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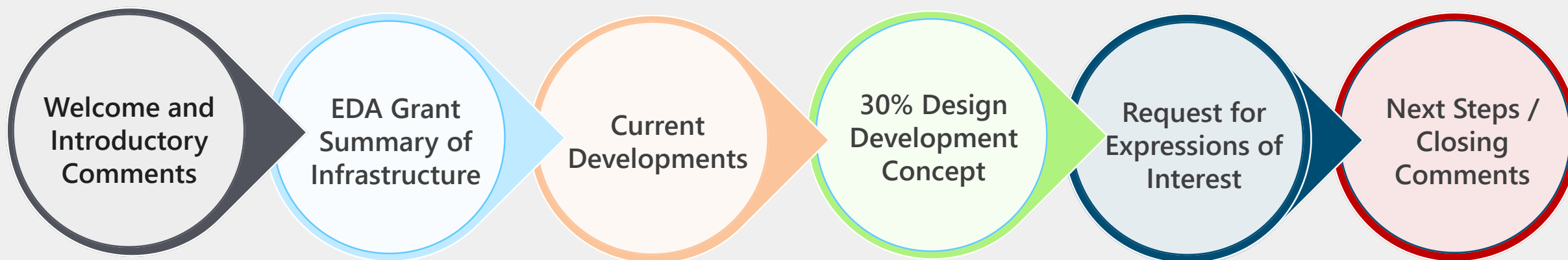


# Town of Cortlandt Quarry Site Improvements Project

Cortlandt Quarry Committee Meeting | 20 October 2022



# Agenda



Supervisor, Dr. Richard Becker  
Councilman Frank Farrell





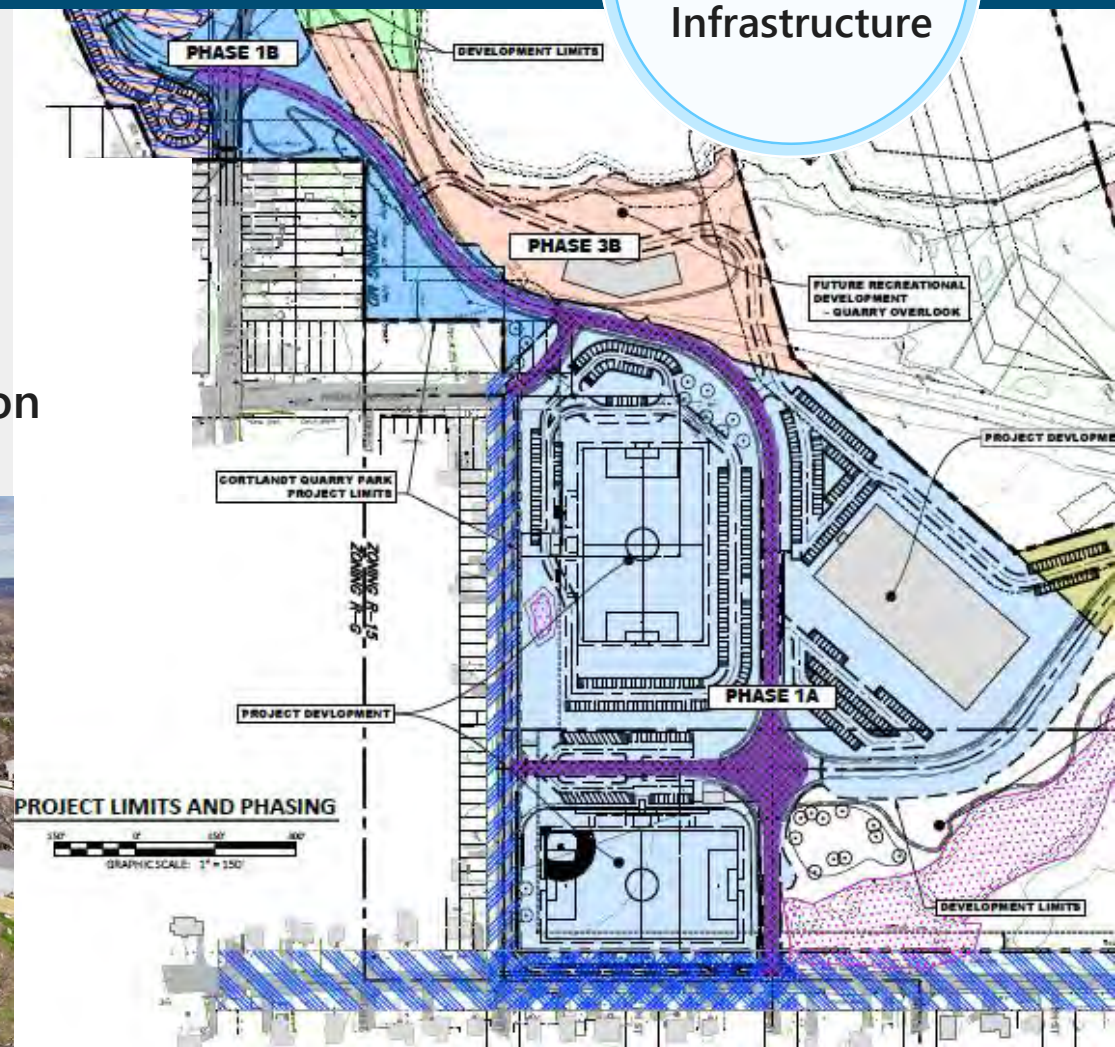
# EDA Grant Summary

Project Number 01-79-15041

EDA Grant  
Summary of  
Infrastructure

## Parameters of the EDA Grant:

- 3,000 lineal feet of Roadway
- 1,150 lineal feet of Sidewalk
- Two (2) on-site Septic Systems
- Site Clearing and Grubbing
- Tree Removals
- Fine Grading
- Irrigation
- Lawn Installation
- Parking Areas
- Wetland Mitigation
- Site Lighting

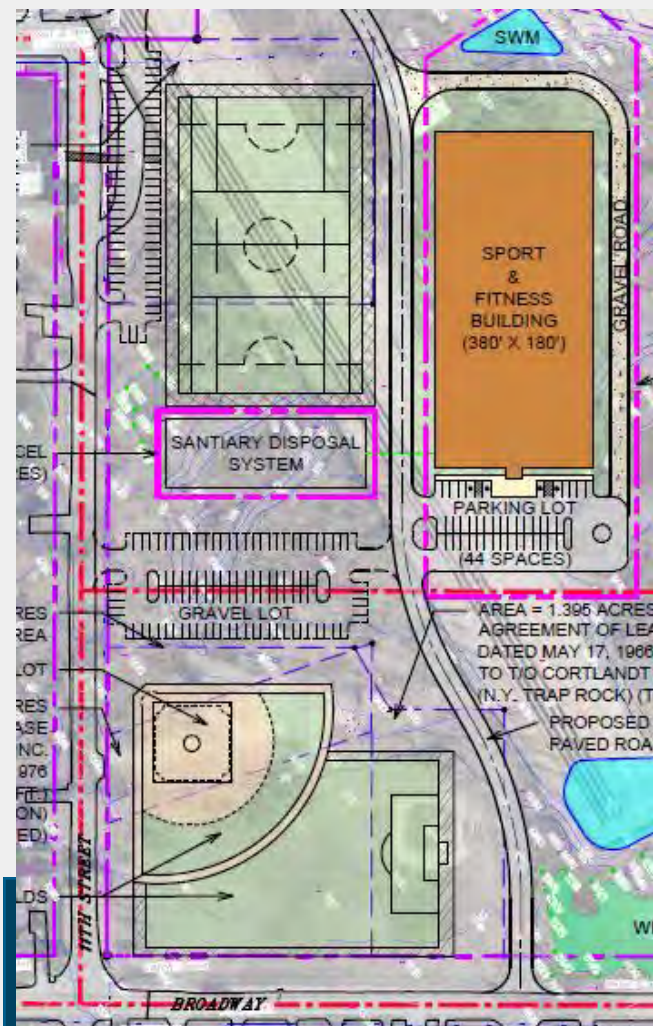




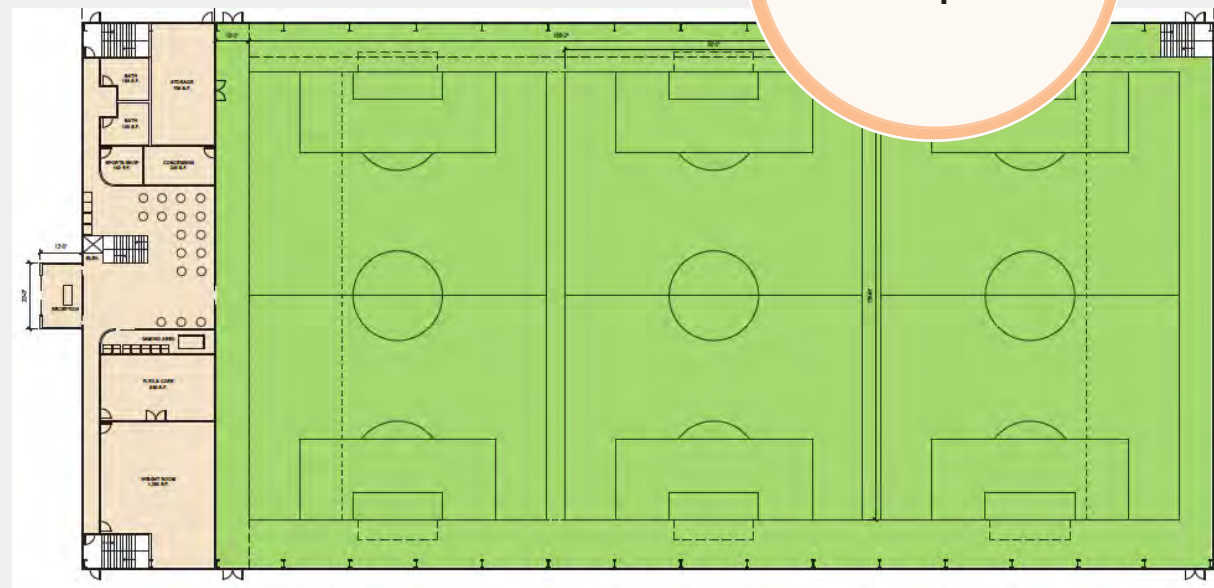


# Cortlandt Pitch

Current  
Developments



- Indoor Soccer and Sports Facility
- +/- 70,000 square feet
- Parking lot(s)
- Subsurface Septic System
  - Pretreatment process
  - Pressurized dosing system
- Outdoor athletic field
- Earthwork
  - Requires extensive cut
- Orientation
- Pad site





# Quarry Swimming

Current  
Developments

- Quarry pond is +/- 31 acres; max depth 170'-300'
- Sanitary Survey
  - Water Sampling – Each week for (8) weeks
    - 08/11/2022 through 09/29/2022
    - Includes one (1) set of heavy rains – daily samples for a 5-day period
    - Grab Sample – to establish a baseline water quality
- Beach Shoreline – assumed +/- 250 feet in length
- Additional Items to Evaluate:
  - Flow-Through – Dilution water and/or water filtration may be required dependent on sanitary survey findings
  - Quarry Bottom Slopes
- 30% Conceptual Design for Quarry Access

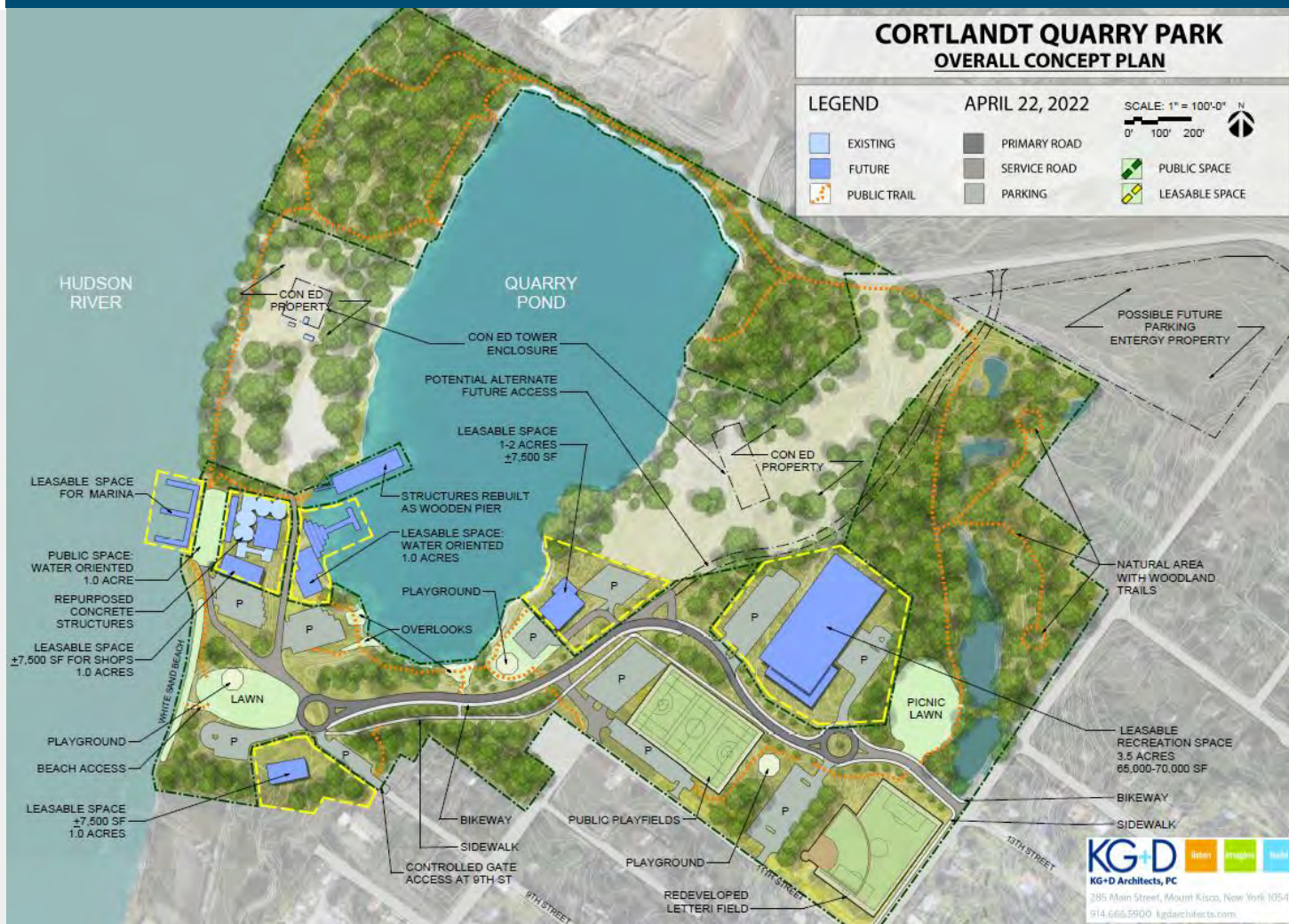






# KG+D Concept Plan

30% Design  
Development  
Concept



## Site Design Parameters

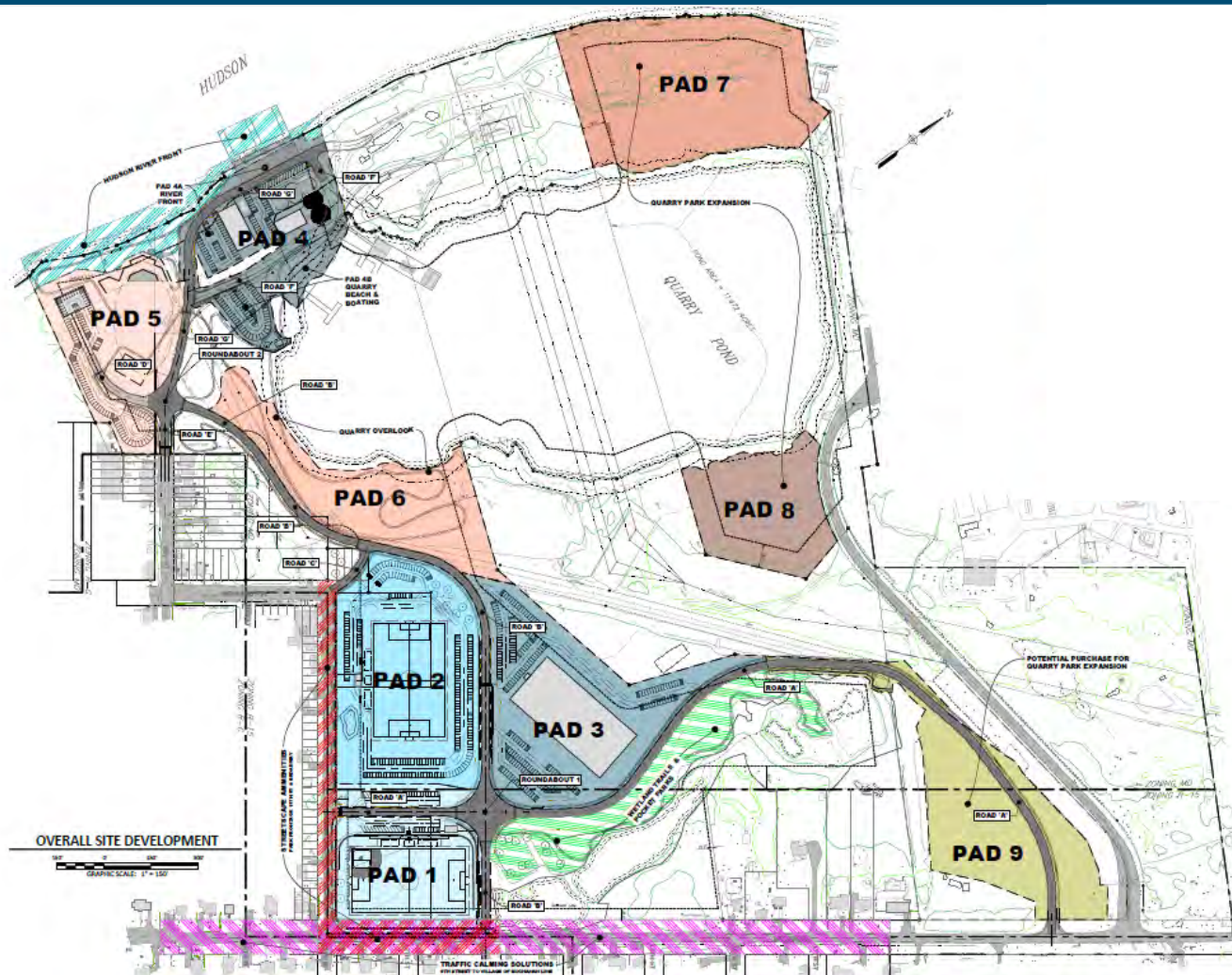
- Earthwork – Balance cut/fill
- Wetlands
- Steep Slopes
- Existing Trees
- Environmental Conditions
- Road Grade
- ADA Accessibility
- Stormwater Management
- Access
- Neighboring Properties
- Future Development





# B&L 30% Concept Plan

30% Design  
Development  
Concept



## SITE DEVELOPMENT LEGEND

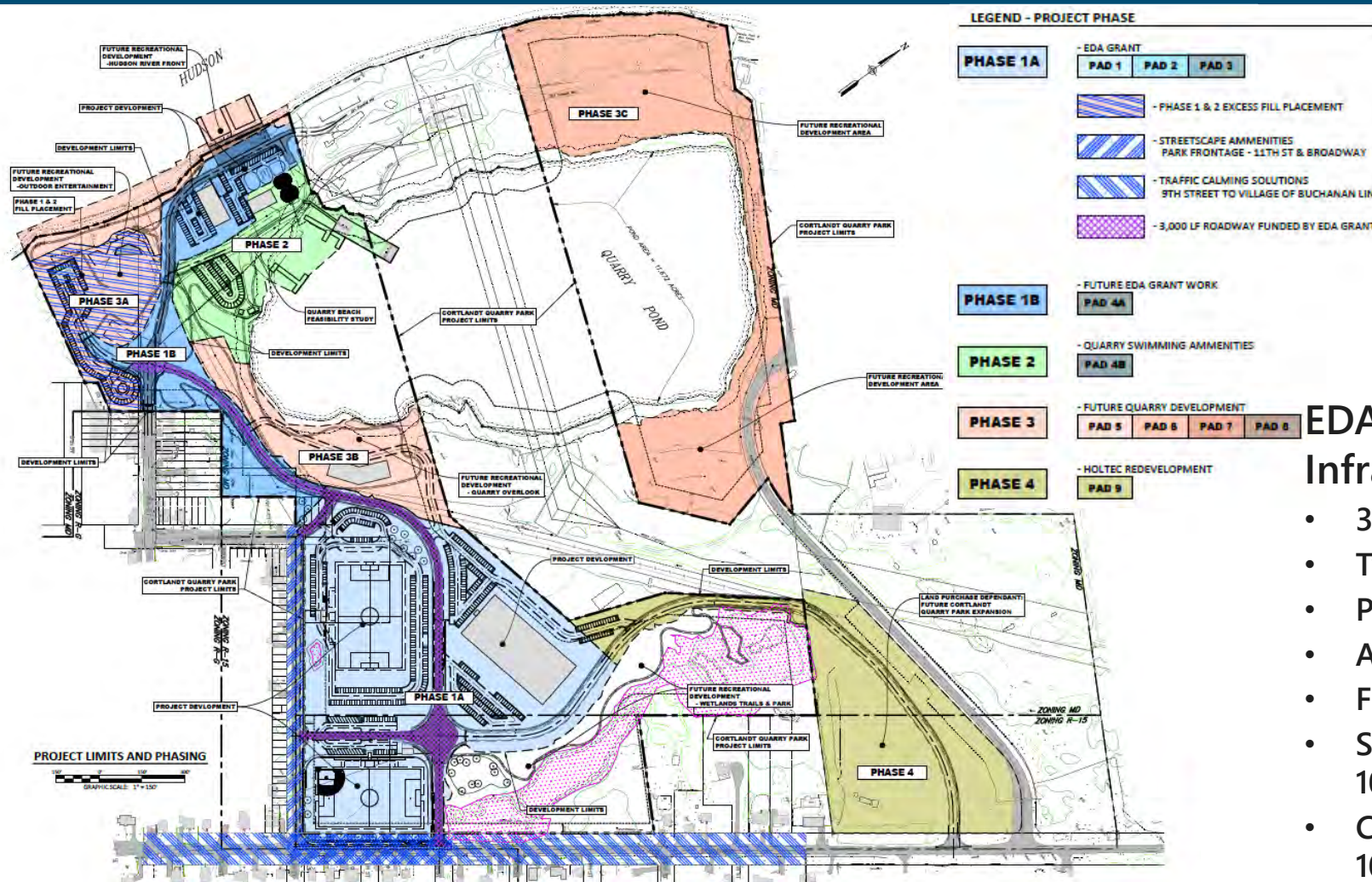
- |              |  |
|--------------|--|
| <b>PAD 1</b> | - LETTERI FIELD REHABILITATION   |
| <b>PAD 2</b> | - MULTIPURPOSE FIELD   |
| <b>PAD 3</b> | - CORTLANDT PITCH INDOOR SOCCER  |
| <b>PAD 4</b> | - QUARRY SWIMMING AMMENITIES<br>PAD 4A - HUDSON RIVER FRONT<br>PAD 4B - QUARRY BEACH AND BOATING |
| <b>PAD 5</b> | - FUTURE DEVELOPMENT<br>DISCOVERY CENTER / RESTAURANT / COMMERCIAL SITE                          |
| <b>PAD 6</b> | - FUTURE DEVELOPMENT<br>QUARRY OVERLOOK / RESTAURANT   |
| <b>PAD 7</b> | - QUARRY PARK EXPANSION  |
| <b>PAD 8</b> | - QUARRY PARK EXPANSION  |
| <b>PAD 9</b> | - QUARRY PARK EXPANSION<br>HOLTEC REDEVELOPMENT  |
|              | - FUTURE HUDSON RIVER FRONT DEVELOPMENT  |
|              | - FUTURE RECREATIONAL DEVELOPMENT<br>WETLAND TRAILS & POCKET PARKS                               |
|              | - TRAFFIC CALMING SOLUTIONS<br>9TH STREET TO VILLAGE OF BUCHANAN LINE                            |
|              | - STREETSCAPE AMMENITIES<br>PARK FRONTAGE 11TH ST & BROADWAY                                     |





# B&L 30% Phasing Plan

30% Design  
Development  
Concept



## EDA Grant Summary of Infrastructure

- 3,000 LF of Road; 1,150 LF of Sidewalk
- Two (2) on-site Septic Systems
- Parking Areas / Site Lighting
- Associated Site Work
- Fed Share-\$3.2M / Town Share-\$3.2M
- Start of Construction (Originally 10/28/2022) (Tentative 2024)
- Completion of Construction (Originally 10/28/2024) (Tentative 2025)







# Environmental Assessments

30% Design  
Development  
Concept

## Environmental Studies

- Phase IA Environmental Site Assessment – August 2022
  - Recognized Environmental Conditions (RECs)
- Phase II Environmental Site Investigations - Proposal
- Wetland Delineation

### Legend

- Survey Limits
- Delineated Wetlands
- Open Wetland Boundary
- Delineated Streams



- Threatened and Endangered Species Memo
- SEQR / NEPA process
- State Historic Preservation Office (SHPO) Coordination
  - Cultural and Historic Resources Review
- Joint application permit package





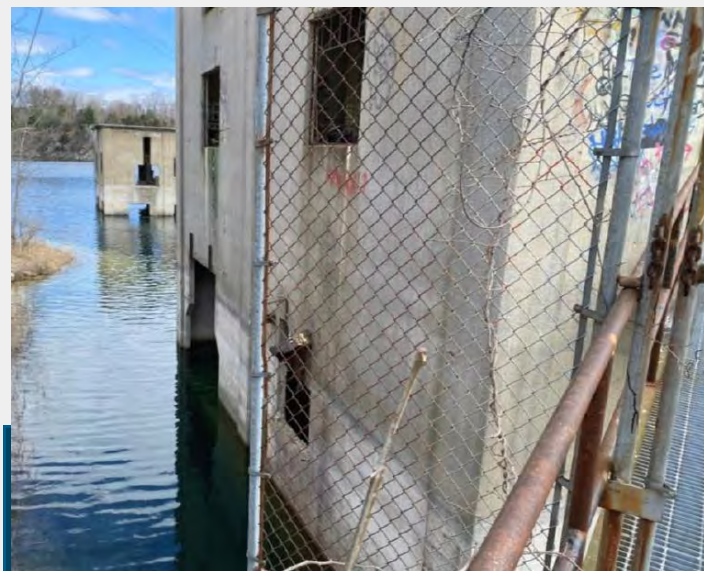
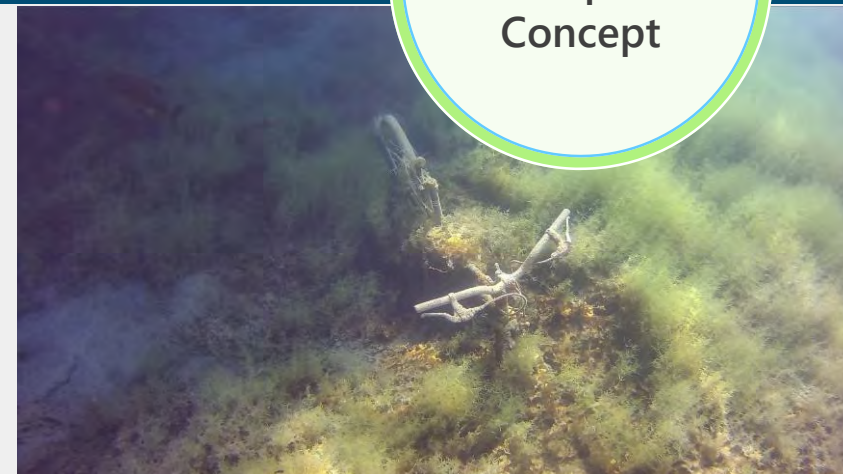


# Structural Assessments

30% Design  
Development  
Concept

## Structural Evaluation

- Structural Conditions Assessment Report – 05/03/2022
- Site Visit – 03/29/2022 – above water investigation
- Findings – Generally sound and in fair to good condition
- Site Visit – 09/02/2022 - underwater investigation



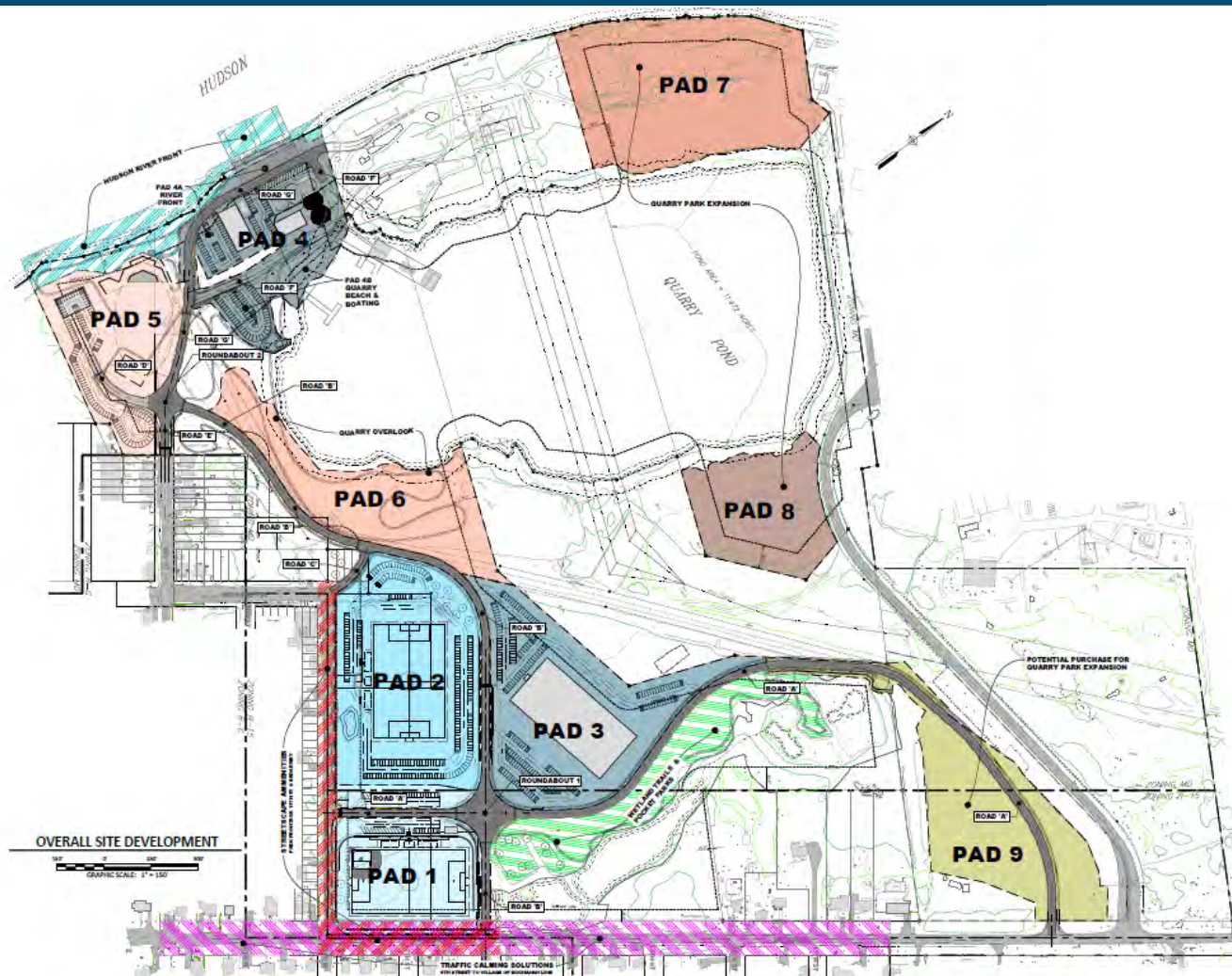




# REOI

Requests Used in Pre-Development Phase to Assess Developer Interest

Request for Expressions of Interest



## SITE DEVELOPMENT LEGEND

<b>PAD 1</b>	- LETTERI FIELD REHABILITATION
<b>PAD 2</b>	- MULTIPURPOSE FIELD
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# Next Steps/Closing Comments

Next Steps /  
Closing  
Comments







# Thank you!



# Questions/Comments?

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