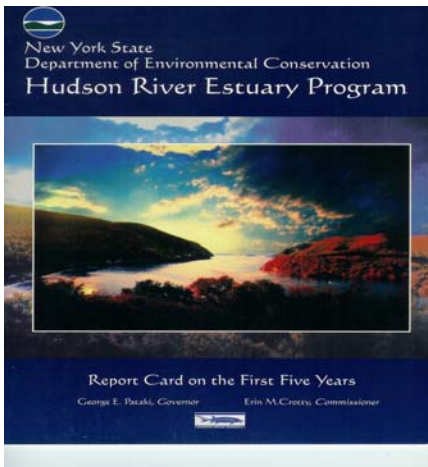


Appendix A

Other Documents Relied Upon

We would like to incorporate by reference the following list of documents which were reviewed in detail as part of this Waterfront Master Plan update:

- Town Board Resolutions 183-08 & 189-08 adopted June 17, 2008
- The 1991 “Town of Cortlandt Master Plan” prepared by AKRF
- The 1993 Cavendish Verplanck Waterfront Master Plan prepared by Cavendish
- The 2004 “Town of Cortlandt Master Plan” prepared by the Town of Cortlandt
- The 2010 NYS SEQRA Handbook specifically Coastal and Inland Waterways Programs.



**Final Report
MASTER PLAN
VERPLANCK WATERFRONT
Town of Cortlandt, New York**

Submitted to
CORTLANDT TOWN BOARD
Linda Paglia, Supervisor

Rosemary Riple, Councilwoman Edward F. Carter, Councilman
Thomas G. Carallo, Councilman George Orso, Councilman

Town Hall
1 Beady Street
Cortlandt Manor, New York
10566

Prepared by
THE CAVENDISH PARTNERSHIP
Planning, Urban Design,
Landscape Architecture & Communications
The Academy Building, PO Box 406
Cavendish, Vermont 05742

In Association with
BOURNE CONSULTING ENGINEERING
Civil & Structural Waterfront
Engineering Services
Franklin, Massachusetts 02038
Merrillville, Vermont 05642

December 22, 1993



- The 2001 “Hudson River Estuary Action Plan” prepared by the NYSDEC
- The 2005 “Hudson River Estuary Program Report Card on the First 5 Years” NYSDEC
- The 2005 Westchester River Walk Guidelines Manual prepared by Westchester County

RESOLUTION

NUMBER 183-08

(RE :DIRECT TOWN STAFF TO DEVELOP A VERPLANCK WATERFRONT
MASTER PLAN)

RESOLVED, that the Town Board of the Town of Cortlandt does hereby direct that
the appropriate Town Staff meet to develop a Verplanck Waterfront Master Plan.

BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
JO-ANN DYCKMAN
TOWN CLERK

Adopted June 17, 2008
At a Regular Meeting
Held at Town Hall

RESOLUTION

NUMBER 189-08

(RE: AUTHORIZE THE DEPARTMENT OF TECHNICAL SERVICES, PLANNING DIVISION TO APPLY TO THE NEW YORK STATE DEPARTMENT OF STATE FOR A GRANT FOR THE VISIONING AND DEVELOPMENT OF A LOCAL WATERFRONT REVITALIZATION STRATEGY)

RESOLVED, that the Planning Division of the Department of Technical Services be authorized to apply for a 2008 Environmental Protection Fund Grant from the New York State Department of State to begin the process of visioning and development of a local waterfront revitalization strategy and that the Town Supervisor be authorized to enter into an agreement with New York State.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
JO-ANN DYCKMAN
Town Clerk**

**Adopted on June 17, 2008
At a Regular Meeting Held
at the Town Hall**

Appendix B

Historic Timeline (courtesy of Verplanck Residents Association)

*The history presented in this document is of the history of the efforts to protect and enhance the Verplanck Waterfront from approximately 1990 – Current.

VRA TIMELINE OF EFFORTS TO PROTECT AND ENHANCE THE VERPLANCK WATERFRONT From 1990 to 2012

1990

When public access to the Steamboat Dock and beach are threatened, a grass-roots group of local citizens formed the Verplanck Waterfront Preservation Committee and sought the help of others.

1991

- Enlisted the help of Scenic Hudson and Clearwater Environmental Groups.
- James Martin gifts to the Town 26 acres of adjacent waterfront property.
- Cortlandt Town Board votes to protect public access to Steamboat Dock.
- Community Development Block Grant (CDBG) discussions begin.

1992

- Cortlandt town Board allocated \$100,000 to the Steamboat project.
- The former Hudson River Boat Sales property located at the end of Broadway is acquired by the Town of Cortlandt with the aid of Scenic Hudson.

1993

- Hudson River Shoreline Task Force is formed.
- Grant from Scenic Hudson Improvement Fund is awarded.
- Cortlandt Hires Cavendish Partnership to study the area.
- VWPC conducts the first of many resident informational forums.
- Cavendish Partnership completes recreational Master Plan

1994

- Town Board dedicates the Town of Cortlandt Shoreline Trail.
- Shoreline plans submitted to NYSDEC/Army Corps of Engineers
- Town Board awards \$50,000 for shoreline stabilization project.
- Steamboat Dock improvement is awarded a \$133,000 grant.
- RFP for design services for the dock project is conducted.

1995

- Shoreline restoration work takes place with the help of many volunteers.
- Cavendish engineers the plans for the rehabilitation of the Dock.
- Town Board names the park "Steamboat Riverfront Park"
- Cavendish conducts public informational hearings
- "Riverwalk" connecting Steamboat Dock to Kings Ferry road is awarded an ISTEA Grant for \$285,000.

1996

- VWPC organizes the sales of personalized bricks which raised over \$16,000 for benches and lights at Steamboat dock.
- The Waterfront Project is featured at the Association of Towns in NYC.
- The upper parking area is created to the left of the Overlook.
- Plans for construction of a fishing pier begin with NYSDEC.
- Design work begins on the Riverwalk (Verplanck Pedestrian Trail).
- Construction commenced at the Steamboat Dock (September 10, 1996)

1997

- Construction is completed at the Steamboat Dock
- Broadway Overlook project is awarded a \$70,000 CDBG Grant.
- The project at Steamboat Riverfront Park is awarded the prestigious "Westchester Planning Federation Award".
- The Steamboat Dock "Re-Dedication Ceremony" is held.

1998

- Design discussions begin for the Overlook Project at the end of Broadway
- Engineering consultant hired to review dock settling problem.
- Soil monitoring wells are installed as part of the Federal Brownfields Cleanup
- Informational meetings are held on the Overlook, Riverwalk and Brownfields Cleanup.
- First discussions are held about the possible location of a future gazebo/pavilion.

1999

- NYSDEC completes design for new fishing pier.
- Overlook construction is complete and a grand opening ceremony held.
- Riverwalk plans are revised to show two options – one with a connection to Fifth Street and one with a connection to Kings Ferry Road.
- Residents strongly favor the connection to Kings Ferry Road. Decision is made to stick to Kings Ferry Road connection only

2000

- NYSDEC completes the construction of a new fishing pier.
- Steamboat Dock settlement problem is addressed by Cortlandt Engineering.
- Informational meeting is held on final Riverwalk design.
- Riverview Avenue becomes a "one-way" street from Kings Ferry Road

- Brownfields cleanup and monitoring continues with NYSDEC oversight.
- The VWPC mourns the loss of one of our founding members - Fred Napurski.
- The Riverwalk Project is the recipient of the NYS Waterfront Re-Discovery Award.

2001

- Applied to NYS for grants for the Broadway Streetscape Project.
- Cleanup around clayhole is completed with Riverwalk and for the first time in years, people can appreciate the view.
- The VWPC mourns the loss of another of its founding members - Mrs. Marie Pritchard, who chaired the VWPC for 11 years.
- TB authorizes the demolition of the dilapidated Campbell house and the construction of a gazebo on Steamboat dock to be named in memory of Mrs. Marie Pritchard.
- Brownfields reclamation project continues with NYSDEC oversight.
- NYS approves the Riverwalk final design (7 years after project start).
- Applied to NYS for Kings Ferry Road Sidewalks from the intersection of Riverview Avenue to the Hendrick Hudson Library to improve pedestrian safety.

2002

- Riverwalk (Riverview Avenue sidewalk) construction is completed.
- Broadway Streetscape plan is funded by a matching grant of \$520,000 (½ from the State, ½ from the Town)
- Kings Ferry Road/Lake Meahagh Sidewalk is awarded a grant through the Transportation Efficiency Act for a total of \$410,000.
- Residents meet to discuss design ideas for both Broadway Streetscape and King Ferry Road sidewalk projects.

2003

- Authorization to seek design proposals for Broadway Streetscape Phase I
- Several resident meetings are held to review different designs proposals for Broadway.
- Surveying is authorized for Broadway from River to 16th Street.
- NYSDEC Brownfields monitoring continues at the Overlook.

2004

- NYSDEC determines that enhanced remediation is needed at Brownfields site near Overlook.
- TB hires Clough Harbour to oversee the remediation project including a geotextile fabric and two feet of new soil across the entire site.
- Public forum held with NYSDEC, Town of Cortlandt to review status of Brownfields.
- "Welcome to Verplanck" signs are installed in three locations.
- Broadway Streetscape is cut into "Phases". Phase I to be from 5th to 8th streets, Phase II from the River to 5th and Phase III from 8th Street to 16th street.

2005

- Residents offer specific visions for improvements at Lake Meahagh Park including basketball court, sailing school, and skateboarding equipment.
- Cortlandt installs port-o-san at Steamboat Dock per residents request
- Environmental testing is conducted at Meahagh Park.
- VRA Supports "Tree Inventory" Grant in Verplanck
- Recently improved Old Pond Park (8th Street Playground) is burned by fire. Town Board holds special meeting in Verplanck and authorize immediate re-construction at the park. Re-Dedication ceremony is held in December.
- VRA website is launched.

2006

- Brownfields at Overlook: Consultant - Clough Harbour oversees the installation of geotextile fabric and 2 feet of new soil over the entire site.
- Patriot's Weekend - a Revolutionary War era celebration is held in September at Steamboat Park including "The Crossing" a historical re-enactment of the crossing between Verplanck's Point and Stony Point.
- Broadway Streetscape design plans are detailed in a large public informational meeting
- TB authorized the removal of underground storage tanks in the area of 6th & Broadway
- Lake Meahagh Park Drainage Project is completed.
- Surveying work and design is completed on Kings Ferry Road sidewalk project.
- Lake Meahagh Floodgate is re-designed and re-built to address concerns of flooding
- Mr. Martin passes away formalizing the transfer of 21+ acres of waterfront property As per agreement with the Town of Cortlandt residents living in the Martin Mobile Home Park who are allowed to stay on site a total of 10 years after Mr. Martin's passing.
- Cortlandt creates a "Staff Committee" to focus on future plans for this 26 acre area.
- VRA launches email distribution list

2007

- Town Board authorizes Engineering analysis of the old Martin brick building.
- KFR Sidewalk plans are finalized including new benches/railing and provides \$50,000 grant for "historic looking" lighting
- Fill is stockpiled at Lake Meahagh Park for future remediation of debris.
- Cleanup of the former Sturgeon Boat Club is completed by Town.
- Construction completed on Kings Ferry Road Sidewalk
- Construction in progress on Broadway Streetscape Phase I
- Enhanced VRA Website is created.
- Sea plane base is officially closed.

2008

- Broadway Phase I is completed including the installation of Historic Street Signs duratherm crosswalks and medallion at intersection of 6th & Broadway.
- Meahagh Park Environmental Reclamation is begun.
- Former Martin property various demolition continues at sea plane base and at trailers which were sold to the Town.
- Funding is sought and a plan/design is begun for a new aviation themed playground on the former Seaplane Base.

- \$175,000 grant is awarded to the Town for Landscape Improvements at former Martin house, Sturgeon Boat club and Great Lawn area.
- Broadway Phase II is applied for through CDBG and looks to be a possible 2011 project.

2009

- Completion of the Meahagh Park Environmental Cleanup
- Design work begins for the \$175,000 landscape grant for near the former Martin house at Steamboat Park.
- Additional cleanup/demolition takes place in areas formerly owned by Mr. Martin.
- Updated Verplanck Waterfront Master Plan is begun.

2010

- Construction of Emergency Services Boat Launch \$75K Grant
- Installation of Historic Plaques at Overlook honoring the Quadricentennial Celebration of the Hudson River
- Demolition of the former Martin Brick Building and cleanup of site
- Verplanck Waterfront Master Plan work continues.

2011

- Extended Steamboat Park to include the former Sturgeon Boat Club area - regraded, seeded.
- Hired NYSDOT approved Consultant for Broadway Phase II.
- Began Public Outreach Meetings for Broadway
- Hosted Verplanck Enhancement Plan Meetings with the Town Supervisor
- Verplanck Waterfront Master Plan work continues.

2012

- Park is renamed "Cortlandt Waterfront Park"
- Continued Verplanck Enhancement Plan Meetings with Town Supervisor.
- Sub-Committee formed to create "Welcome to Historic Verplanck" street banners.
- VRA mourns the passing of Fred Johannsen owner of the Viking Boat Yard and a founding member of the Verplanck Waterfront Preservation Committee.
- Veterans Memorial is dedicated at Cortlandt Waterfront Park July, 2012
- Phase I of Martin aviation themed playground is dedicated August, 2012
- October 2012 Hurricane Sandy impacts the Verplanck Waterfront

Appendix C

Article "Students Dig Deep..." (The Journal News)

YourWorld
News and commentary from the Lower Hudson and beyond


HEALTH
Heart devices
Women, blacks less likely to get life-saving implants, 3

NAI
Black Found actor on Ce


The Journal News | Wednesday, October 3, 2007 WP

ENVIRONMENT GAUGING HUDSON'S HEALTH

Students dig deep for river insights



Teatown Lake Reservation environmental educator Beth Rhines shows Mahopac High School students how to use seines to capture aquatic life from the Hudson River.



① Adam Pease, left, Mahopac High School house principal, Judy Kelley-Moberg from Friends of the Great Swamp and Mahopac High student

Stuart Bayer/The Journal N

Lower Hudson Valley's budding scientists taught about waterway's issues

Michael Risinit
The Journal News

VERPLANCK

In another time, the gathering might have been some sort of tribal ritual: six young men plunging into the Hudson River and convening, while hooting and hollering, at a specific spot.

Yesterday, though, it was a science class. The six Mahopac High School freshmen volunteered to snatch a sediment sample from the Hudson's bottom off Steamboat Dock in Verplanck. The task involved pushing a narrow PVC pipe into the riverbed and collecting what became trapped inside the pipe. The core provided a glimpse of what materials were deposited on the riverbed.

"That's the best of the best out there. C'mon, guys, sometime today," called Scott Rizzo, the boys' biology teacher, in an effort to keep them on track.

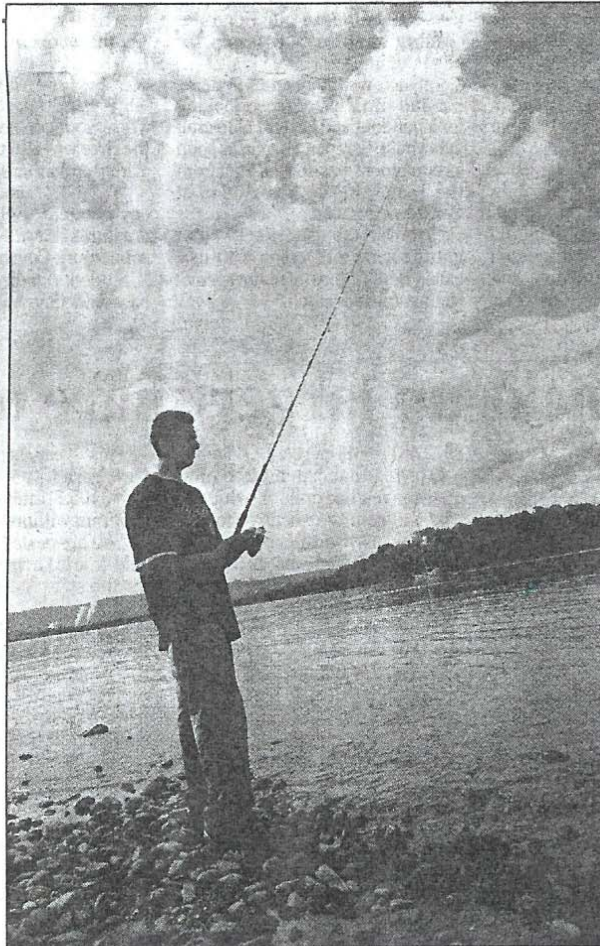
In their exuberance, the group overlooked the sampler's red-handled valve. Closing the valve creates a vacuum in the tube, which holds in the sample. But the red handle was more than an arm's length under water — a problem, but one easily solved.

"I went under for science," Dylan Hastings proclaimed after bringing the tube back to shore.

So went the state Department of Environmental Conservation's fifth annual Day in the Life of the River. Mahopac High School was among some 60 schools capturing a snapshot of data along the Hudson, from Troy to New York Bay. The information will be shared among all the participating students and with research organizations, such as Columbia University's Lamont-Doherty Earth Observatory in Rockland County.

"The great thing about this day is the kids, instead

Please see RIVER, 2B



Mahopac High School student Steven Glinias fishes in the Hudson River off Steamboat Dock.



Kathy Gardner/The Journal News
Drew Lydecker, 17, examines a crab he found in the Hudson River at Nyack Memorial Park.

On LoHud

See a special photo gallery and video with this article on LoHud.com

For more on nature and the environment, visit "The Nature of Things" blog at <http://nature.iohighblogs.com>



Students give Hudson a checkup

RIVER, from 1B

of just getting textbook knowledge, are learning why the information they learn in school is so important in protecting the environment," said Bob Connick, a chemistry and field biology teacher at the high school.

In addition to Mahopac, students from Saunders High School in Yonkers hit the river at the Beczak Environmental Center, Irvington schools headed to Matthiessen Park, Ossining High School students sampled the river by their

community and Scarsdale elementary school students journeyed to George's Island Park in Montrose.

Forty or so Mahopac students piled out of their school bus at the Verplanck waterfront and joined a handful of Canada geese looking for a handout and several blue-crab fishermen. Sampling began as soon as equipment was sorted. Staff from the Teatown Lake Reservation in Yorktown assisted.

"Who has the seine net? If you've got the seine net, come with us," called Beth Rhines, a Teatown environmental educator.

At the beach, two groups each dragged a net through the water in search of fish, crabs and other life. On the dock, others gauged how much sediment floated in the Hudson by how visible a black-and-white disc dropped in the river was. The amount of oxygen dissolved in the river was also measured, as was acidity and other factors.

"We're learning more about our environment, pollution and how creatures have to deal with it," sophomore Courtney Stewart said.

Students pulled baby striped bass and tiny Atlantic silversides

from the river. An occasional brick in a net, along with clay clogging the sediment sampler, pointed to Verplanck's past as a brick-making center. Humorous banter between Robby Peniowich, a junior, and Ricardo Nieves, a sophomore, summed up the day.

"You came here today as normal teenagers," Peniowich said.

"We leave as scientists," Nieves replied.

Reach Michael Risinit at mrinisinit@lohud.com or 845-228-2274.



Photos by Stuart Bayer/The Journal News

3

**Final Report
MASTER PLAN
VERPLANCK WATERFRONT
Town of Cortlandt, New York**

Submitted to

CORTLANDT TOWN BOARD

Linda Puglisi, Supervisor

**Rosemary Boyle, Councilwoman
Thomas G. Carulli, Councilman**

**Edward F. Carter, Councilman
George Oros, Councilman**

**Town Hall
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Prepared by

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In Association with

**BOURNE CONSULTING ENGINEERING
Civil & Structural Waterfront
Engineering Services
Franklin, Massachusetts 02038
Morrisville, Vermont 05661**

December 22, 1993

2.3 Narrative: Site Inventory and Analysis

For discussion and analysis purposes the site was divided into five "Analysis Areas". Each of the analysis areas depicted in Figure 3: Site Inventory and Analysis Map, were delineated to highlight the unique and distinct character of the 30 acre site.

Analysis Area 1: Steamboat Dock

This area is visually separated from the rest of the site by the dense overhead canopy of vegetation on Hardie Street which create a natural entrance archway to the Steamboat Dock. To the north this area is spatially defined by the brick structures and ruins and the steep embankment behind them. From the parking area there are commanding views up, down and across the Hudson River. The bulk head is in a severe state of disrepair with portions of the bulkhead to the north completely missing. The Campbell House is a focal point when first entering the site through the archway, but the focus immediately shifts to the river once in the parking area. To the south of this analysis area is a beach area with several shade trees. This area seems to be used actively for picnicking, however, only on two occasions did we see swimming or wading activity. The south boundary of this analysis area is further defined by the Coast Guard "out" parcel. The vegetation on this parcel naturally separates it from the Newman Property. Overall the Steamboat Dock area has maintained the appearance of the "working waterfront". There is a complete analysis of the Steamboat Dock bulkhead in Section 4 of this report)

Analysis Area 2: The Newman Property

This area is not heavily vegetated and consists of open grass and paved areas. There are several buildings and structures on the site dating back to its former use as a boat yard. The buildings are not substantial structures and could easily be upgraded or demolished. The oil tank is an interesting structure but should be removed. This area has two significant features. First, it is a focal point for those entering the site from Broadway and visually connects the residential and commercial area of Verplanck with the Hudson River. Second, it was the former location of a revolutionary war battery, Fort Fayette and the Kings Ferry river crossing. In addition, to its historical significance, there is an existing pier which is still used commercially and an abandoned boat lift. Both of these features could be upgraded to provide more access to the Hudson River. Access to the river is limited because the embankment on this portion of the property is quite steep. (See Section 4 of this report for an analysis of shoreline conditions).

Analysis Area 3: The Martin Property - North End

This area of the site is characterized by the complex of sea plane hangars and maintenance buildings. The buildings are located on the perimeter of this area from

Section 2.3 Cavendish Plan submitted 12/22/93

Riverview Avenue to the Hudson River creating a "yard" or enclosed space within the building complex. The buildings are still being used as part of the sea plane base operations. There is a ramp for the seaplanes to access the water to the south of this area which should be maintained for future sea plane access. The buildings are not architecturally significant but strong consideration should be given to maintaining them after the Town takes full possession of the property because the sea plane complex represents an important "chapter" in the recent history of the area.

Analysis Area 4: The Martin Property - South End

This area of the property is dominated visually by the dense configuration of trailers, mobile homes, recreational vehicles and unusual gardens - The Trailer Park. Views from the site are primarily to the south to the boat yard and across the river to Stoney Point. To the west of the trailer park is a broad flat open lawn area. It appears that this lawn area may be used for subsurface waste disposal (leaching fields). After the trailers are gone and the ground where they are presently located is reclaimed this area would be an ideal large multi-purpose recreation field. At the southern end of the property is a residence that is still occupied (Bleakley). Although we did not spend time on the property it appears that this property, which is in close proximity to the adjacent boat yard, might be an ideal location for a boat launch area.

Analysis Area 5: The Martin Property - Clay Hole

Across Riverview Avenue is a densely wooded area which surrounds the pond known as "Clay Hole". From the debris in the area and the evidence of pedestrian paths it appears that this area currently gets a considerable amount of use. In interviewing residents we were informed that there are fish, old cars, batteries, an extremely large snapping turtle and an assortment of debris in the pond. The pond is not easily seen from Riverview Avenue during the summer months due to the dense vegetation along the road. In this same area is the Martin House, a Federal style brick structure in dense vegetation. Although we did not go in the house it appears to be structurally sound and historically significant. The wooded area is riddled with trails connecting the pond and Riverview Avenue with the residential areas on 2nd, 3rd, 4th and 5th Streets. 2nd, 3rd and 4th Streets dead end into the park and are approximately 50' in elevation above the pond. This area is habitat for small animals and bird life. The area was evaluated by the Town's wetland consultant and no significant wetland conditions were found.

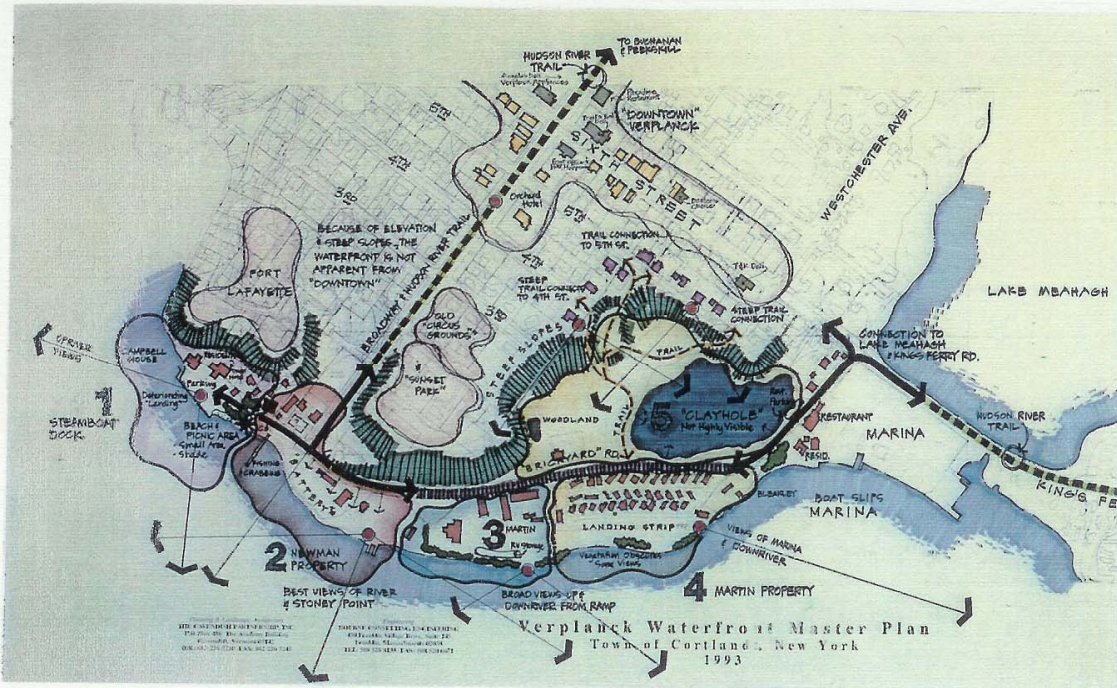
Due to the changes in elevation and vegetation the entire parcel is not visible to the rest of the community. This separation is an asset, in that it will afford the developed park a certain level of isolation and seclusion. However, it can also be viewed as deficit because it does not encourage interaction by penetrating or reaching out into the settled areas. This could be ameliorated by pedestrian improvements (sidewalks, lighting, landscaping etc.) on Broadway and those streets which intersect with the property.

Section 2.3 Cavendish Plan

Submitted 12/22/93

The commercial center of Verplanck is the intersection of Broadway and Sixth Street. This may be the landmark which most residents identify with...the sense of place. When the park is developed it may create another significant landmark which residents and visitors will identify with the hamlet.

Figure Three: Site Inventory and Analysis Map



Google Earth "Bubble Plan".



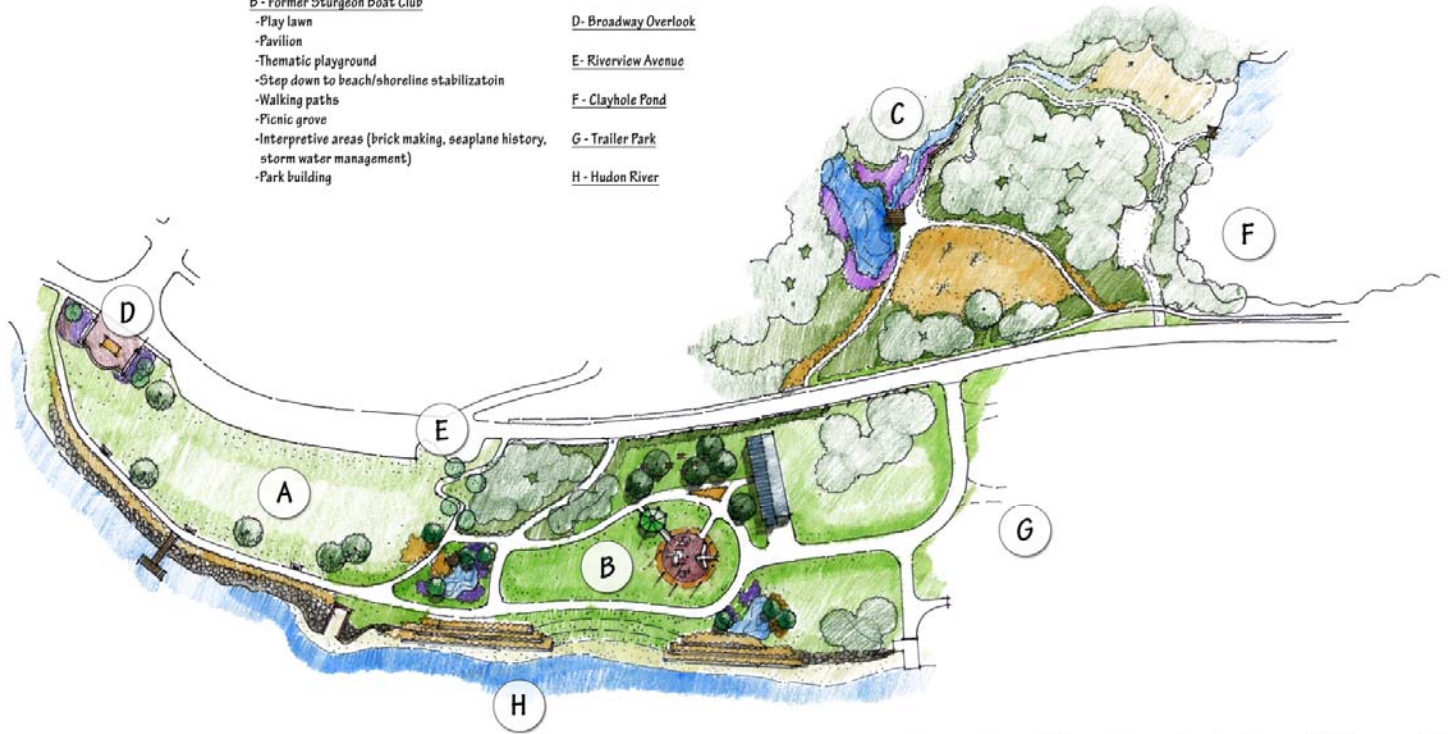
Google earth



IQ Landscape Architects Overall Master Plan

Legend:

- | | |
|---|--|
| <p>A - Great Lawn
 -Shade trees
 -Benches
 -Native perennials & grasses</p> <p>B - Former Sturgeon Boat Club
 -Play lawn
 -Pavilion
 -Thematic playground
 -Step down to beach/shoreline stabilization
 -Walking paths
 -Picnic grove
 -Interpretive areas (brick making, seaplane history, storm water management)
 -Park building</p> | <p>C - Former Martin House Site
 -Woodland restoration
 -Pond enhancement
 -Nature trails
 -Interpretive areas
 -Parking lot</p> <p>D - Broadway Overlook</p> <p>E - Riverview Avenue</p> <p>F - Clayhole Pond</p> <p>G - Trailer Park</p> <p>H - Hudson River</p> |
|---|--|



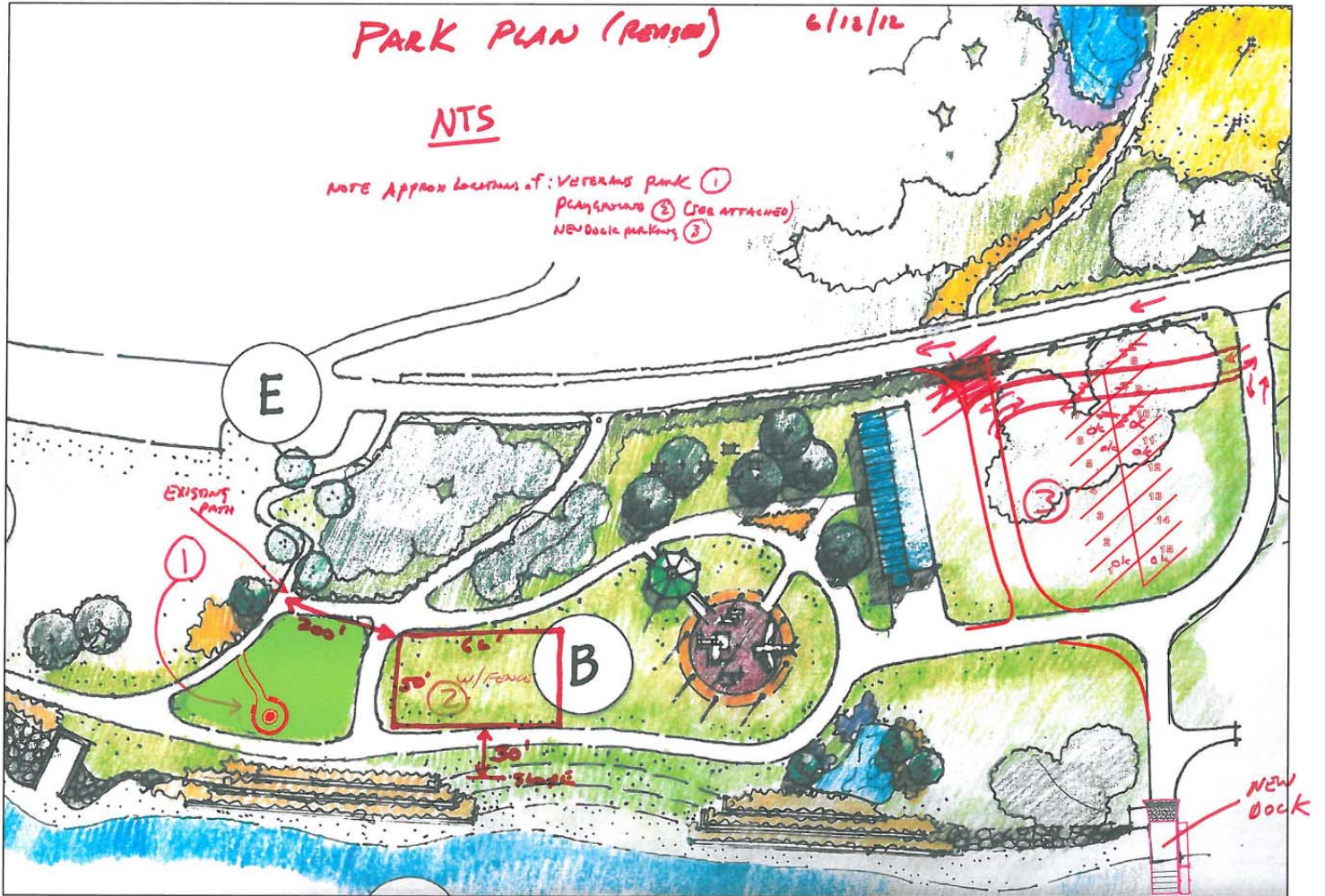
Steamboat Waterfront Park - Overall Master Plan

Verplank, New York

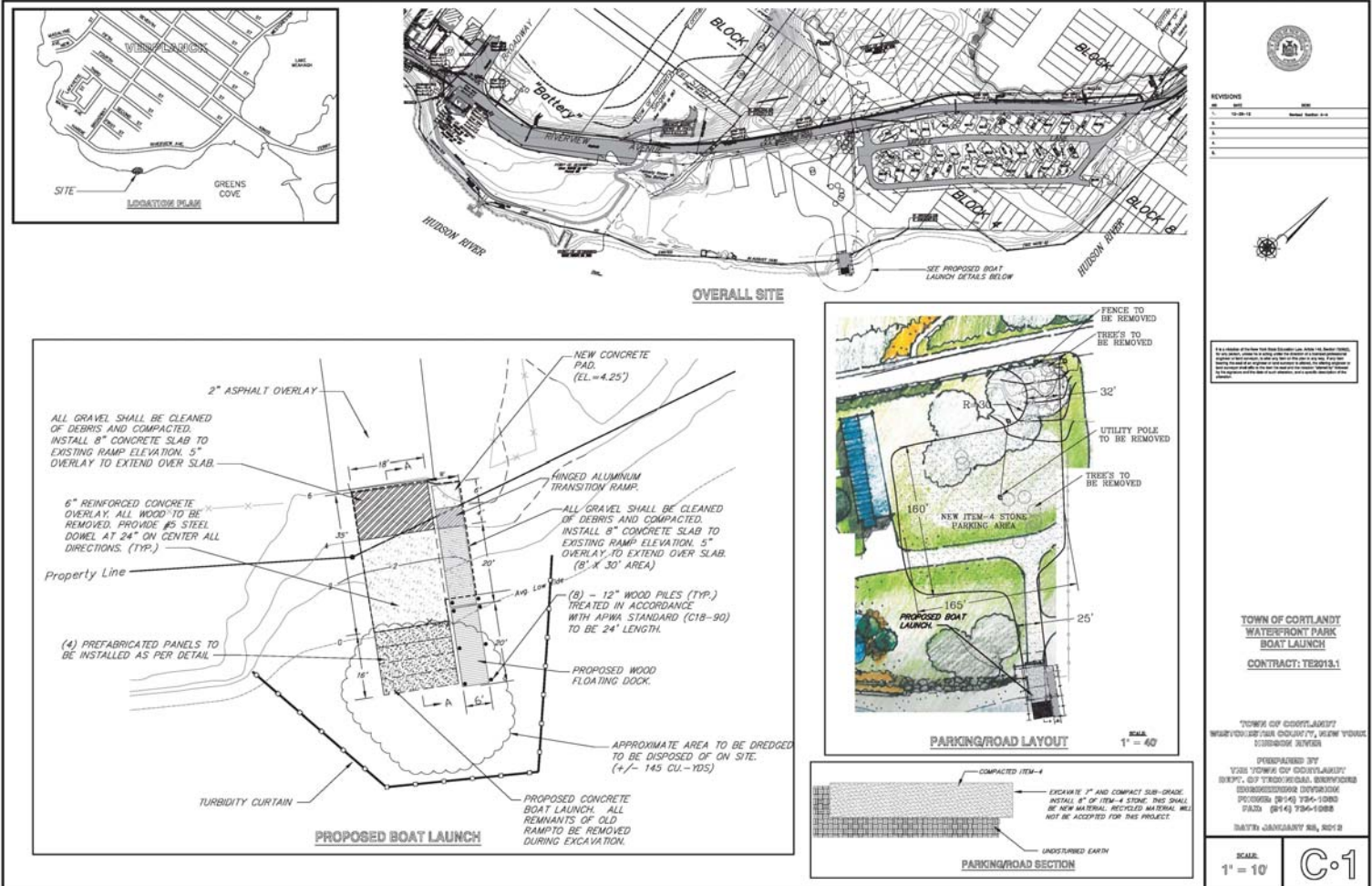
06-23-11



Draft Integrated Plan showing locations of Veterans Park, Aviation Themed Playground, Public Boat Launch and Parking:



Town of Cortlandt DOTS Engineering Design Plans for Public Boat Launch



FRANCIS X. FARRELL
Councilman, Town of Cortlandt
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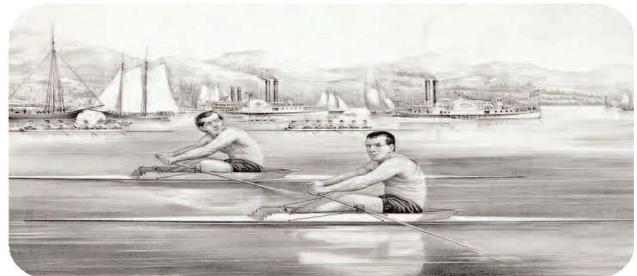
PROPOSAL TO EXPLORE ROWING AND CREW OPPORTUNITIES
AT CORTLANDT RIVERFRONT PARK

April 13, 2012

Fellow Town Board Members,

I was encouraged by your reactions to the idea of promoting rowing activities at the CRP in Verplanck.

The long history of rowing on the Hudson River, from the earliest days of indigenous peoples, continues today. In ancient times used as a mode of transportation, the activity is now part of competition and sport. A race between James Hammill and Walter Brown, in 1867, in Newburgh Bay, is said to have attracted over 50,000 spectators!



Great Five Mile Rowing Match for \$4,000 and The Championship of America

I request the Board’s authorization to seek the input of area rowing clubs and organizations, with a view to establishing a rowing club utilizing the former hangar buildings located at the CRP. The buildings are of metal construction, with partial concrete floors, and are in reasonably good shape. They are located within hundreds of feet of the river bank, near to where we intend to build a dock.



Crew scholarships are on the rise

I would like to stimulate community interest in the sport, to the point of developing a crew program at the local high schools. I would like to explore the idea with the Athletic Directors, School Boards, and Administrators. Casual discussions indicate a level of interest, of course tempered with caution due to the current economic climate.

Hendrick Hudson H.S. would be the most likely to benefit, due to proximity to the site, although Croton H.S. and Lakeland H.S. should be welcome to field a team. For Hendrick Hudson, it’s a short run from the school, on the sidewalks along Kings Ferry Road, to the site.



If the conditions on the river do not permit practice, the boats, which are very light, may be easily carried by student athletes over to Town-owned Lake Meahagh, for practice there.

While I believe the youth of our Town would benefit the most, I would be remiss in not pointing out the benefits of rowing to people of all ages. It's a sport that can be reasonably engaged in from young teen years, well into maturity.

A Town Rowing Club would be a great way to get people close to the Hudson River and it's history and natural beauty.

At this time I think the best way to proceed is to generate interest in an independent rowing club, move on to introduction to the schools, and possibly, though not necessarily, introduction into the Town's recreational offerings.

I've included links to some of the schools and colleges in the Hudson Valley offering crew as part of their athletic programs, as well as rowing associations.



*Laura Schwanger, 2010
Paralympic Rowing Champion*

I'm excited about the possibilities, and with your support will work to provide the residents of the Town of Cortlandt with a new and exciting, healthful and rewarding activity.



Rondout Rowing Club – Kingston H.S.: http://www.rondoutrowingclub.org/untitled_text.html
Arlington H.S.: <http://www.arlingtoncrew.org/>
Warwick H.S.: <http://www.wvhsrowing.org/>
Hudson River Rowing Assoc.: <http://www.hudsonriverrowing.org/>
Marist College Crew:
http://www.goredfoxes.com/SportSelect.dbml?DB_OEM_ID=27700&SPID=95208&SPSID=638696
Marist "Eat, Sleep, Row, Repeat": <http://maristfoxtales.wordpress.com/2012/04/10/eat-sleep-row-repeat/>
High School Crew Directory: <http://www.twcrow.org/links/highschollrowing.html>
N.Y. Rowing Scholarship Program Info: <http://69.175.79.169/~nyrowing/?q=node/36>
Fordham Crew: http://www.fordham.edu/student_affairs/student_leadership_/club_sports/crew/index.asp
River Rowing Association, Nyack: <http://www.riverrowing.org/>
Piermont Rowing Club: <http://piermontrowing.org/about.htm>
Laura Schwanger, Paralympic Rowing Champion: <http://vimeo.com/27923547>

River Rowing Association, Nyack

