

**B  
&L**



# Town of Cortlandt Quarry Site Improvements Project

Cortlandt Quarry Committee Meeting | 27 March 2023





# Agenda

EDA Grant  
Summary of  
Infrastructure

Beach  
Feasibility  
Study

Next Steps –  
Public  
Swimming  
Beach

Next Steps –  
EDA Site Plan  
Development

Request for  
Expressions of  
Interest

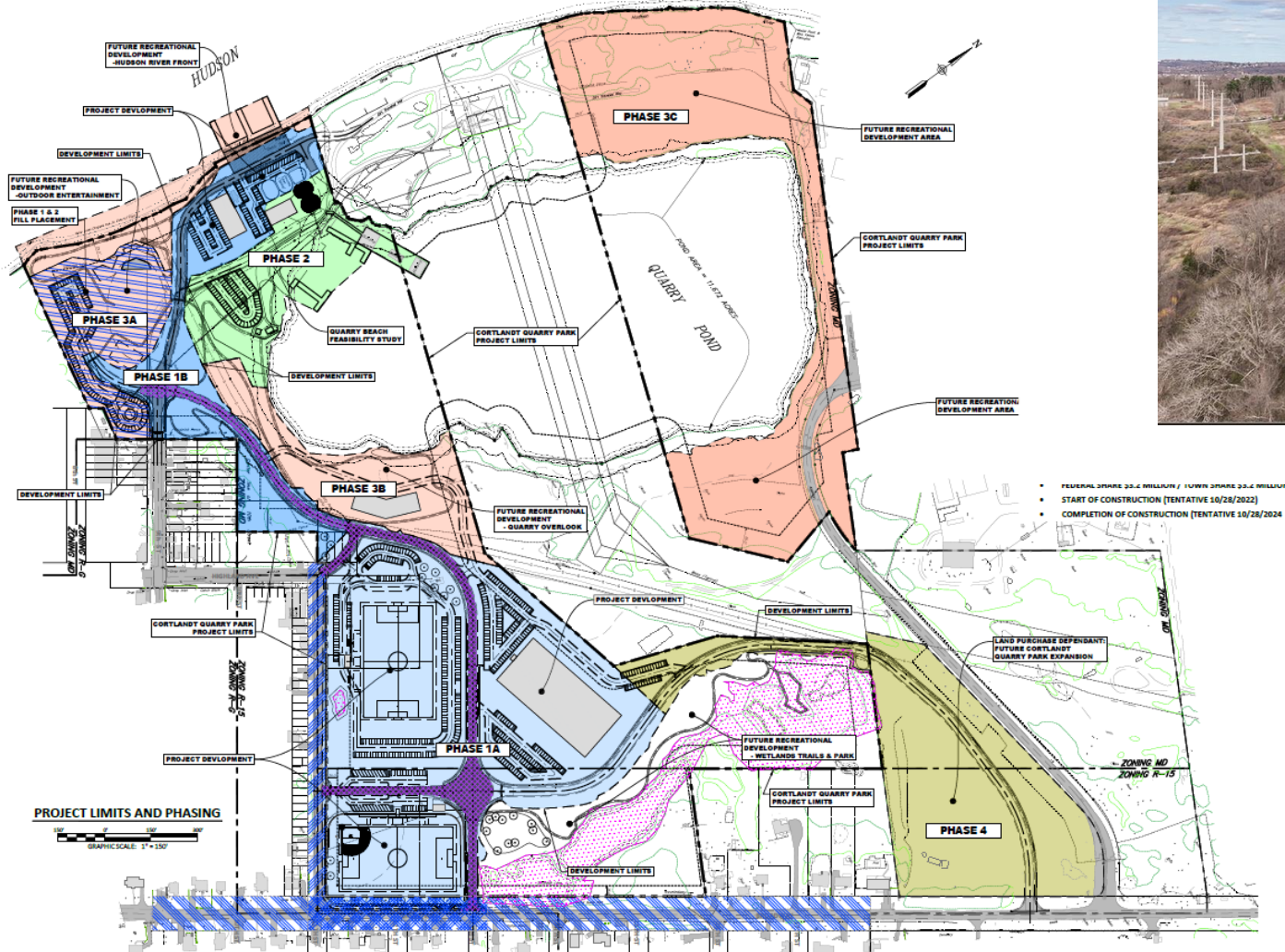
Comments /  
Questions





# 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)

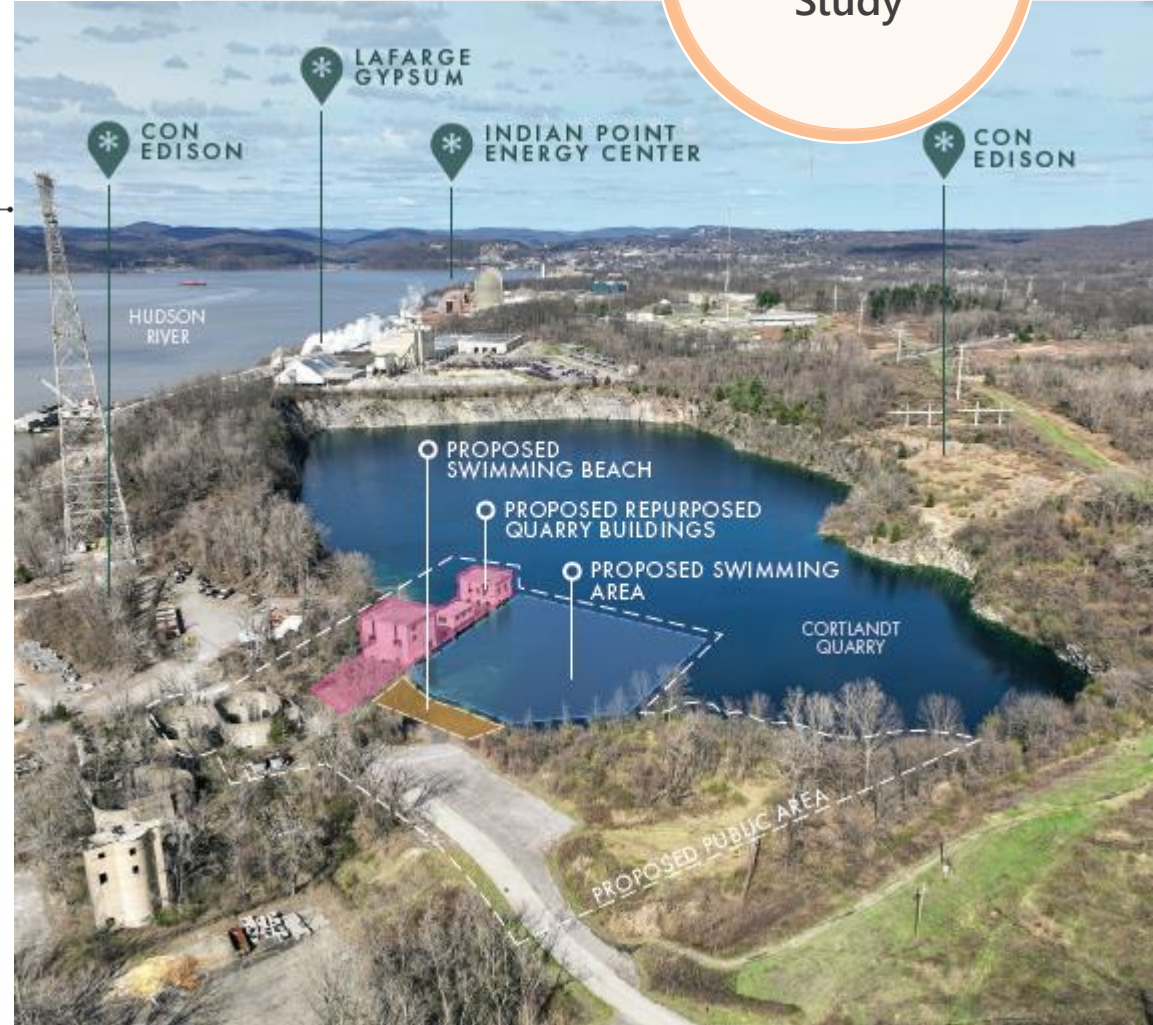
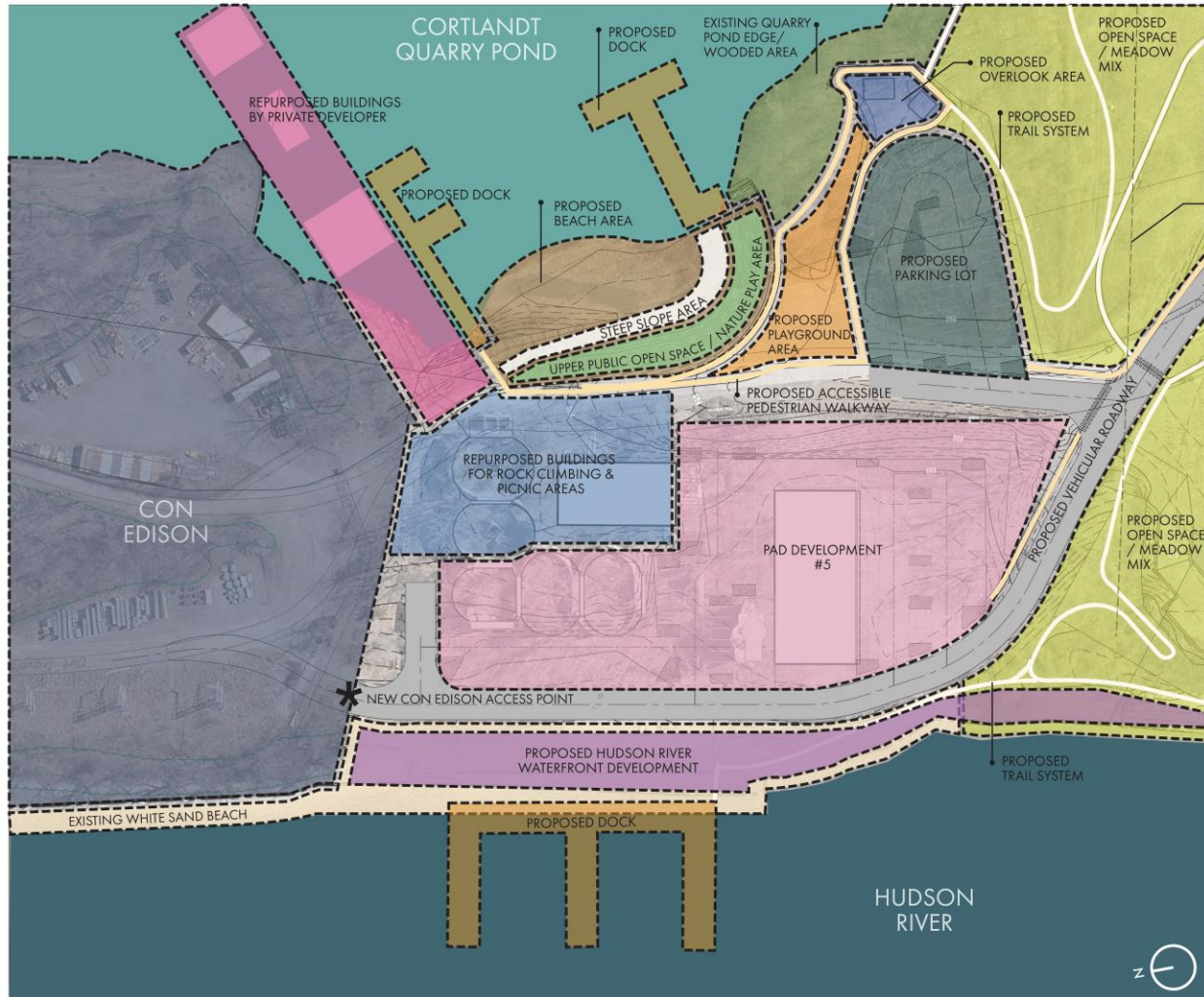






# Public Swimming Project Area

Beach Feasibility Study







# Quarry Swimming

Beach  
Feasibility  
Study

## Public Quarry Swimming Information

- Quarry pond is ~31 acres; max depth 170'-300'
- Beach shoreline – assumed +/- 250 feet in length
- Existing tunnels evaluated / videoed in the field
- 30% conceptual design for public beach developed
- Final Sanitary Survey Report and Beach Feasibility Study submitted to WCDOH for review – March 2023



- Sanitary survey - Water sampling:
  - Weekly for 8 weeks - 08/11/2022-09/29/2022
  - Includes 1 set of heavy rains – daily samples for a 5-day period
  - Grab sample – Establish baseline water quality (general chemistry, radiologicals, PFAS, etc)



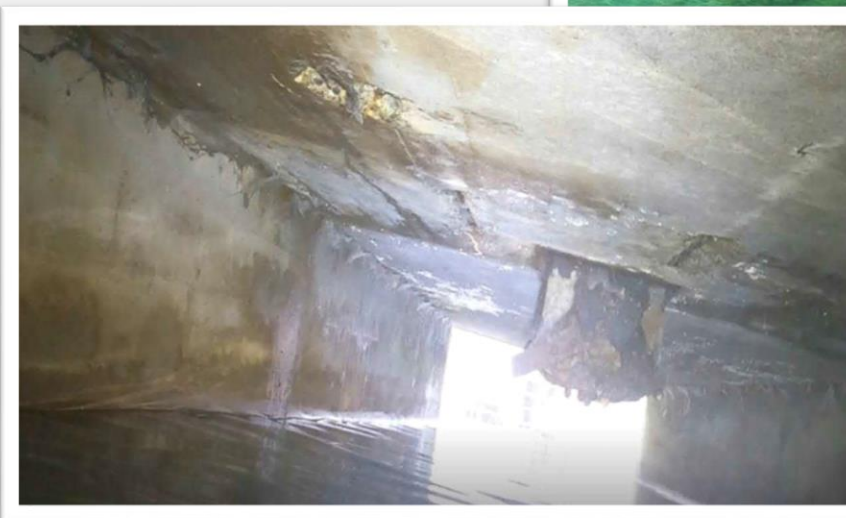
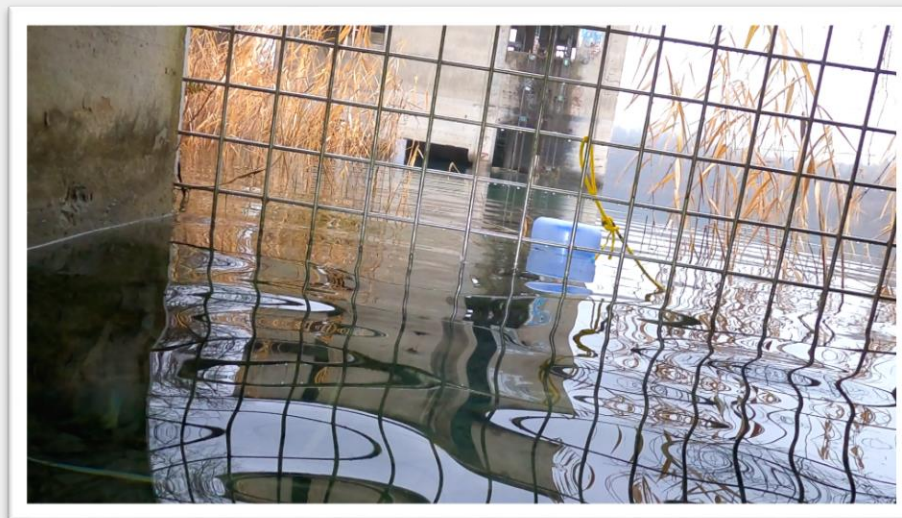
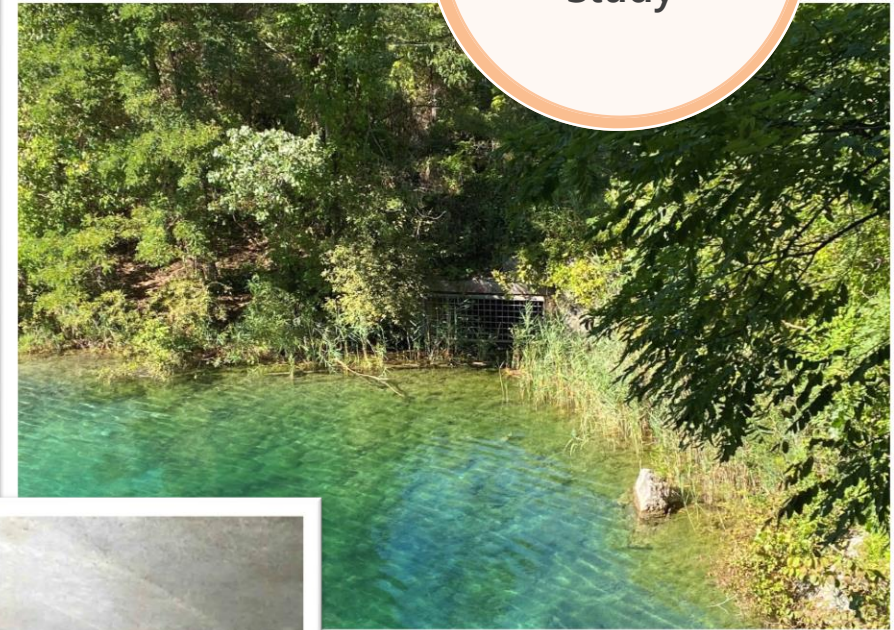


# Quarry Tunnel System

Beach  
Feasibility  
Study

## Tunnel System Information

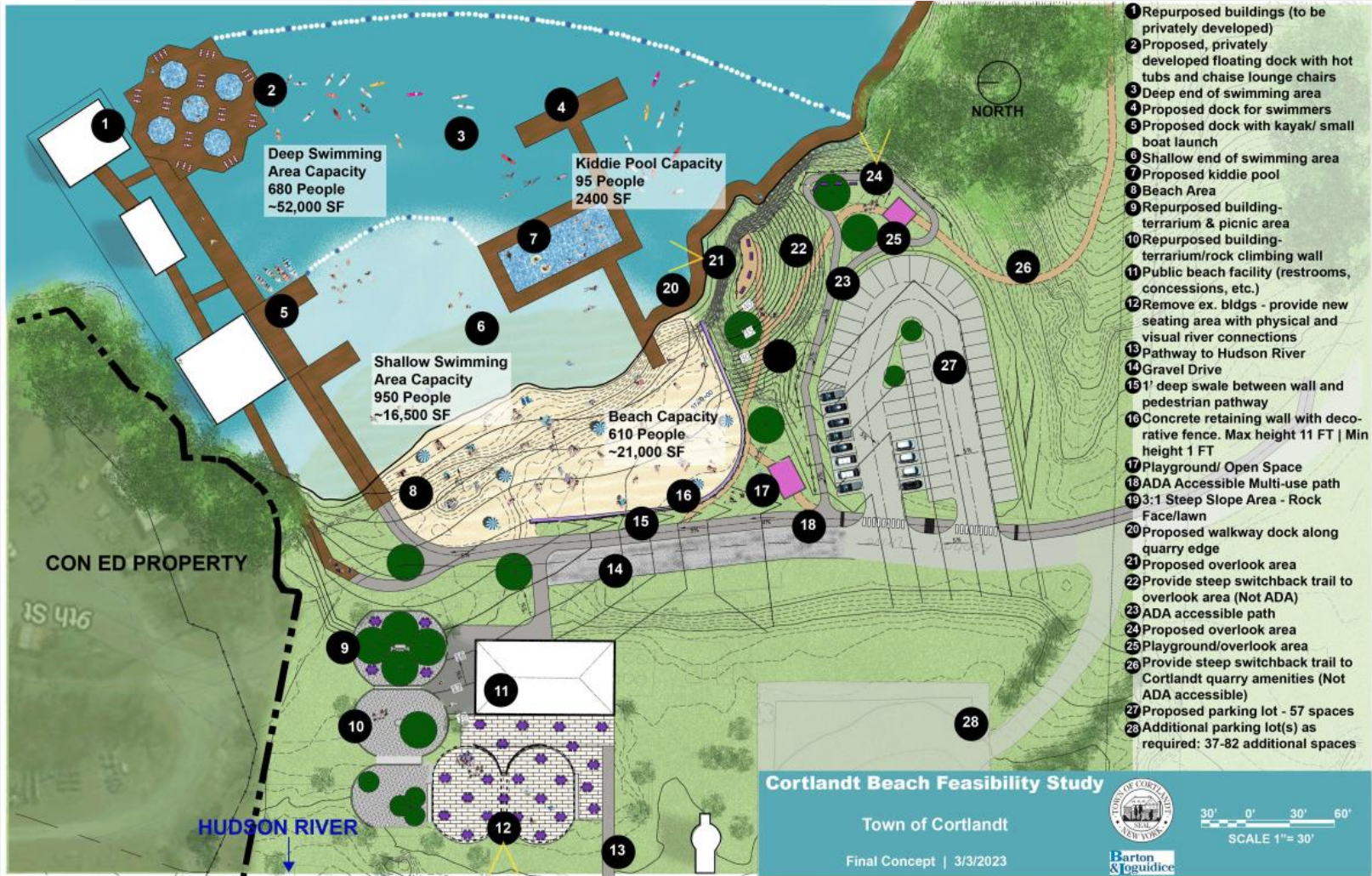
- Existing tunnels evaluated and videoed in the field on January 5<sup>th</sup>
- Likely used to convey aggregate from quarry to Hudson River for loadout and shipping during quarry operations
- Shallower water at quarry side than at the end towards the Hudson River







# Beach Concept Plan



- 1 Repurposed buildings (to be privately developed)
- 2 Proposed, privately developed floating dock with hot tubs and chaise lounge chairs
- 3 Deep end of swimming area
- 4 Proposed dock for swimmers
- 5 Proposed dock with kayak/ small boat launch
- 6 Shallow end of swimming area
- 7 Proposed kiddie pool
- 8 Beach Area
- 9 Repurposed building-terrarium & picnic area
- 10 Repurposed building-terrarium/rock climbing wall
- 11 Public beach facility (restrooms, concessions, etc.)
- 12 Remove ex. bldgs - provide new seating area with physical and visual river connections
- 13 Pathway to Hudson River
- 14 Gravel Drive
- 15 1' deep swale between wall and pedestrian pathway
- 16 Concrete retaining wall with decorative fence. Max height 11 FT | Min height 1 FT
- 17 Playground/ Open Space
- 18 ADA Accessible Multi-use path
- 19 3:1 Steep Slope Area - Rock Face/lawn
- 20 Proposed walkway dock along quarry edge
- 21 Proposed overlook area
- 22 Provide steep switchback trail to overlook area (Not ADA)
- 23 ADA accessible path
- 24 Proposed overlook area
- 25 Playground/overlook area
- 26 Provide steep switchback trail to Cortlandt quarry amenities (Not ADA accessible)
- 27 Proposed parking lot - 57 spaces
- 28 Additional parking lot(s) as required: 37-82 additional spaces

## Design Components

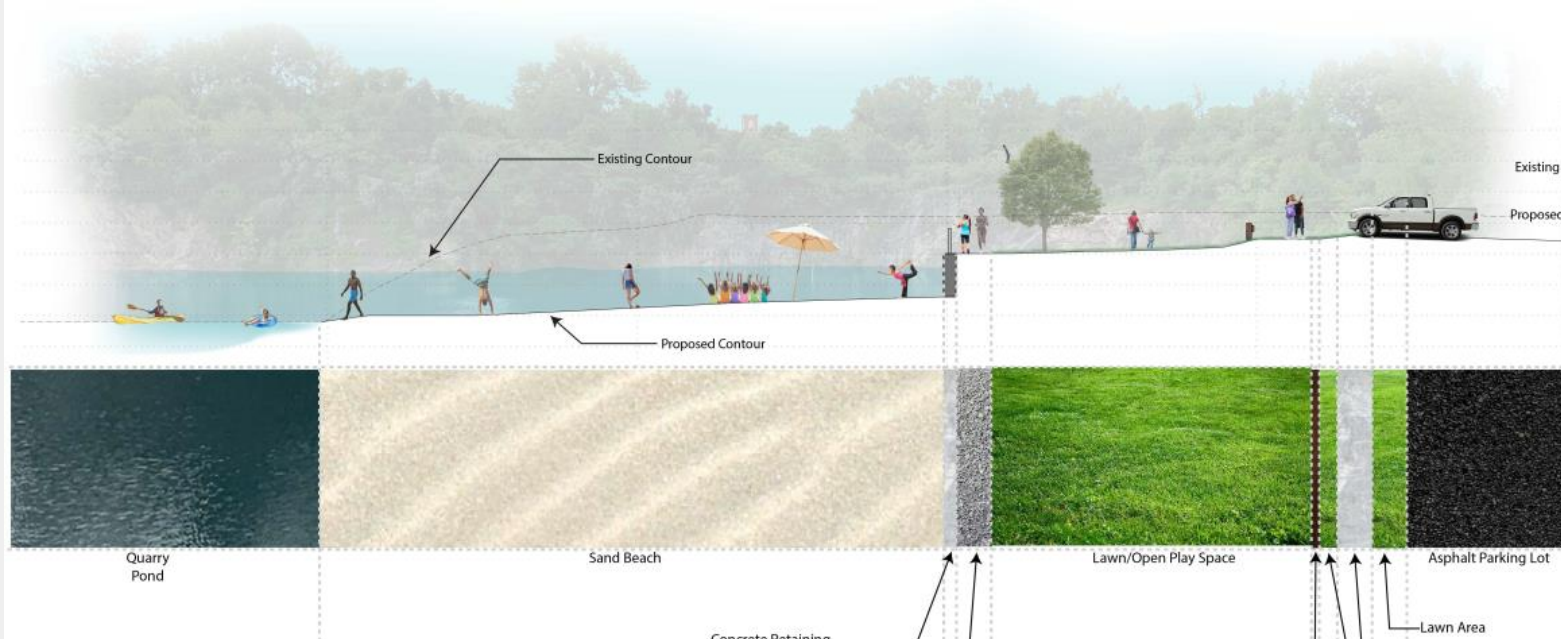
- Public Swimming Areas:
  - Shoreline Swimming Area
  - Deep Swimming Area
  - Kiddie Pool
- Boardwalk along Edge
- Dock System – Fixed / Floating
- ADA Accessible Access
- Passive Recreation
- Playgrounds
- Trails and Overlooks
- Concessions
- Bathhouse
- Picnic Areas







# Beach Concept Section



## Design Key Considerations

- Access
- Circulation
- Orientation
- Views
- Infrastructure
- Public Safety

## Design Key Attributes

- Land Use and Amenities
- Connectivity and Access
- Utilities and Support Facilities
- Upland Site Conditions and Topography
- In-Water Site Conditions



**Cortlandt Beach Feasibility Study**  
 Town of Cortlandt  
 Final Concept | 3/3/2023  
 scale = 1h:1v







# Beach Concept Rendering

Beach  
Feasibility  
Study



*Examples of  
boardwalk /  
floating docks*







# Quarry Swimming Next Steps

Next Steps –  
Public  
Swimming  
Beach

## Further Quarry Swimming Evaluation

- Bathymetric survey to provide underwater slope
  - Survey occurred mid-March, we are awaiting results
- Phase II ESA to determine if contaminated soils present in the area to be developed
  - Locations identified from past uses in Phase I ESA
  - Sampling program included in Phase II ESA
- Percolation tests and test pits to determine soil conditions for stormwater and wastewater designs
  - To be scheduled during Phase II ESA







# Quarry Swimming Next Steps

Next Steps –  
Public  
Swimming  
Beach

## Required for Quarry Swimming Approval

- WCDOH approval
  - Follow-up meeting and site visit with WCDOH
  - Water sampling (2 more years of sanitary sampling may be required)
  - Verbal approval to begin beach application process
- Phase II Environmental Site Investigations
  - Sampling and evaluation of identified RECs
  - Town provided B&L Notice to Proceed March 23<sup>rd</sup>
  - Field work / investigations – Spring 2023
- SEQR (NYSDEC) / NEPA (USEPA) process
  - SEQR Part 1 started – 04.18 Town Board mtg - approval
  - Interested / Involved Agencies – letter of intent
  - Lead Agency Resolution – Town Board assumed
  - SEQR determination – Assuming Type I Action
  - Complete Environmental Impact Statement
  - NEPA similar process to SEQR





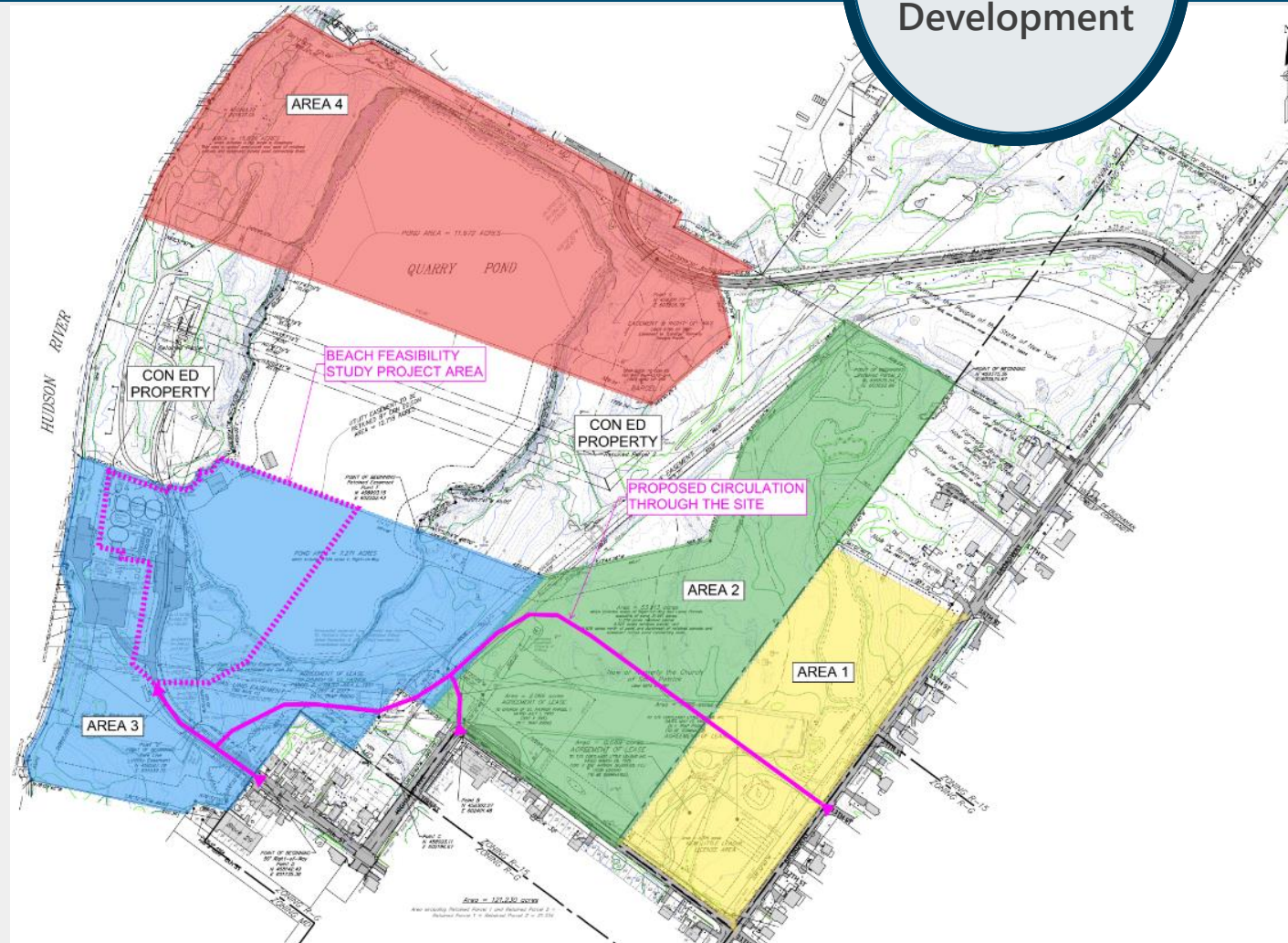


# Site Development - EDA

Next Steps –  
EDA Site Plan  
Development

## Design Development Next Steps

- 30% Site Plan approval by Town
- Environmental reports
- Phase II ESA
- Soil Testing
  - Infiltration Testing – Stormwater Design
  - Percolation Testing – Subsurface Wastewater Design
- 60% Site Plan development
- Coordination with Town







# REOI

## Requests Used in Pre-Development Phase to Assess Developer Interest

Request for Expressions of Interest

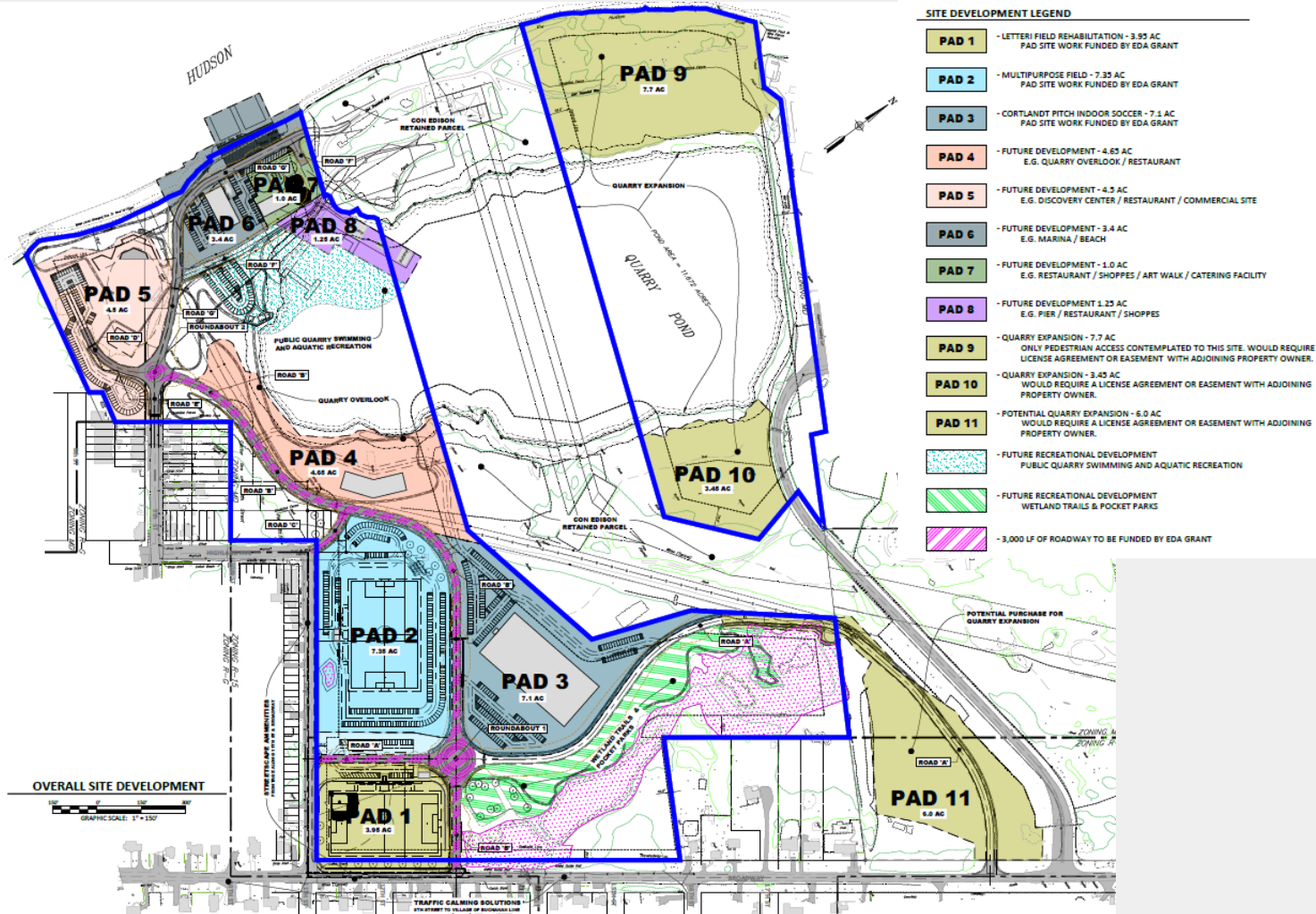
November 2022

The Town sent out a Request for Expressions of Interest for the Redevelopment of the Cortlandt Quarry

January 2023

We received three responses.

All respondents acknowledged that the upper portion of the property was currently proposed to be developed for recreationally purposes for both indoor soccer and outdoor recreation fields.



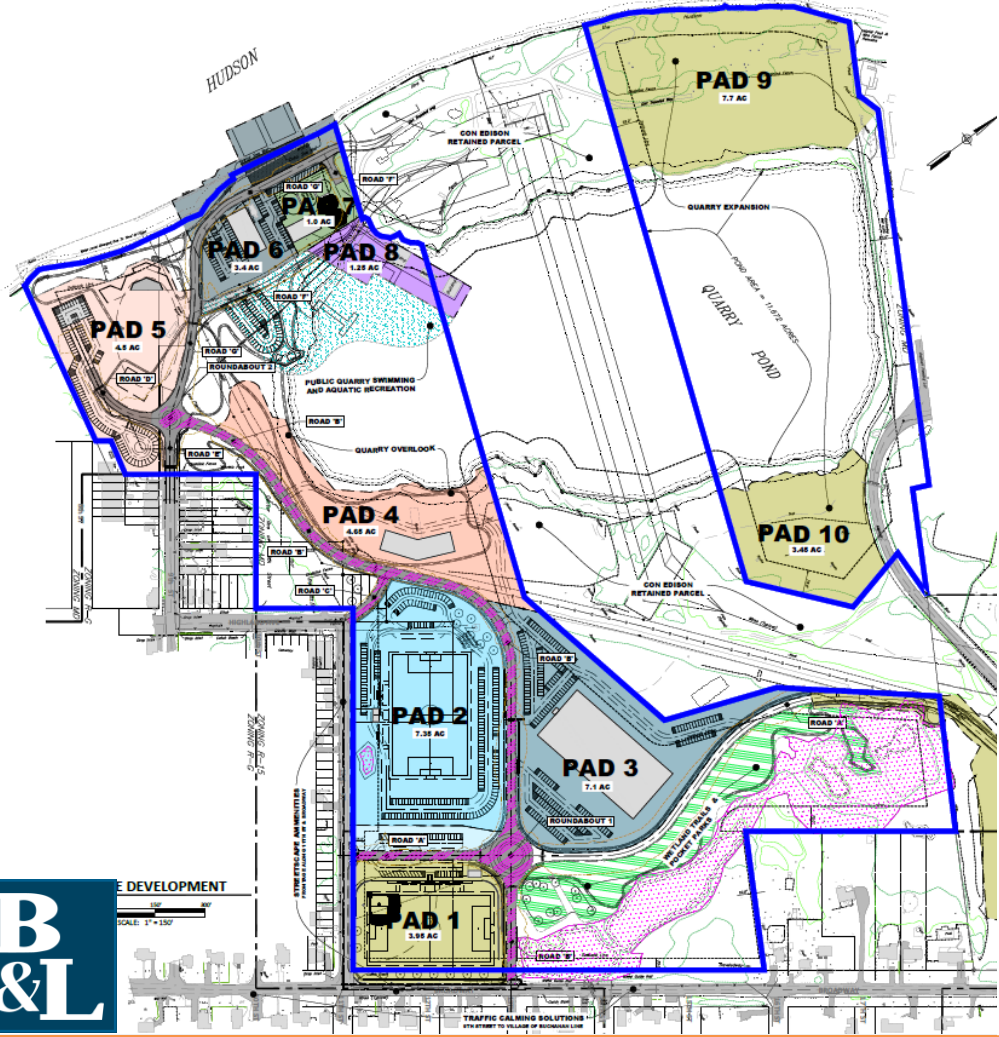




# REOI – Response Received

Requests Used in Pre-Development Phase to Assess Developer Interest

Request for Expressions of Interest



### KinoSaito

Proposed a phased approach for Sites 6, 7, & 8 for public and cultural facilities to initially include the preservation and re-purposing of the existing structures and to incorporate public art, landscaping and trails and in future phases shops, restaurants and public event space.

### Trinity Associates

Also proposed a long-term phased approach but in the short term their main proposal was for a Food Hall/Catering Hall on Pad 5 with an outdoor festival space for Pad 6 and future phases to potentially include a campground and R.V. parking.

### Ginsburg Development Companies

Proposed and Inn & Spa. The response specifically referenced their project in Peekskill “The Abbey Inn & Spa. They also proposed 200 apartments. They wished to be considered a Master Developer for the site.







Thank you!

Questions/Comments?

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