



VERPLANCK WATERFRONT

MASTER PLAN

APRIL 2015

PREPARED FOR:

Town of Cortlandt

PREPARED BY:

**IQ Landscape Architects, P.C.
AKRF, Inc.**



This 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.

Cover Photo Credits:

Aerial of Verplanck Waterfront (Scenic Hudson)

Steamboat Dock (Town of Cortlandt)

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CHAPTER 1 / Introduction



Cortlandt Waterfront Park (Town of Cortlandt)



Sunset at Cortlandt Waterfront Park (Town of Cortlandt)

Upon acquisition of Cortlandt Waterfront Park, the Town of Cortlandt began its initial waterfront planning efforts. The Town hired Cavendish Partnership and the Bourne Engineering consulting firms to work with the community and the Town to develop the original vision for the Verplanck Waterfront, the **1993 Verplanck Waterfront Master Plan**. This document, also known as “The Cavendish Plan”, was developed through a highly interactive, dynamic process, which actively sought input from both Verplanck residents as well as residents of Cortlandt living outside the hamlet of Verplanck. Many elements of the **1993 Verplanck Waterfront Master Plan** have already been implemented.

Since the adoption of the Cavendish Plan, public outreach to the Hamlet of Verplanck and Cortlandt community as a whole regarding the Verplanck Waterfront has been ongoing. Some of the major public outreach meetings occurred as part of the 2004 town-wide Master Plan, the 2008 waterfront light industrial/waterfront enhancement planning process, as well as during several Verplanck Residents Association meetings and Verplanck Enhancement Plan meetings. In addition, there have been numerous public information meetings to discuss proposed improvements along the waterfront such as the Broadway Streetscape (connecting the center of Verplanck to Cortlandt Waterfront Park), the Verplanck Nature Preserve & Trails, and the public boat launch. As a result of these efforts, new opportunities for expanding and improving the park

emerged. These new opportunities and the fast pace of the continued Verplanck waterfront revitalization efforts, triggered the need for additional visioning and led the Town to apply to the New York State Department of State (DOS) for a Local Waterfront Revitalization Program (LWRP) grant to help the Town plan for the continued development of the remaining portions of the park.

The Town was successful in their application and was awarded a \$34,250 grant that proposed to accomplish two tasks, Town-wide waterfront visioning and the development of revitalization strategies as a first step towards completing an LWRP and an update to the 1993 Verplanck Waterfront Master Plan (Cavendish Plan). A work plan was developed and executed with DOS in the summer of 2014 that focused on waterfront visioning and the development of revitalization strategies for the Verplanck Waterfront. This 2015 Verplanck Waterfront Master Plan is the final culmination of these efforts.

The purpose of this updated 2015 Verplanck Waterfront Master Plan is to provide a framework for continuing to plan, conserve, utilize and enjoy Verplanck’s unique waterfront resources. In addition, the purpose of the 2015 Verplanck Waterfront Master Plan is to better define and enhance opportunities for public waterfront access as well as passive and active recreation within the Town in a way that reflects the priorities of the Cortlandt Community.

This document is intended to be used as a long-range planning tool to be implemented over time. Therefore, 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 provides a framework to allow short-term re-development activity to occur along with the phased implementation of long-term goals in accordance with the resources available to the Town.

“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

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 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.

Goals:

- Improve/enhance the visual appearance, functioning, and access to the Cortlandt Waterfront Park.
- Address environmental issues and natural hazards, such as sea level rise, flooding, and erosion.
- Provide a wide range of dining experiences throughout the park from picnicking and farmers markets to food trucks and restaurants to create opportunities to balance the waterfront park use with expanding economic vitality.
- Create space along the waterfront for community gatherings and other outdoor events.
- Promote economic vitality and a greater awareness of Cortlandt’s natural environment, history and culture by connecting people to the waterfront and by providing heritage-based education, tourism, and events.
- Provide passive recreation opportunities and preserve natural resources along waterfront.
- Enhance and expand the diversity of water-based recreational activities that draw both visitors and locals such as boating, fishing, and swimming.



*Veteran’s Memorial, Cortlandt Waterfront Park
(Town of Cortlandt)*

CHAPTER 2 / Master Planning Process



*Verplanck Waterfront Preservation Committee
(Town of Cortlandt)*



*Public Outreach with the Riveredge Homeowners Association -
July 2006 (Town of Cortlandt)*

Since the early nineties, a variety of strategies to promote community participation were utilized in the Town of Cortlandt and Verplanck to encourage public engagement in the waterfront planning process by a broad and diverse representation of community residents and stakeholder groups (see Timeline p16).

To facilitate the planning process for the 2015 Verplanck Waterfront Master Plan update, the Town formed a new Verplanck Waterfront Master Plan Advisory Committee comprised of seven volunteer residents appointed by the Town Board and three Town Staff members including:

Verplanck Waterfront Master Plan Advisory Committee Members:

- **Lisa Cole**— Verplanck resident
- **Frank Farrell**—Cortlandt Rowing Club, Town Board Member and Liaison to Town Board
- **Holly Haight**—Town Fire Inspector and Verplanck resident
- **Einar Johannsen**—Owner Viking Boatyard and Verplanck resident

- **Missy Johannsen**—Owner Viking Boatyard and Verplanck resident
- **Robert Kelleher**— Verplanck resident
- **Stephanie Vaughey**—Verplanck resident

Staff Committee

- **Ed Vergano, P.E.**, Director, Department of Technical Services
- **Chris Kehoe, AICP**, Deputy Director, Department of Technical Services, Planning Division
- **Rosemary Boyle Lasher**, Assistant to the Director, Department of Technical Services

Consultant Team

- **John Imbiano, ASLA**, Principal, IQ Landscape Architects, PC
- **Anthony Russo**, Vice President, Traffic Engineer, AKRF, Inc.
- **Michelle Robbins, AICP**, AKRF, Inc.

The committee worked with the Consultant Team to create the 2015 Verplanck Waterfront Master Plan by incorporating the recommendations developed by residents and stakeholders during the numerous public engagement meetings that have occurred since publication of the original 1993 Cavendish plan.

Since extensive public engagement efforts have been ongoing in Verplanck for the past 25 years, much of the visioning, development of goals, and identification of needs, opportunities, and critical issues had already occurred. Therefore, the new committee was tasked with advancing the development of the 2015 Verplanck Waterfront Master Plan by utilizing the information assembled from the previous outreach efforts. To ensure broad community involvement and awareness, the committee conducted two visioning workshops to discuss the inventory and analysis of existing conditions, identify preliminary issues and opportunities and review previous public input.

The first community visioning workshop with the committee was held on October 14, 2014, from 7pm to 9pm at the Cortlandt Town Hall. The goal of this meeting was to gather input on how the Cortlandt Waterfront Park should be improved and what the overall vision for the future developments of the park should be. Committee members were presented with an overview of the Verplanck Waterfront and the work completed to date, including a map of the project

site and boundaries, a description of existing conditions, and an updated draft list of identified needs and opportunities taking into consideration all the recent and on-going work along the Verplanck waterfront. The workshop activities were designed to solicit input from committee members and help participants describe how they currently use the waterfront and how they would like to use the waterfront in the future. Committee members were asked to identify needs and opportunities for the project site, what they love about the site, what they would change, and critical issues faced by the Town. Committee members also contributed their ideas, provided insights into individual assets on a large map of the waterfront area, and shared their needs, desires, and experiences interacting with the Verplanck Waterfront.

The second community visioning workshop with the committee was held on November 13, 2014, from 7pm to 9pm at the Cortlandt Town Hall. A draft plan that incorporated the committee's input from the first community visioning workshop was discussed and the consultants introduced preliminary design concepts for the different activity areas proposed in the Park. The designs focused on providing public access to the waterfront, providing better pedestrian amenities, allowing for numerous uses including boating, walking, and swimming as well as potential locations for future restaurants, an environmental/nature center, and restroom facilities.



Q&A Period at the Public Engagement Meeting 1 – January 15, 2015 (AKRF, Inc)



Public Engagement Meeting 1, Cortlandt Town Hall – January 15, 2015 (AKRF, Inc.)

Town of Cortlandt Waterfront Park



Following the visioning workshops, a Public Engagement Meeting to review the Draft Verplanck Waterfront Master Plan was held on January 15, 2015 from 7 to 9 pm at the Cortlandt Town Hall. The Consultant Team, with support from the Advisory Committee, facilitated the meeting and provided the Agenda, Powerpoint Presentation and informational boards and maps for review by the public.

The format of the meeting included a presentation of the Draft 2015 Verplanck Waterfront Master Plan by the consultant team that included an analysis of existing conditions, the vision for the Waterfront Park, and a description of the various components of each new focus area in the 2015 Plan. The vision for each focus area was described using drawings, maps and photos. The presentation was followed by a Q&A period and time was allotted for attendees to visit the various boards displaying drawings of the Master Plan across the room.

The January 15, 2015 event provided a key opportunity to present the initial results of the Committee process and the Draft 2015 Verplanck Waterfront Master Plan to the community, gauge public support for the waterfront vision, and gather valuable input to enhance the Plan. The public was invited to speak and encouraged to provide input. A video link of the Public Engagement Meeting is available here: http://townofcortlandt.granicus.com/MediaPlayer.php?clip_id=320.

Master Plan Vision Board from Public Engagement Meeting 1 - January 15, 2015 (IQ Landscape Architects, P.C.)

CHAPTER 3 / Project Background

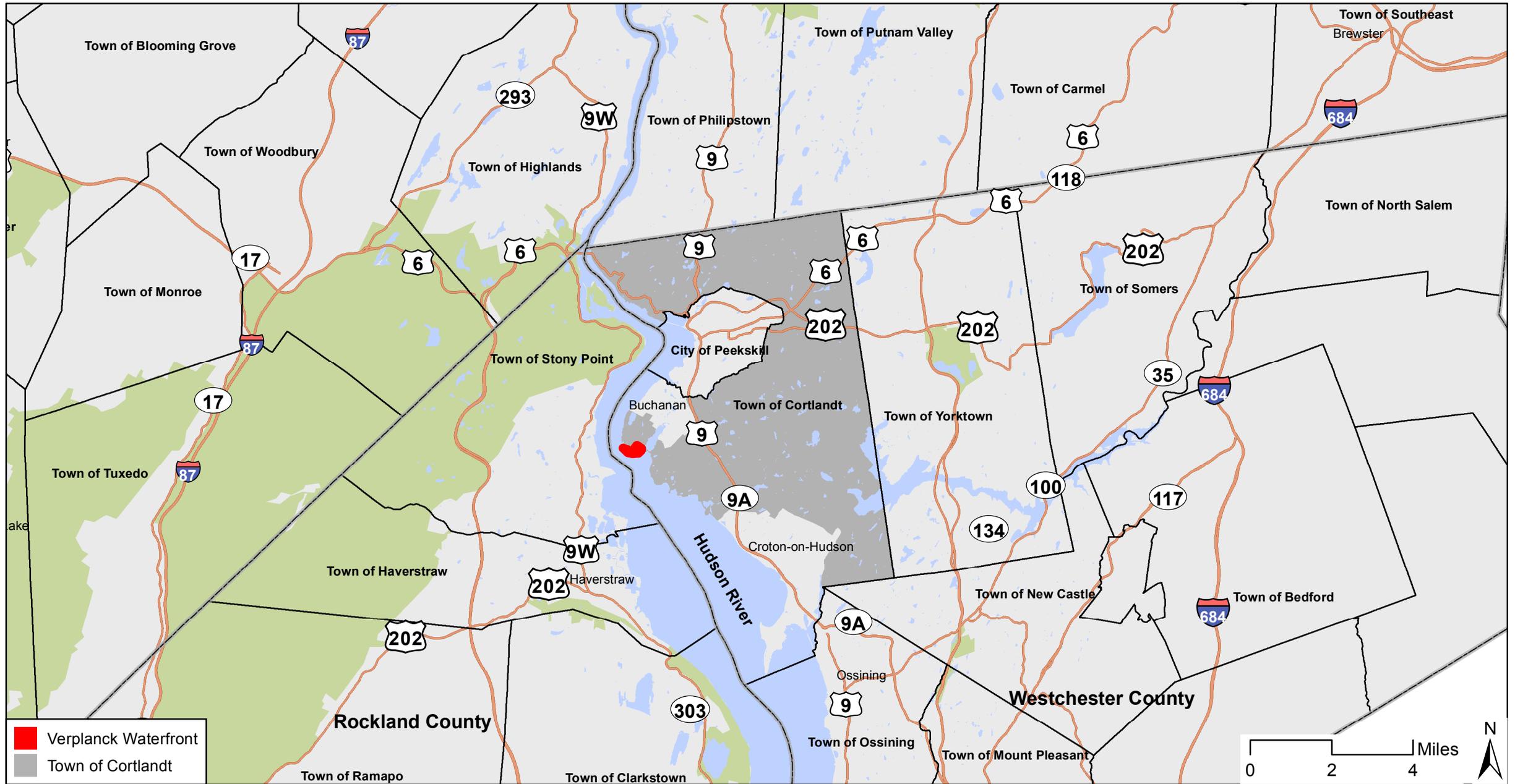
3.1 VERPLANCK WATERFRONT PLANNING AREA



View of the Hudson River from Cortlandt Waterfront Park (Town of Cortlandt)

The 2015 Verplanck Waterfront Master Plan planning area is located in the Hamlet of Verplanck within the Town of Cortlandt, in Westchester County, New York. The Town of Cortlandt contains over 15 miles of Hudson River waterfront and is comprised of two villages and several small hamlets each with its own distinct identity. Verplanck, which is situated on a peninsula (Verplanck’s Point) that extends into the Hudson River (Figure 1), is known for its Revolutionary War history, specifically the location of the strategic Kings Ferry Crossing between Stony Point and Verplanck’s Point, which General George Washington’s army used to cross the Hudson on its march to Yorktown, Virginia, in 1781. Due to Verplanck’s unique geography it is one of the only areas along the Hudson River between New York City and Albany where waterfront access is not impeded by railroad tracks. In addition, Verplanck’s Point provides expansive and picturesque Hudson River views particularly looking south.

The 2015 Verplanck Waterfront Master Plan planning area encompasses the entire 28-acre Cortlandt Waterfront Park and contains approximately 3,000 feet of Hudson River shoreline (Figure 2). The planning area is surrounded by several land uses and resources (Figure 3) including the residential neighborhoods of Verplanck to the north and west, the Hudson River to the south, the Viking Marina and Lake Meahagh to the east.



Verplanck Waterfront Master Plan

Regional Context
Figure 1

This 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.



Verplanck Waterfront Master Plan

Planning Area
Figure 2

This 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.

SOURCE: 2011 Town Assessor's Data updated by AKRF, Inc. and Cortlandt DOT'S



Verplanck Waterfront Master Plan

Existing Land Use
Figure 3

This 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.

3.2 HISTORICAL CONTEXT & TIMELINE OF VERPLANCK WATERFRONT PLANNING EFFORTS



*Replica of Half Moon Sailing near Cortlandt Waterfront Park
(Town of Cortlandt)*

The creation of the Cortlandt Waterfront Park began in the late 1980's when public access to the Steamboat Dock bulkhead was threatened by a dispute between a purported owner of the 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.

During this time, the Town also acquired two significant waterfront properties abutting each other, and adjacent to the Steamboat Dock. The first property, the former Martin Property, was gifted to the Town in 1991 by longtime resident James Martin who retained a life estate on the property until he passed away in 2006. This 21-acre parcel is comprised of four distinct areas: the former Sturgeon Boat Club site, the former Sea Plane Base, a 1.5-acre area on the other side of Riverview Avenue, and the Riveredge Mobile Home Park.

In 2006, the Town created the Martin Property Committee and started to proactively work with the residents of the mobile home park to clean up the site, remove dilapidated buildings and plan for future improvements. In addition, in the fall of 2012, Hurricane Sandy permanently damaged several mobile homes which were subsequently removed from the site.

The second property, the former Newman property or Hudson River Boat Sales property is approximately 2.2 acres in size and is located at the end of Broadway immediately south of Hardie St/Riverview Ave. In April 1997, while removing an existing section of asphalt, the Town of Cortlandt encountered petroleum contaminated soils. The New York State Department of Environmental Conservation (NYSDEC) was notified (Environmental Restoration Site # B-0047-3). At significant costs to the Town, (some of which was reimbursed several years later through the NYSDEC), two underground storage tanks were removed and approximately 4,700 tons of contaminated soil were excavated and properly disposed of offsite. As part of the requirements for remediation of the site – a two foot soil cover with Geotextile fabric was installed on the entire site. An official Record of Decision was issued in March 2004 by the NYSDEC - Division of Environmental Remediation, which prohibits buildings from being constructed within this area of the Park and any ground disturbance greater than 24 inches. As part of the site cleanup, a large lawn area was created over the remediation site and named the Great Lawn, and the shoreline was stabilized.

The following timeline details the key milestones in the history of the development of the Cortlandt Waterfront Park from 1990-2015. See Appendix A for a more detailed timeline.

1991

Resident James Martin gifts the Town 26 acres of adjacent waterfront property.

Cortlandt Town Board votes to protect public access to the Steamboat Dock.

1993

Cavendish Partnership completes the first Verplanck Waterfront Master Plan (Cavendish Plan).



1992

Cortlandt Town Board allocates \$100,000 to the Steamboat Dock project.

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.



1990

Formation of the Verplanck Waterfront Preservation Committee.

1995

Shoreline restoration work takes place.

Town Board names the park "Steamboat Riverfront Park".

Cavendish conducts public informational hearings for the park design.

A proposed sidewalk entitled "Riverwalk" connecting Steamboat Dock to Kings Ferry road is awarded an ISTE A Grant for \$285,000.

1997

Steamboat Dock completed and rededication ceremony is held.



1999

Overlook construction is complete and a grand opening ceremony is held.



1996

Upper parking area created to the left of the Overlook.

Construction commenced at Steamboat Dock (September 10, 1996).



1994

Town Board dedicates the Town of Cortlandt Shoreline Trail.

Steamboat Dock improvement is awarded a \$133,000 grant.



1998

Soil monitoring wells are installed as part of the Federal Brownfields Cleanup at the grassy area in front of the Overlook.

Informational meetings open to the public are held on the Overlook, Riverwalk and Brownfields Cleanup.

2001

Cleanup around clayhole is completed by Town Staff connecting the Riverwalk and for the first time in years, people can appreciate the view.

Town Board authorizes the demolition of the dilapidated Campbell house at Steamboat Dock.

Brownfields reclamation project continues with NYSDEC oversight.

NYS approves the Riverwalk final design.

2000

NYSDEC completes the construction of a new fishing pier.

Public informational meeting is held on final Riverwalk design.

Riverview Avenue becomes a "one-way" street from Kings Ferry Road to allow ample space for sidewalk/Riverwalk.

Brownfields Cleanup and monitoring continues with NYSDEC oversight.

Riverwalk Project is the recipient of the NYS Waterfront Re-Discovery Award.

2002

Riverwalk construction is completed. (Note: Riverwalk includes Riverview Avenue sidewalk from Steamboat Dock to Lake Meahagh and the interior walking path in the Park.)

Broadway Streetscape plan, a multi-phased project to build sidewalks from the River to 16th Street and possibly to the Village of Buchanan, is funded by a grant of \$260,000.

Kings Ferry Road/Lake Meahagh Sidewalk is awarded a grant through the Intermodal Surface Transportation Efficiency Act (ISTEA) for a total of \$285,000

Marie Pritchard Pavilion is dedicated in the area of the former Campbell house to the memory of Mrs. Marie Pritchard who led the fight to preserve Steamboat Dock (June 29, 2002).

2003

Public outreach meetings are held regarding design ideas for Broadway Streetscape.

NYSDEC Brownfields monitoring continues at the Overlook.



2005

Port-o-san installed at Steamboat Dock at the request of users of the Park. This is the only sanitary facility in the park.

During public meetings regarding Meahagh Park Design residents suggest possible future connectivity between Cortlandt Waterfront Park and Meahagh Park.

2007

NYS provides a \$50,000 grant for "historic design" lighting at the Kings Ferry Road sidewalk. (Note: this lighting design is now used throughout Town.)

Construction completed on Kings Ferry Road Sidewalk.

Construction in progress on Broadway Streetscape Phase I from 8th Street to 5th Street.

2008

Historic Street Signs depicting Broadway as part of the Washington Rochambeau trail are installed in Broadway Phase I. (Note: this is now a National Historic Trail and part of the National Parks system.)

Installation of duratherm medallion depicting a compass rose at intersection of 6th and Broadway are completed as part of Streetscape improvements.

Former Martin property demolition/cleanup continues at sea plane base.

\$175,000 grant is awarded to the Town for Nature Preserve/Landscape Improvements at Turtle Pond.

2009

Work begins on updating the 1993 Waterfront Master Plan.

Additional cleanup/demolition takes place in areas formerly owned by Mr. Martin.



2011

Work is conducted by Cortlandt DES to extend Steamboat Park to include the former Sturgeon Boat Club area - regraded, seeded.

Several Verplanck Enhancement Plan (VEP) Meetings with the Town Supervisor and Town Board take place to discuss various projects in Verplanck.

2013

Eaglefest is held at the Cortlandt Waterfront Park with co-sponsors Teatown Reservation and the Town of Cortlandt.

Cortlandt Community Rowing Association (CCRA) is formed and plans begin to encourage rowing or "crewing" along the Hudson River at Cortlandt Waterfront Park and at Lake Meahagh.

New Public Boat Launch Dedicated (May 16, 2013).

A 5K Race is held by Cortlandt with the finish line at Cortlandt Waterfront Park (October 26, 2013).

CCRA signs agreement with the Town to utilize buildings on site for the storage of rowing boats (skulls).

2015

Public outreach meeting is held on both the Verplanck Waterfront Visioning Process and the Comprehensive Master Plan (January 15, 2015).

Eaglefest is held at the Cortlandt Waterfront Park with co-sponsors Teatown Reservation and the Town of Cortlandt (February).

2005

2010

2015

2004

NYSDEC determines that enhanced remediation is needed at Brownfields site near Overlook, including a geotextile fabric and new soil across the entire site. A NYSDEC public hearing on this project is held.

Broadway Streetscape is cut into "Phases". Phase I will be from 5th to 8th streets, Phase II from the River to 5th and Phase III from 8th Street to 16th street.

2006

Patriot's Weekend, a Revolutionary War era re-enactment, is held in September at Verplanck's Waterfront including "The Crossing," a historical re-enactment of the crossing between Verplanck's Point and Stony Point.

Lake Meahagh Floodgate is re-designed and re-built to address concerns of flooding and to allow for construction of new sidewalk over top of the floodgate.

Brownfields geotextile fabric project is begun resulting in the installation of two feet of new soil over the entire site.

Mr. Martin passes away, formalizing the transfer of approximately 21 acres of waterfront property to the Town. The 10 year period begins for when all mobile homes must be vacated.

Cortlandt creates a "Martin Staff Committee" to focus on future plans for this 21-acre area.



2010

Construction of Emergency Services Boat Launch (\$75,000 grant) is completed at the easterly end of the Park.

Historic Plaques honoring the Quadricentennial Celebration of the Hudson River and depicting Verplanck's Revolutionary War history are installed at Overlook.

Demolition of the former Martin Brick Building and cleanup of site is completed.

2012

Portion of the park from the Overlook to Lake Meahagh is renamed "Cortlandt Waterfront Park".

Veterans Memorial is created in the Cortlandt Waterfront Park in area of former Sturgeon Boat Club with beautiful views downriver.

Work begins on a public boat launch at Cortlandt Waterfront Park.

Aviation themed playground is officially dedicated in honor of James Martin.

2014

Eaglefest is held at the Cortlandt Waterfront Park with co-sponsors Teatown Reservation and the Town of Cortlandt.

RFP for planning and design services for an update to the Verplanck Waterfront Master Plan is conducted.

Planning and design contract awarded to I.Q. Landscape Architects.

Cortlandt Community Rowing Association (CCRA) Grand Opening to encourage rowing or "crewing" at Lake Meahagh and along the Hudson River at Cortlandt Waterfront Park.

Construction begins at the Verplanck Nature Preserve, Turtle Pond, and Clayhole. Construction expected to be complete in spring of 2015.

Town forms New Verplanck Waterfront Master Plan Advisory Committee.

3.3 EXISTING CONDITIONS



Cortlandt Waterfront Park is owned and operated by the Town of Cortlandt and provides numerous active and passive recreational opportunities. The park is open to the public and is accessible by car, boat, foot, and bicycle.

Clockwise from Top Left: Existing Passive Recreation (IQ Landscape Architects, P.C.) Swimming at Cortlandt Waterfront Park (Town of Cortlandt) Emergency Boat Launch near Viking Marina (IQ Landscape Architects, P.C.) Eagles Viewing from Cortlandt Waterfront Park (Town of Cortlandt)



ELEMENTS, NATURAL FEATURES AND AMENITIES

Figure 4 shows the existing conditions within the boundaries of the Cortlandt Waterfront Park. The existing elements, natural features and amenities located within the Park boundaries are described in detail below from west to east.



*Marie Pritchard Pavilion
(Town of Cortlandt)*

A. MARIE PRITCHARD PAVILION

Design discussions for the 32-foot polygon-shaped pavilion began in 1998 to be located in the area of the former Campbell House. In 2001, the Gazebo was completed at a cost of \$158,000 and named in memory of Mrs. Marie Pritchard who was a well-known community activist and chaired the Verplanck Waterfront Preservation Committee for over 11 years.



*View from Steamboat Dock
(Town of Cortlandt)*

B. STEAMBOAT DOCK

The Steamboat Dock, was preserved and re-constructed during the 1990s and was the first major improvement to the Cortlandt Waterfront Park. All other park acquisitions and improvements grew out of this project.



Broadway Overlook (Town of Cortlandt)

C. BROADWAY OVERLOOK

The Broadway Overlook was constructed in 1998 as a pedestrian river-viewing area and is a popular bald eagle viewing destination. It offers a sense of place as one first approaches the park from Broadway and the center of the hamlet.



Fishing Pier (Town of Cortlandt)

D. FISHING PIER

The fishing pier was constructed by the state in 2001 and is accessed via a paved walking trail that is part of the “Verplanck Pedestrian Path”. It is an attractive destination for local fishermen and a popular photography and Eagle viewing site.



Great Lawn (IQ Architects, P.C.)

E. GREAT LAWN

The Great Lawn was formally the site of the Hudson River Boat storage and sales. A designated Brownfield site, the Town received funding from NYSDEC for a restoration project which was completed in 2004 when a Record of Decision (ROD) was issued by NYSDEC. This helped turn the area into an open space for gathering and enjoying views of the Hudson River.



Dedication Ceremony at Veteran's Memorial Park – July 31, 2012 (Town of Cortlandt)

F. VETERAN'S MEMORIAL

The Cortlandt Veteran's Memorial was designed by the Town's Department of Technical Services (DOTS) with input from the William J. Boyle VFW Post. The project was dedicated at a formal ceremony on July 31, 2012. This memorial site offers expansive views down River.



Jim Martin Aviation Playground (Town of Cortlandt)

G. JIM MARTIN AVIATION THEMED PLAYGROUND

The Jim Martin Aviation Playground was dedicated in August 2012 to honor Mr. James Martin's gift to the Town. The playground was developed to celebrate the site's history as a former seaplane base and is a popular destination for children in the neighborhood.

H. CORTLANDT COMMUNITY ROWING ASSOCIATION (CCRA)

Previously occupied as seaplane hangars, the buildings are located on the site of the former Martin seaplane base. These hangars are currently used through agreement with the Town of Cortlandt, by the Community Rowing Association to store crewing boats owned and operated by the CCRA, a non-profit organization whose mission is to promote health, fitness and the benefits of team participation through the sport of rowing to people of all ages.



Rowing Buildings (IQ Landscape Architects, P.C.)



Public Boat Launch (Town of Cortlandt)

I. PUBLIC BOAT LAUNCH

Designed by the Town of Cortlandt DOTS Division and constructed at a cost of approximately \$200,000, the public boat launch was opened in May 2013 on the site of the former seaplane base. The public boat launch can accommodate boats up to 22 feet long.



Riverwalk (IQ Architects, P.C.)

J. RIVERWALK

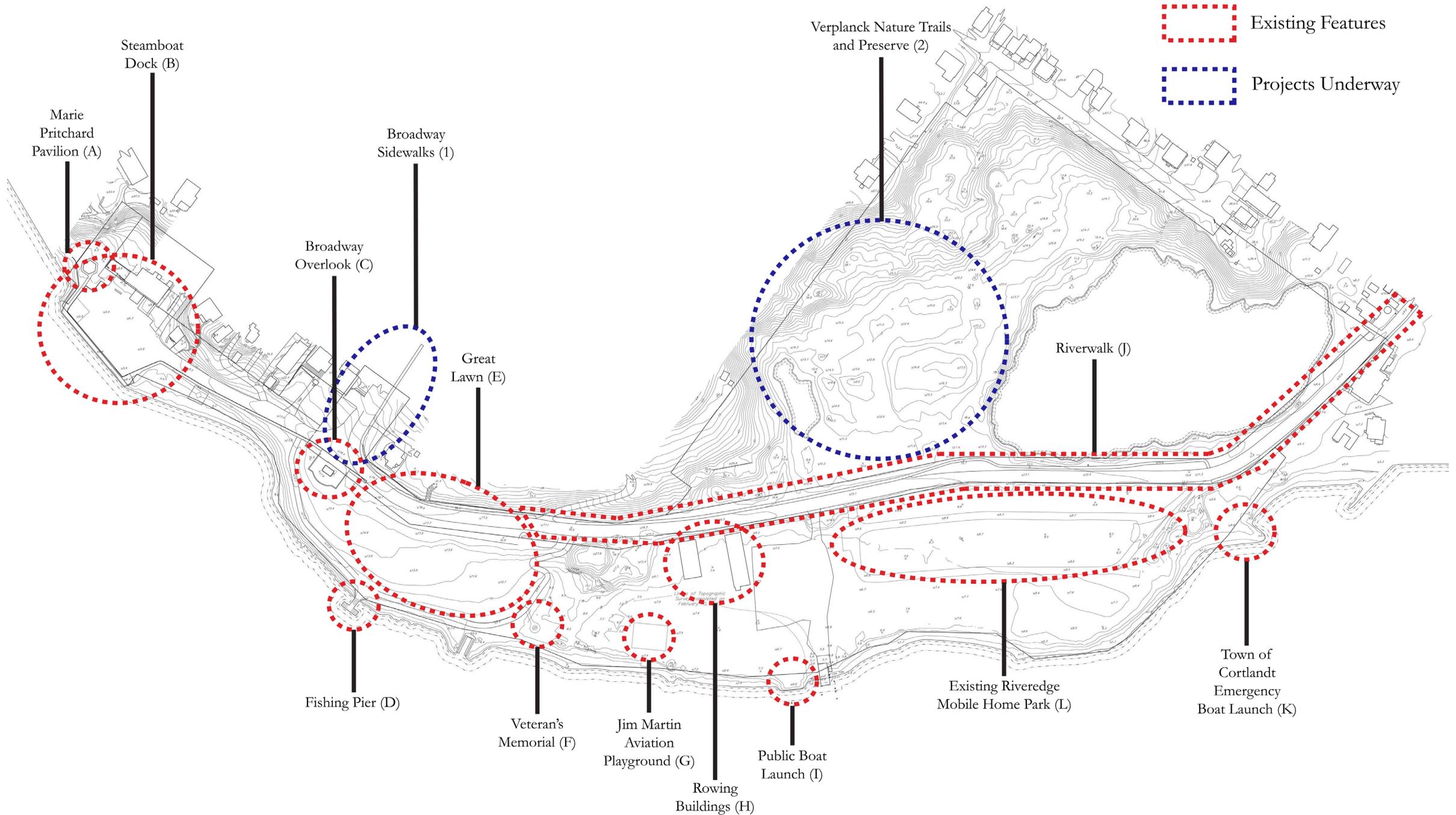
The Verplanck Pedestrian Trail "Riverwalk" provides a pedestrian path along the river from the Steamboat Dock through the Overlook and back out to Riverview Avenue, ending at Kings Ferry Road and connecting to Lake Meahagh walkway. Riverview Avenue was also made a one-way street in 2002 to allow for safe pedestrian access. This project was funded by a \$285,000 grant from the Intermodal Surface Transportation Efficiency Act (ISTEA).



Emergency Boat Launch (Town of Cortlandt)

K. EMERGENCY SERVICES BOAT LAUNCH

The Emergency Boat Launch was funded by a grant from New York State for approximately \$75,000. The Boat launch consists of a rock "jetty", an asphalt boat launch pad, and a wooden pier parallel to the jetty and is used exclusively by Emergency Responders for quick and easy access to the River. It was dedicated on June 13, 2010.



Verplanck Waterfront Master Plan

This 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.

Existing Conditions
Figure 4



*Clayhole at Verplanck Nature Preserve & Trails
(Town of Cortlandt)*



*Site of Expected Broadway Sidewalk Improvements in Summer
2015 (Town of Cortlandt)*

It should also be noted that the eastern portion of the park between the Public Boat Launch to the north and the Emergency Boat Launch to the south is currently occupied by the Riveredge Mobile Home Park (Figure 4, Letter L) and contains approximately 27 trailers. By agreement with the Town, the occupants of the Riveredge Mobile Home Park are allowed to remain on the site until July 1, 2016. After July 2016, all mobile homes will be removed by the Town and the area will be redeveloped with park uses.

In addition, the following two projects are currently underway and will result in improvements to existing Park elements and greater connectivity:

- 1. Verplanck Nature Preserve & Trails:** A \$175,000 grant was awarded to the Town for landscape improvements to the Preserve, and for landscape improvements and construction of an overlook at Turtle Pond. In the fall of 2014, Phase 1 of this two phase project was started. Under direction of an arborist, vines, dead trees and overgrown vegetation were removed from the site to allow for better access and improved views into and out of the Preserve. Phase I is expected to be completed in 2015/2016.
- 2. Broadway Sidewalks/Streetscape Riverview Avenue to 5th Street:** The Town of Cortlandt received \$644,000 of federal funding for the construction of a sidewalk and streetscape improvements on Broadway between Riverview Avenue and 16th Street. Phase I is complete between 5th and 8th Streets. Design work has begun for the next phase between Riverview Avenue and 5th Street and is awaiting approval from NYSDOT.

Although this project is not physically located within the boundaries of Cortlandt Waterfront Park, it will establish a critical pedestrian connection to the center of Verplanck. The overall objective of this project is to create pedestrian safety and connectivity between the Cortlandt Waterfront Park and the commercial center of Verplanck and to connect previously constructed sidewalks. In addition, an organized parking scheme with curbing and new pavement will be implemented to help improve parking and aesthetics along Broadway. Construction is anticipated to be complete in 2015/2016.

In addition to the numerous improvements, described above, the Park contains two paved parking areas with approximately 115 existing spaces and an approximately 0.5 mile pedestrian trail (“The Riverwalk”), which is used for recreation and to link the various park elements and amenities.

EXISTING ZONING

Figure 5 presents the existing zoning of the waterfront planning area. The site is currently zoned “PROS” for Parks, Recreation and Open Space. PROS was established to ensure the preservation of publicly owned lands, including parks, open space, recreation areas, steep slopes, wetlands, flood-prone areas, unique, natural or geographic formations, rare vegetation or habitats of endangered wildlife, lakes, ponds, significant recreational areas or resources, trails, bikeways, pedestrian routes and significant scenic routes particularly ridge lines, water bodies and mountains.



SOURCE: Town of Cortlandt

Verplanck Waterfront Master Plan

Existing Zoning
Figure 5

This 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.



Steamboat Dock (Dani Glaser)



Picnic Tables on Great Lawn (IQ Landscape Architects, P.C.)



View of Broadway Overlook from Hudson River (IQ Landscape Architects, P.C.)



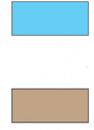
Crablines at Steamboat Dock (Town of Cortlandt)

EXISTING SITE CONSTRAINTS

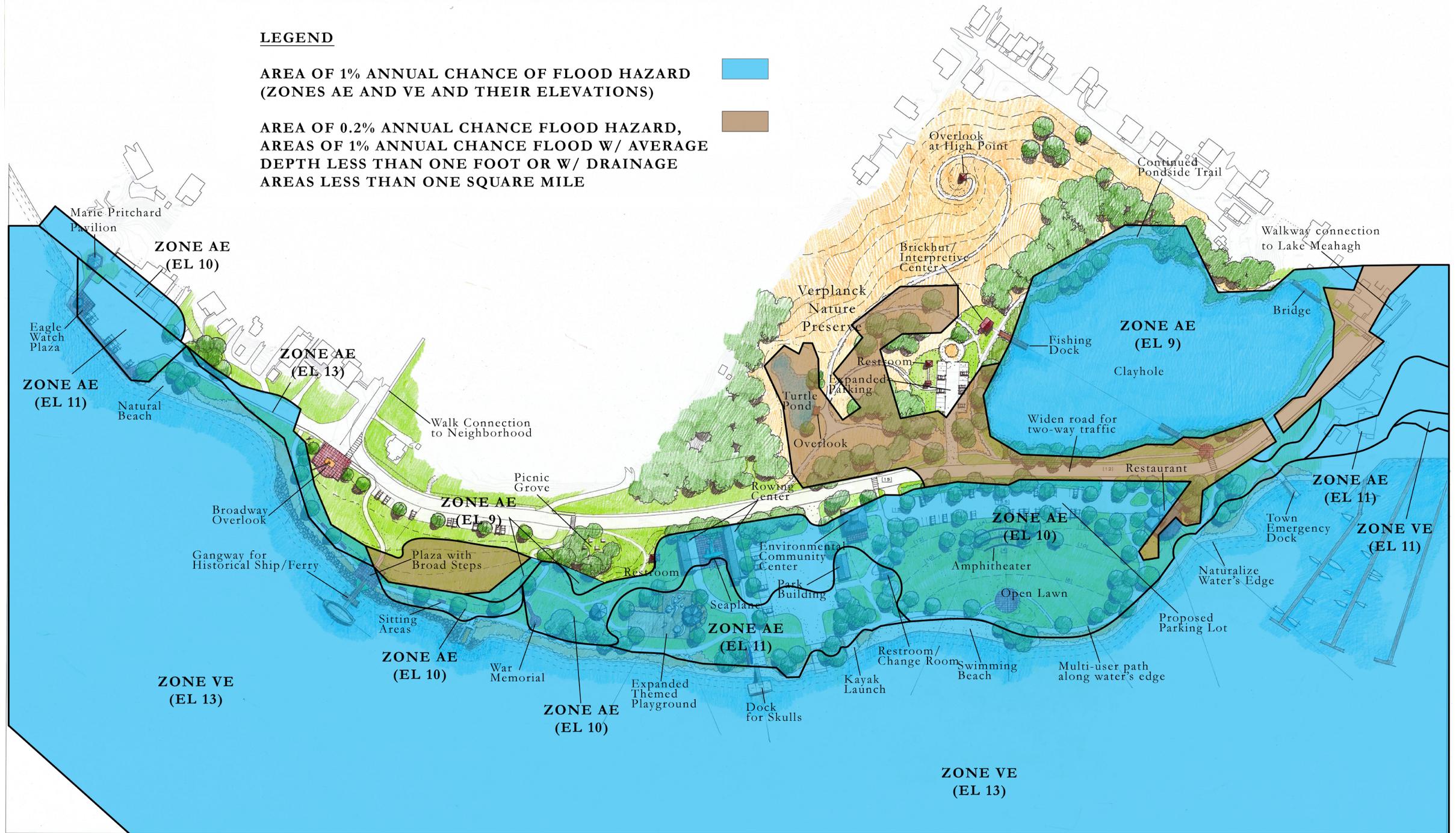
- No public sewer and water currently serve the Park or the Hamlet of Verplanck.
- The Park's "Great Lawn" is an official brownfields cleanup site and is subject to a Record of Decision or "ROD" with NYSDEC. The ROD prohibits buildings from being constructed on the remediation area and any ground disturbance greater than 24 inches.
- Most of the park is located within the 100-year floodplain (Figure 6). Portions of the Park are also within the 500-year floodplain. The 2015 Verplanck Waterfront Master Plan provides for an open space buffer between the waterfront and the developed portion of the site. The Plan also considers the placement and types of uses/structures that would be located within these zones with a goal of maximizing the resiliency of this area to the maximum extent practical.

LEGEND

**AREA OF 1% ANNUAL CHANCE OF FLOOD HAZARD
(ZONES AE AND VE AND THEIR ELEVATIONS)**



**AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD,
AREAS OF 1% ANNUAL CHANCE FLOOD W/ AVERAGE
DEPTH LESS THAN ONE FOOT OR W/ DRAINAGE
AREAS LESS THAN ONE SQUARE MILE**



Verplanck Waterfront Master Plan

This 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.

**Flood Zones
Figure 6**

CHAPTER 4 / Proposed Activities, Improvements and Projects

The purpose of this 2015 Verplanck Waterfront Master Plan is to provide a blueprint for the continued revitalization of the Cortlandt Waterfront Park. This plan is the result of over twenty-five years of visioning and planning by the residents of Cortlandt and integrates the community's future vision for the waterfront with its past by reflecting the unique culture, history and natural resources of the Town. This Plan sets the future vision and program elements for the Cortlandt Waterfront Park while providing staff and elected officials with a tool to support the orderly implementation of the plan. The plan also considers potential future linkages to encourage continued connectivity to the Cortlandt community and waterfront.

A revitalized and enhanced Cortlandt Waterfront Park will provide a strong public anchor to attract and support positive redevelopment efforts within the Town of Cortlandt and the surrounding region.

During the public engagement process, community members were asked to describe the types of activities, improvements, and projects they desired to be included in the Plan. The following recommendations were provided and incorporated into the design of the Master Plan:

- Develop Environmental Education Center/Interpretive Center
- Improve waterfront view/access
- Provide waterfront dining opportunities/restaurant
- Improve connectivity to hamlet center
- Develop nature trails
- Provide better access for paddlers (i.e., crewing, canoe/kayak launch)
- Install public restrooms

This plan:

- Provides a strategic approach to the implementation of improvements to Verplanck's waterfront;
- Forms a guiding document that organizes and plans for the revitalization of public waterfront spaces;
- Improves public access to the Cortlandt Waterfront Park;
- Improves connectivity along the waterfront;
- Celebrates Cortlandt's historic assets and unique cultural features;
- Enhances water features and encourages cultural and eco-tourism;
- Integrates a variety of passive and active recreation uses
- Balance the Town's recreation needs with the need for a healthy, natural, and resilient environment
- Supports the economic vitality of Cortlandt through waterfront revitalization

- Establish a farmer's market on the waterfront
- Provide berthing for larger tourist type boats
- Create a swimming beach
- Provide more fishing areas
- Create a pedestrian loop for walker/cyclists
- Provide more activities for young children
- Provide areas for active recreation
- Provide more cultural and special events



Verplanck Waterfront Master Plan

Master Plan
Figure 7

This 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.

For organizational purposes, the park was divided into five (5) activity areas (Figure 7): Steamboat dock (A), Great Lawn (B), Boating/Environmental Education Center (C), Amphitheater/Restaurant (D), and Verplanck Nature Preserve & Trails (E). Figure 7 also illustrates the existing elements to show how the proposed elements are incorporated into the overall park design. The proposed improvements for each area are described in detail below. In addition, there are a number of improvements and projects proposed as part of the Plan that apply to the park as a whole and are not specific to just one area. These Waterfront Master Plan elements are also listed below under “General Park-Wide Improvements”.

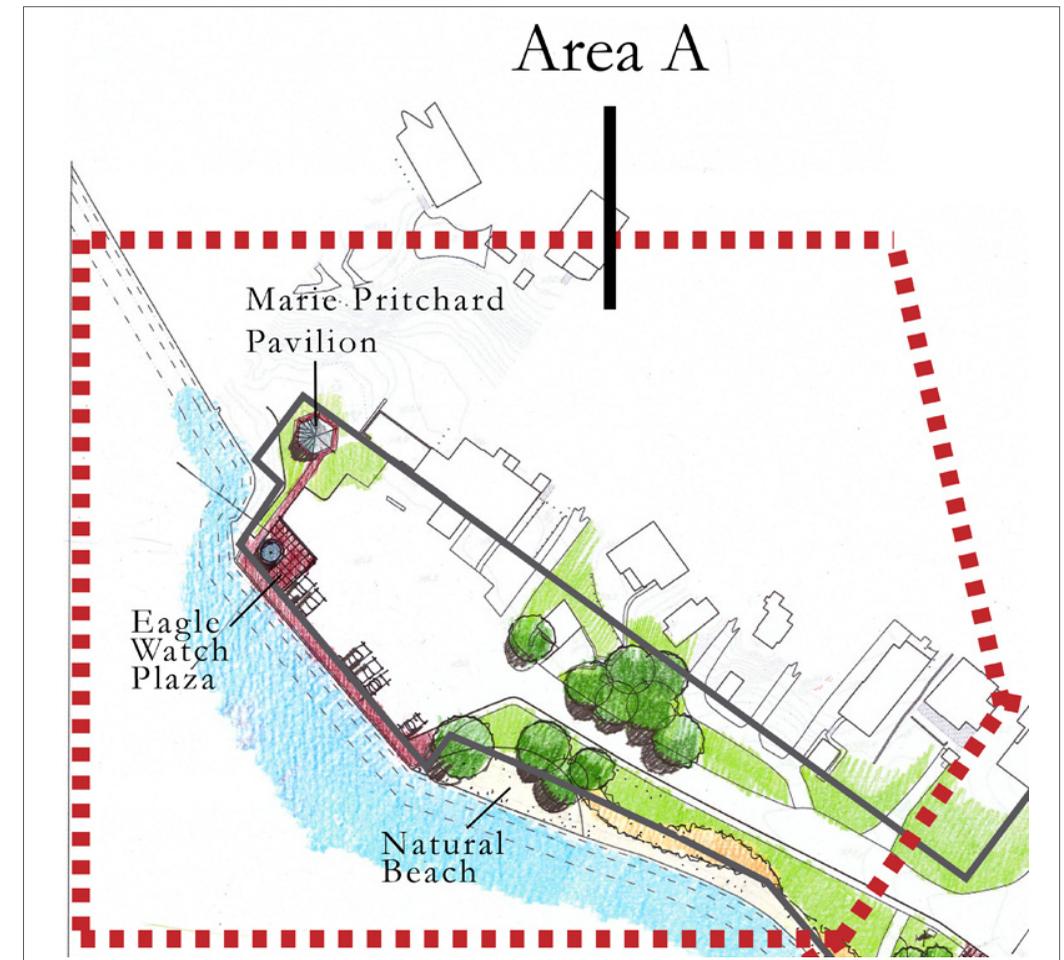
AREA A: STEAMBOAT DOCK

Area A is located south of Riverview Avenue and extends from Steamboat Dock to the Broadway Overlook. This area is the oldest section of the Park and contains the Marie Pritchard Pavilion, a parking area, benches, a brick pathway and a beach. Area A provides vehicular access close to the River. This area is used for River viewing and Eagle viewing. Many seniors and handicapped individuals utilize this section of the park. Fishing and Crabbing, wading and swimming are also major activities in this area.

Proposed Improvements and Projects:

The Plan proposes the following minor enhancements to the existing park facilities within Area A:

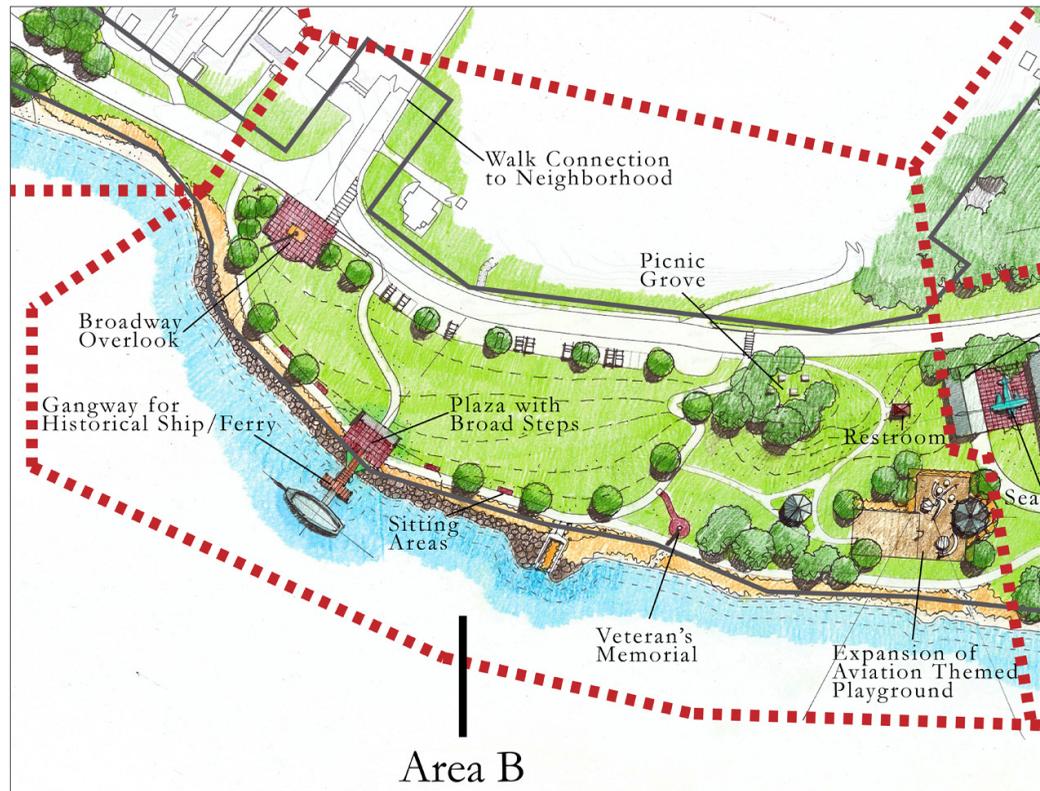
- Create a designated eagle watch plaza in the northern corner of Steamboat Dock
- Continue to maintain the small natural beach area along the water’s edge between Steamboat Dock and the Broadway Overlook to encourage swimming.
- Establish a pedestrian connection to Broadway linking the Cortlandt Waterfront Park to the Verplanck Neighborhood.



Inset Map of Area A: Steamboat Dock

AREA B: GREAT LAWN

Area B is located south of Riverview Avenue and extends from the Broadway Overlook to the playground and includes the Great Lawn, the Fishing Pier, the Riverwalk, the Veteran's Memorial and the existing aviation-themed playground. This area is generally used for passive recreation, picnicking, and fishing. The Great Lawn is also used occasionally for special events such as music concerts and historic reenactments. The playground area is regularly used by families with young children.



Inset Map of Area B: Great Lawn

Proposed Improvements and Projects:

The Plan proposes the following improvements and projects for Area B:

- Extend the Fishing Pier and install a gangway to accommodate the docking of larger tourist type boats, and tourist ferries.
- Develop a program for the temporary location of a historic ship at the Fishing Pier and offer tours to the public. Examples include historic ships that interpret history (e.g. Half Moon).
- Improve the appearance and function of the Great Lawn through additional landscaping, benches, and signage.
- Provide additional seating along the water's edge.
- Offer outdoor movie nights with Town's Recreation Department.
- Provide location for future Town Farmer's Market.
- Provide areas for picnicking and informal waterfront dining in the Great Lawn.
- Allow for informal active recreational uses on the Great Lawn.
- Expand existing playground area and incorporate nature-based playground elements:
 - » Improve and update existing equipment
 - » Incorporate landscaping elements
- Provide public restrooms.

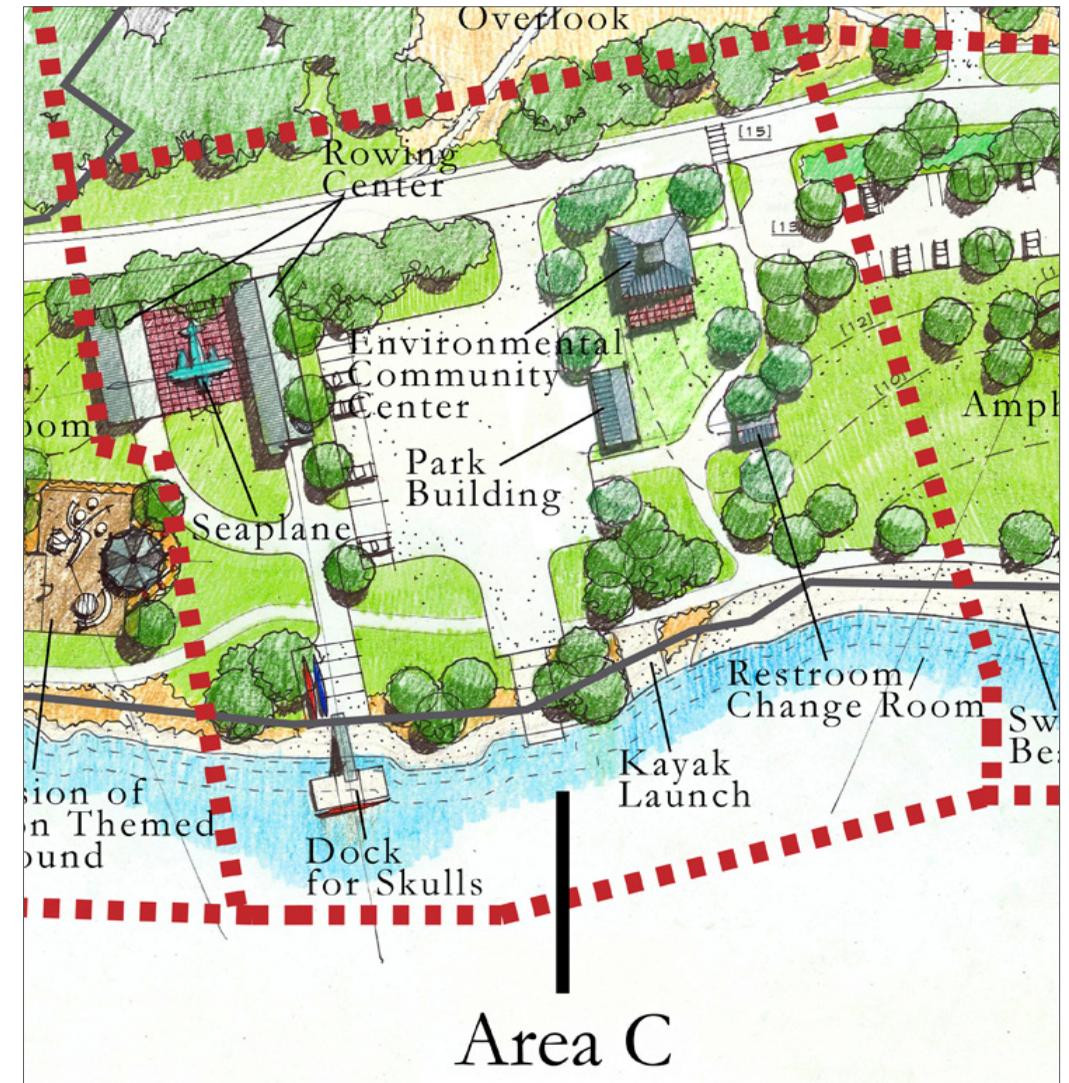
AREA C: BOATING/ENVIRONMENTAL EDUCATION CENTER

Area C is located south of Riverview Avenue and extends from the Rowing Buildings to the northern edge of the existing mobile home park. This area encompasses the rowing buildings, and the public boat launch. The rowing buildings are utilized by the Cortlandt Community Rowing Association to store skulls.

Proposed Improvements and Projects:

The Plan proposes the following improvements and projects for Area C:

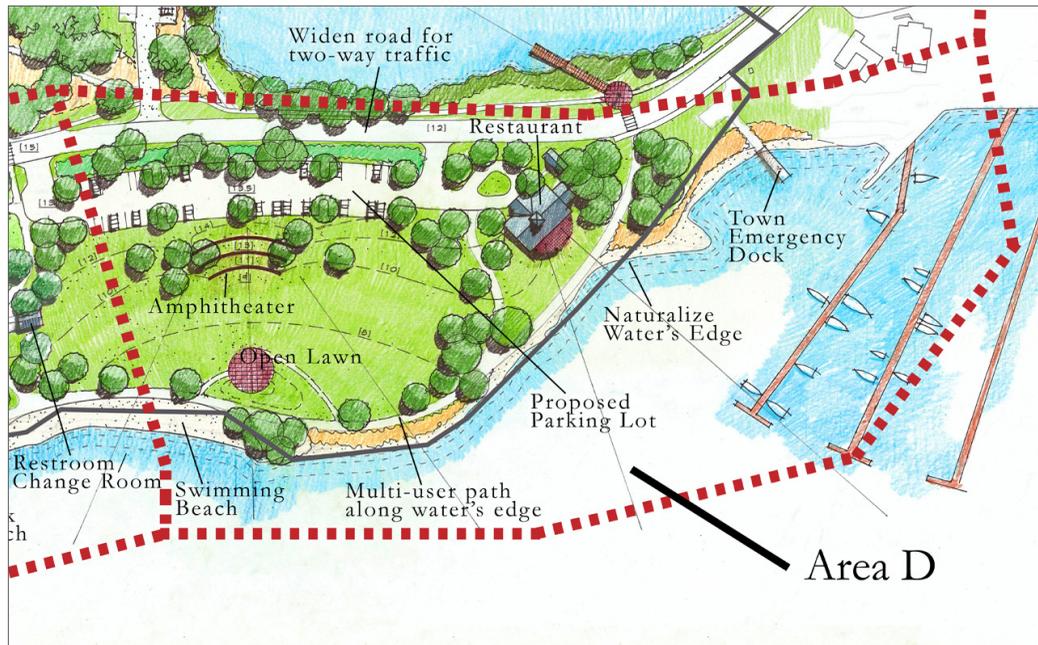
- Create an Environmental Center/Interpretive Center to provide an integrative educational experience for visitors focusing on the Hudson River ecology and history of the area:
 - » Partner with groups like Teatown, Scenic Hudson and other nonprofit and environmental organizations to develop environmental education programs for school children and the public.
 - » Provide educational programming that focus on Verplanck's history as a center for commercial fishing, brickmaking, ice making and its Revolutionary War history.
- Construct a dock for crewing/kayaking adjacent to the existing public boat launch.
- Provide public restrooms and changing rooms.
- Display a sea plane on the site to celebrate the site's history as a former sea plane base.
- Create new pedestrian pathways providing connectivity between the areas of the Veterans Memorial and the public boat launch and beyond.
- Retain public boat launch and other existing boating facilities.
- Provide public kayak launch and storage for kayaks near the boat launch.
- Construct Park maintenance and storage facilities.



Inset Map of Area C: Boating/Environmental Education Center

AREA D: AMPHITHEATER/RESTAURANT

Area D is located south of Riverview Avenue and extends roughly from the northern edge of the existing mobile home park to the southern boundary of the Park just beyond the Town Emergency Boat Launch. This area currently includes the Town Emergency Boat Launch, the existing mobile home park, and a portion of the Riverwalk.



Inset Map of Area D: Amphitheater/Restaurant

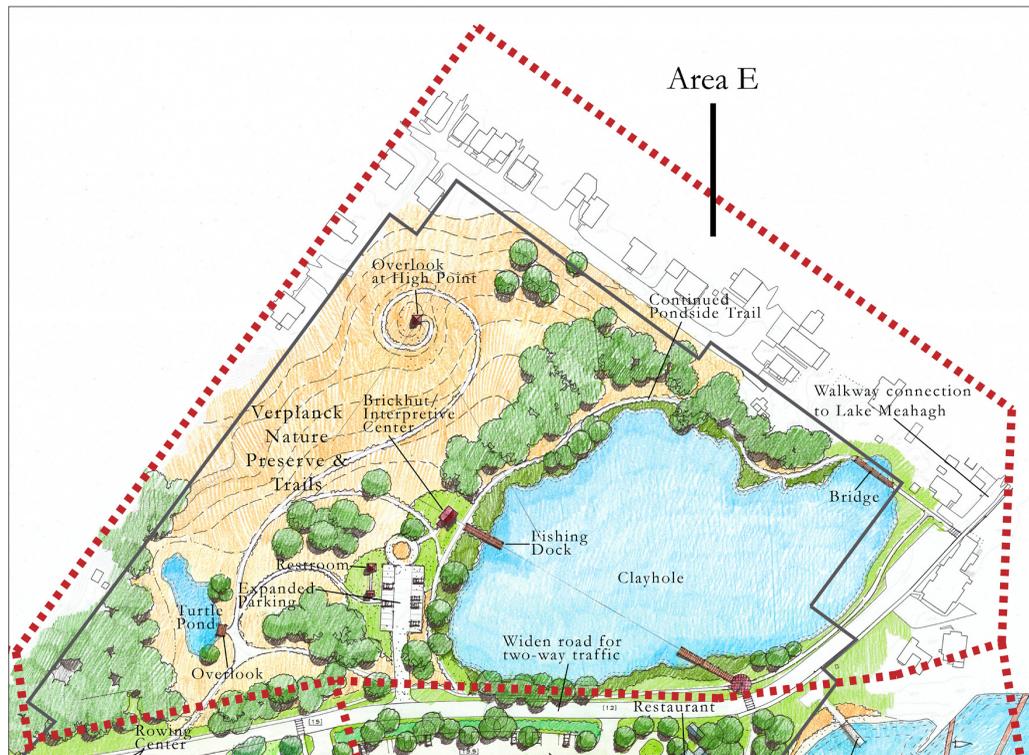
Proposed Improvements and Projects:

The Plan proposes the following improvements and projects for Area D:

- Develop a waterfront restaurant to provide dining opportunities in the park and to attract visitors to the waterfront.
- Provide seasonal boat access to the restaurant and park by partnering with nearby yacht club/marina to provide temporary boat slips.
- Improve vehicular access to dining establishments and other park amenities located on the south side of the park through the creation of a 75-car pervious pavement parking lot on the west side of Riverview Avenue.
- Construct outdoor amphitheater with stone steps/seating area.
- Use open lawn space in front of the outdoor amphitheater for activities such as farmer's markets, food trucks, gathering etc.
- Provide pedestrian access to the restaurant and Amphitheater via new connections to the existing Riverwalk and other park amenities.
- Develop programming for organized events such as live music, movie screenings, festivals, and regattas.
- Restore historical swimming beach south of the public boat launch.
- Define safety zone for swimming and restrict boating activity and other incompatible uses within the safety zone.
- Naturalize water's edge.

AREA E: VERPLANCK NATURE PRESERVE & TRAILS

Area E comprises all of the park property located on the north side of Riverview Avenue. It includes Turtle Pond and the Clayhole and is largely natural and wooded. This area, named the Verplanck Nature Preserve & Trails, is the site of an active restoration project that began in the fall of 2014. Phase 1 of the project will be completed in the spring of 2015 and includes the installation of a nature trail and the restoration of Turtle Pond.



Inset Map of Area E: Verplanck Nature Preserve & Trails

Proposed Improvements and Projects:

The Plan proposes the following improvements and projects for Area E:

- Restore Turtle Pond, the Clayhole and woodlands.
- Create an overlook at Turtle Pond.
- Expand trails in the Verplanck Nature Preserve & Trails and include interpretive signage along the trails to support environmental education.
- Encourage porous pavement for the parking area and trails to reduce stormwater runoff.
- Allow for easy vehicular access from Riverview Avenue and provide multiple pedestrian access options.
- Install public amenities such as restrooms, trash receptacles and benches.
- Create a scenic overlook at a high point for scenic views of the Clayhole and bird watching.
- Establish a brick hut and interpretive center to highlight the brick-making history and ecology of the area.
- Preserve the natural environment within the Nature Preserve Area and minimize development and impervious surfaces to improve flora and fauna.
- Create fishing dock, walkway, and an overlook at the Clayhole.

GENERAL PARK-WIDE IMPROVEMENTS

- Create a common theme for Cortlandt Waterfront Park that is displayed through way-finding and interpretation such as signs, colors, architecture, lighting, and public art.
- Expand and improve Riverwalk to create a multi-user path along water's edge connecting park visitors with boating, swimming and fishing activities throughout the park.
- Explore returning Riverview Avenue to two-way traffic.
- Use sustainable design and green building practices for the construction of any buildings or structures within the Park such as the Environmental Community Center.
- Highlight the historical significance of the area by developing programming and signage that complements the existing National Park Service Washington-Rochambeau Trail such as historic reenactments and boat tours.
- Restore the natural shoreline wherever possible.
- Develop a pedestrian and bicycle friendly environment that will encourage residents and visitors to exercise and walk/bike to the waterfront.
- Enhance existing pedestrian trails to create fitness loops.
- Provide wayfinding signage and maps to highlight $\frac{1}{4}$, $\frac{1}{2}$ and 1 mile fitness loops and include nature-based fitness exercise stations.
- Provide bicycle access and bicycle racks throughout the park.
- Host annual running races along waterfront park.



View of Hudson River (Seth Freach)

CHAPTER 5 / Implementation



*Fall 2014 Work at Verplanck Nature Preserve & Trails
(IQ Landscape Architects, P.C.)*

The 2015 Verplanck Waterfront Master Plan is the culmination of 25 years of planning efforts along the Verplanck waterfront focused on creating a waterfront park and destination that provides recreational opportunities, public access to the Hudson River and restores the natural beauty and functioning of the waterfront. The actions proposed in the 2015 Verplanck Waterfront Master Plan will help revitalize Cortlandt's waterfront and support the economic vitality of the Town of Cortlandt.

Implementation of the 2015 Verplanck Waterfront Master Plan has already begun. Phase 1 of the Verplanck Nature Preserve & Trails project is underway and construction is expected to continue through 2015. Per an existing agreement with the Town, all occupants of the existing trailers in the Riveredge Mobile Home Park must vacate by July 2016. It is anticipated the trailers themselves will be removed by the Town shortly thereafter. The vision is for this area to become another gathering space with an outdoor amphitheater, restaurant, parking and open lawn. The ultimate phasing and implementation of these elements and the rest of the Waterfront Plan will be determined by the Town Board as funding opportunities become available. The 2015 Verplanck Waterfront Master Plan will be used by the Board as a blueprint to guide decision-making and inform phasing. The sequencing of the Waterfront Master Plan elements will

need to be closely coordinated to minimize effects on programming, and ensure that adequate parking is maintained.

Concurrently, the Town of Cortlandt is updating its town-wide Comprehensive Master Plan. This Comprehensive Master Plan effort began in late 2013 and is ongoing. The Plan will establish goals and policies to promote sustainability, energy efficiency, and climate resiliency as well as economic development. Although the 2015 Verplanck Waterfront Master Plan is a separate effort and focused on a specific area of Cortlandt, the goals and vision of the 2015 Verplanck Waterfront Master Plan are supportive of the overall Comprehensive Master Planning effort and many of its components contribute to a shared vision for a sustainable and resilient Cortlandt. It is anticipated that the 2015 Verplanck Waterfront Master Plan will be adopted as part of the town-wide Comprehensive Master Plan - expected to be completed in 2016.

Waterfront revitalization is a major focus of the 2016 Cortlandt Comprehensive Master Plan efforts. The continued redevelopment of the Verplanck waterfront is the first step in ensuring that the waterfront remains a destination for residents and visitors to learn about Cortlandt's culture and history, explore the Hudson River and its natural resources, engage in water dependent activities and recreation, and

enjoy scenic views of the River. Optimizing opportunities for public access and encouraging connections to the waterfront while creating a cultural and historical destination that attracts visitors and residents to the Hudson River will help bolster the local economy and support the long-term sustainability of the Town. In addition, it is important to note that the Washington-Rochambeau National Historic Trail (NHT) intersects Cortlandt Waterfront Park near the Broadway Overlook. The National Park Service is currently working to install a historic marker at this site to identify and interpret the march of American-French allied forces to Yorktown, Virginia in the years of 1781-1783.

The Town would like to thank the Verplanck Waterfront committee members, the Verplanck Residents Association, and members of the community that participated in the numerous public outreach and engagement efforts over the years for the Verplanck waterfront. The input and involvement of Cortlandt's residents was critical to the development of this waterfront vision. The goal of this Waterfront Master Plan is to provide a blueprint for the implementation of this vision in a way that complements the successful efforts of the past while continuing to improve and revitalize the park as a treasured public place and gathering spot for children, families and adults.



Hudson River (IQ Landscape Architects, P.C.)

APPENDIX A / Community Outreach Process and Plan

A. PUBLIC ENGAGEMENT STRATEGY

INTRODUCTION

The goal of the community outreach process and plan is to engage the public and garner input from community members, stakeholders, and agencies, to advance the key components of the plan, including the vision statement, needs and opportunities assessment, and the identification of policies, strategies, projects, and actions.

The Town of Cortlandt recognizes that public engagement is a critical component to the success and transparency of the Verplanck Master Plan and of the overall implementation process. As such, over the last twenty-five years, a variety of strategies to promote community participation were utilized in the Town of Cortlandt and Verplanck to encourage and facilitate participation in the Verplanck waterfront planning process by a broad and diverse representation of community residents, including underserved populations, stakeholders, and agencies.

The Verplanck Waterfront Master Plan is proposed to be an update to the 1993 Verplanck Waterfront Plan prepared by the Cavendish Partnership and known as the “Cavendish Plan”. This plan update will incorporate the recommendations developed by residents and stakeholders during the numerous public engagement meetings that occurred during and after the development of the Cavendish Plan.

To facilitate the planning process, the Town has formed a new Verplanck Waterfront Master Plan Advisory Committee. The committee is tasked with working with a consultant to review and update the Cavendish Plan by incorporating recommendations developed by residents and stakeholders during the numerous public engagement meetings.

Since extensive public engagement efforts have been ongoing in Verplanck since the early 90s, the initial visioning, development of goals, and identification of needs, opportunities, and critical issues has already occurred. Therefore, the Town proposes to advance the development of the update to the Verplanck Waterfront Master Plan by utilizing the information assembled from the extensive previous and ongoing outreach efforts. To ensure broad community involvement and awareness, the committee will meet throughout the planning process and will conduct a community visioning workshop to discuss the inventory and analysis of existing conditions, identify preliminary issues and opportunities and review previous public input.

This information will be presented and open to public comment at a public engagement event scheduled for January 2015.

The following history and timeline reflects the extensive public engagement efforts related to waterfront planning that have occurred for more than 25 years in Verplanck spearheaded by the Verplanck Resident’s Association (VRA) and the Verplanck Waterfront Preservation Committee (VWPC). In 2001, the VWPC and VRA combined to form one organization.

HISTORY AND TIMELINE OF VERPLANCK WATERFRONT PLANNING EFFORTS

1990

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

1991

- VWPC enlisted the help of Scenic Hudson and Clearwater Environmental Groups.
- Resident James Martin gifts the Town 26 acres of adjacent waterfront property.
- The 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

- Grant from Scenic Hudson Improvement Fund is awarded.
- Cortlandt Hires Cavendish Partnership to study the Verplanck waterfront area.
- VWPC conducts the first of many resident informational forums .
- Cavendish Partnership completes Waterfront Master Plan (Cavendish Plan).

1994

- Town Board dedicates the Town of Cortlandt Shoreline Trail.
- Shoreline stabilization plans submitted to NYSDEC/Army Corps of Engineers and 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. This is critical to saving the dock.

1995

- Shoreline restoration work takes place.
- Cavendish engineers the plans for the rehabilitation of the Dock.
- Town Board names the park “Steamboat Riverfront Park”.
- Cavendish conducts public informational hearings for the park design.
- A proposed sidewalk entitled “Riverwalk” connecting Steamboat Dock to Kings Ferry road is awarded an ISTE A Grant for \$285,000.

1996

- VWPC organizes the sales of personalized bricks which raise 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 Dock and benches and lights are installed utilizing the funds raised from brick sales.
- The Broadway Overlook project consisting of the creation of a pedestrian river-viewing area designed to resemble the bow of a ship with decorative inlays of Hudson River

fish species is awarded a \$70,000 CDBG Grant. This project creates a Hudson River view corridor from Verplanck to Stony Point Park and a pedestrian connection to Steamboat Dock.

- 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. Planned Budget costs of Overlook are set at \$150,000.
- Engineering consultant hired to review dock settling problem.
- Soil monitoring wells are installed as part of the Federal Brownfields Cleanup at the grassy area in front of the Overlook. Informational meetings open to the public are held on the Overlook, Riverwalk and Brownfields Cleanup.
- First public 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.
- Based on public input the 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.

- Public Informational meeting is held on final Riverwalk design. Riverview Avenue becomes a “one-way” street from Kings Ferry Road to allow ample space for sidewalk/Riverwalk.
- Brownfields cleanup and monitoring continues with NYSDEC oversight.
- 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 by Town Staff connecting the Riverwalk and for the first time in years, people can appreciate the view.
- TB authorizes the demolition of the dilapidated Campbell house at Steamboat Dock.
- Plans for the construction of a picnic pavillion/gazebo in place of the former Campbell house on Steamboat dock to be named in memory of Mrs. Marie Pritchard one of the original community organizers of the VWPC.
- Brownfields reclamation project continues with NYSDEC oversight.
- NYS approves the Riverwalk final design.
- Applied to NYS for Kings Ferry Road Sidewalks from the intersection of Riverview Avenue to the Hendrick Hudson Library to improve pedestrian safety and to link with Riverwalk.

2002

- Riverwalk (Riverview Avenue sidewalk) from Steamboat Dock to Lake Meahagh construction is complete.
- Broadway Streetscape plan – a multi-phased project to build sidewalks from the River to 16th Street and possibly to the Village of Buchanan 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.
- Public meetings are conducted to discuss design ideas for both Broadway Streetscape and King Ferry Road sidewalk projects.
- June 29, 2002 – the Marie Pritchard Pavillion is dedicated to the memory of Mrs. Marie Pritchard who led the fight to preserve Steamboat Dock.

2003

- Authorization to seek design proposal for Broadway Streetscape. Several resident meetings are held to review different designs proposals for Broadway. Residents reject idea of adding “Boulevard Islands” and instead choose smaller roadway width and more plantings to encourage traffic calming.
- 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. Town hires Clough Harbour to oversee the remediation project Remediation of Grassy Area will include a geotextile fabric new soil across the entire site.
- Public forum held with NYSDEC, Town of Cortlandt to review status of brownfields.
- Meeting held with Westchester County discussing CDBG funded improvements at Lake Meahagh Park off Westchester Avenue).
- Cortlandt funds “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

- Lake Meahagh Park public meetings take place. Residents offer specific visions for improvements at Lake Meahagh Park including basketball court, sailing school, and skateboarding equipment.
- After much public outcry for the need for public bathrooms at Steamboat Park, Cortlandt agrees to install port-o-san at Steamboat Dock
- VRA website is launched. Email list is built.

2006

- Brownfields geo-textile fabric project is begun. Clough Harbour oversees the installation of 2 feet of new soil over the entire site. Town agrees to construction limitations placed on the “great lawn” portion of the site.
- Patriot’s Weekend - a Revolutionary War era re-enactment 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 and TB authorizes the removal of underground storage tanks in the area of 6th & Broadway.
- Volunteers offer input on the Broadway Amenities Plans, including landscaping, lighting, medallion design, crosswalk and stamped concrete.
- 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 and to allow for construction of new sidewalk over top of the floodgate.
- Mr. Martin passes away formalizing the transfer of approximately 21 acres of waterfront property. As per agreement with the Town of Cortlandt residents living in the Martin Mobile Home Park are allowed to stay on site a total of 10 years after Mr. Martin’s passing.

- Cortlandt creates a “Martin Staff Committee” to focus on future plans for this 21 acre area.
- Town Board authorizes Engineering analysis of the old Martin brick building.
- VRA launches email distribution list and chooses this format as the main way to communicate with its members.

2007

- NYS Grant provides \$50,000 grant for “historic design” lighting at the Kings Ferry Road sidewalk
- KFR Sidewalk plans are finalized including new benches/railing
- Installation of new “Lake Meahagh” Signs.
- 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 from 8th Street to 5th Street.
- Design discussions continue on Phase II Broadway Streetscape (River to 5th) which will provide pedestrian link the Waterfront to the center of Verplanck
- Bench is installed near the Clayhole along the Riverwalk.
- Enhanced VRA Website is created.

2008

- Historic Street Signs depicting Broadway as part of the Washington Rocheambeau trail are installed in Broadway Phase I
- Installation of duratherm medallion at intersection of 6th & Broadway are completed as part of Streetscape improvements.
- Former Martin property demolition/cleanup continues at sea plane base

- After public input, 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 turtle pond near the former Martin brick house

2009

- Work is begun on updating the 1993 Waterfront Master Plan.
- 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.

2010

- Construction of Emergency Services Boat Launch \$75K Grant is completed at the easterly end of the Park.
- Installation of Historic Plaques at Overlook honoring the Quadricentennial Celebration of the Hudson River and depicts Verplanck’ s Revolutionary War history.
- Demolition of the former Martin Brick Building and cleanup of site

2011

- Work is conducted by Cortlandt DES to extended Steamboat Park to include the former Sturgeon Boat Club area - regraded, seeded.
- Hired NYSDOT approved Consultant Lochner Engineering for Broadway Phase II from River to 5th.
- Began Public Outreach Meetings for Broadway Phase II
- Hosted Verplanck Enhancement Plan (VEP) Meetings with the Town Supervisor and Town Board. These meetings were held at the Red Schoolhouse – the local community center and included broad discussion of all projects in Verplanck.

2012

- Portion of the park from the Overlook to Lake Meahagh is renamed “Cortlandt Waterfront Park”
- Continued Verplanck Enhancement Plan Public Outreach Meetings.
- From the VEP, Sub-Committee of residents is formed to create design for “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 created in the Cortlandt Waterfront Park
- In response to public input at many meetings, work is begun on a public boat launch at Cortlandt Waterfront Park .
- Aviation themed playground is officially dedicated in honor of James Martin.

2013

- Eaglefest is held at the Cortlandt Waterfront Park with co-sponsors Teatown Reservation and the Town of Cortlandt.
- Cortlandt Community Rowing Association (CCRA) is formed and plans are begun to encourage rowing or “crewing” along the Hudson River at Cortlandt Waterfront Park and at Lake Meahagh.
- Community Cleanup day is held in the Spring with volunteers from the VRA and Cortlandt Community Rowing Association.
- New Public Boat Launch Dedicated 5/16/13 at Cortlandt Waterfront Park
- Fall, 2013 - Broadway Volunteer Clean up crew landscaping.
- 10/26/13 - A 5K Race is held by Cortlandt with the finish line at Cortlandt Waterfront Park.
- CCRA signs agreement with the Town to utilize buildings on site for the storage of skulls.

2014

- Public information meeting held on Broadway River to 5th Streetscape Project
- Eaglefest is held at the Cortlandt Waterfront Park with co-sponsors Teatown Reservation and the Town of Cortlandt.
- RFP for planning and design services for an update to the Verplanck Waterfront Master Plan is conducted.
- Planning and design contract awarded to I.Q. Landscape Architects
- Cortlandt Community Rowing Association (CCRA) has a Grand Opening weekend in May to encourage rowing or “crewing” at Lake Meahagh and along the Hudson River at Cortlandt Waterfront Park
- Design plans & SEQRA compliance continue with NYSDOT input on Broadway Streetscape from the River to 5th with construction targeted for Spring, 2015.
- Summer/Fall: The Verplanck Nature Preserve Designs and Construction are completed in the area between Turtle Pond and the Clayhole in the area of the former Martin house.
- Mailing is completed to nearby neighbors providing notice of Verplanck Nature Preserve construction planned for Fall, 2014.
- Planned for Fall 2014:
 - » The Verplanck Nature Preserve Designs and Construction are anticipated to be complete between Turtle Pond and the Clayhole in the area of the former Martin house.
 - » Town to form the New Verplanck Waterfront Master Plan Advisory Committee

B. PUBLIC ENGAGEMENT PROCESS

1. VERPLANCK WATERFRONT MASTER PLAN ADVISORY COMMITTEE FORMED

The first step of the public engagement process is the formation of the new Verplanck Waterfront Master Plan Advisory Committee. This group is comprised of a cross section of Verplanck residents. The committee will be tasked with working with a consultant to review and update the Verplanck Waterfront Master Plan by incorporating the recommendations provided by the community during the waterfront visioning and consensus-building process, which includes public engagement meetings. Additionally, the committee will advance the goals of the public through the development of policies and actions. The committee will meet throughout the planning process to ensure broad community involvement and awareness.

Verplanck Waterfront Master Plan Advisory Committee Members:

1. Einar Johannsen—Owner Viking Boatyard and resident of hamlet
2. Missy Johannsen— Owner Viking Boatyard and resident of hamlet
3. Stephanie Vaughey— Resident of hamlet
4. Robert Kelleher— Resident of hamlet
5. Holly Haight—Town Fire Inspector and resident of hamlet
6. Frank Farrell—Cortlandt Rowing Club, Town Board Member and Liaison to Town Board
7. Lisa Cole—Resident of hamlet

Staff Committee

Ed Vergano, P.E., Director, Department of Technical Services

Chris Kehoe, AICP, Deputy Director of Technical Services, Planning Division

Rosemary Boyle, Assistant to the Director, Department of Technical Services

Consultants

John Imbiano, ASLA, Principal, IQ Landscape Architects, PC

Anthony Russo, Vice President, Traffic Engineer, AKRF, Inc.

Michelle Robbins, AICP, AKRF, Inc.

2. COMMUNITY VISIONING WORKSHOPS

Proposed Meeting Dates:

- Tuesday, October 14, 2014 at 7:00 PM
- Thursday, November 13, 2014 at 7:00 PM

Anticipated Agenda

- Introduce the Verplanck Waterfront Master Plan Advisory Committee and consultant team
- Present the Verplanck Master Plan Overview
- Present Boundary Map
- Develop Vision Statement and Goals

- Present Inventory and Analysis of existing conditions
- Develop list of needs and opportunities
- Develop list Critical issues

The first community visioning workshop with the committee is proposed to be held on October 14, 2014 from 7pm to 9pm at the Cortlandt Town Hall, to gather input and shape the planning process. Committee members will be presented with an overview of the Verplanck Waterfront and the work completed to date including a map of the project site and boundaries, an analysis of existing conditions, and an updated draft list of identified needs and opportunities taking into consideration all the recent and on-going work along the Verplanck waterfront. The second community visioning workshop will be held on November 13, 2014 from 7pm to 9pm to build on the discussion and recommendations from the first workshop. In both cases, workshop activities will be designed to solicit input from committee members and help participants describe how they currently use the waterfront and how they would like to use the waterfront in the future. Committee members will be asked to identify needs and opportunities for the project site, what they love about the site, what they would change, and critical issues faced by the Town. Committee members will contribute their ideas at a series of stations where they will be able to comment on the vision statement, provide insights into individual assets on a large map of the waterfront area, and share their needs, desires, and experiences interacting with the Verplanck Waterfront.

3 . PUBLIC ENGAGEMENT MEETING

A Public Engagement Meeting will be scheduled to review the Draft Verplanck Waterfront Master Plan. The Meeting will be facilitated by the Consultant Team with support from the Project Advisory Committee and would be expected to last two hours. The Consultant Team will develop a media alert and flyer prior to each meeting as well as an agenda, PowerPoint presentation, and other materials as appropriate.

- Public Engagement Process Section (page 7)- For Verplanck Waterfront Master Plan Committee Formed

PUBLIC ENGAGEMENT EVENT #1: PRESENTATION OF DRAFT VERPLANCK WATERFRONT PLAN

Date: Thursday, January 15, 2015 at 7:00 PM

Anticipated Agenda

- Draft Verplanck Waterfront Master Plan Overview—summarizes changes and updates
- Present Draft Maps
- Present Needs and Opportunities
- Identify the Draft policies, strategies, projects, and actions.

The Public Engagement Meeting will be held in January 2015 to present the plan, discuss the needs and opportunities as well as the proposed policies and actions with the community. This meeting will include a brief presentation of the Draft Verplanck Waterfront Master Plan, the final vision statement, needs & opportunities, Draft Maps, and proposed policies and actions. Following the presentation, there will be facilitated group discussions with time to report back on the results. Each group will be led by members of the Committee or the Consultant Team who will help to gather input on the Draft Plan’s policies, strategies, potential projects and actions.

4. OUTREACH

Outreach for the meeting will include letter notifications, website postings, media alerts, and flyers in English and Spanish, and sharing on social media websites. The Consultant Team will finalize the stakeholder address list, comprised of local community and neighborhood groups, and nearby residents located immediately adjacent to the Park (see attached list). Committee Members will be provided with printed copies of the flyer to hang in local businesses and community centers, and a sample email for sharing the event with their networks. The media alert will be circulated to local newspapers including, The Journal News, The Gazette, and the Northern Westchester Examiner, etc. This range of communication channels will be used to encourage attendance and participation by the community at Public Engagement Meetings.

To ensure that community residents that are not on the Project Advisory Committee are involved in the planning process, information related to the Public Meeting and Plan, including presentations will be posted to the Town of Cortlandt webpage and notice will be provided through the Verplanck Residents Association.

5. ONLINE FEEDBACK

The Town will provide an online area for public feedback and comment. In addition to regular input that may be provided there, the Consultant Team will also post questions from the engagement event handouts online using to gather feedback from the public meeting event so that community members who were unable to attend are still able to participate.

PRELIMINARY STAKEHOLDER LIST

Businesses

Cortlandt Funeral Home
97 Broadway
Verplanck, NY 10596
<http://www.cortlandtfuneralhome.net/>

Viking Boat Yard
PO Box 64
Verplanck NY 10596

Angela's Deli
Angela Labate
PO Box 615
Verplanck NY 10596

Paradise Restaurant
c/o Joseph Margiotta
PO Box 583
Verplanck, NY 10596
<http://www.paradiseverplanck.com/>

Marcello's Pizza Pasta & Deli
PO Box 549
Verplanck, NY 10596

Ralph & Dave's Restaurant
PO Box 290
Verplanck NY 10596

Civic Organizations

Verplanck Residents Association
PO Box 740
Verplanck, NY 10596
www.verplanckresidents.org

Verplanck Fire Department
PO Box 518
Verplanck NY 10596
<http://www.verplanckfd.com/>

Our Lady of Mt. Carmel
c/o Joseph Cosentino
PO Box 431
Verplanck, NY 10596

St. Patrick's Church
PO Box 609
Verplanck, NY 10596

Verplanck Seniors Club
c/o Muriel Morabito Seniors Center
29 Westbrook Drive
Cortlandt Manor, NY 10567

Cortlandt Community Rowing Association
c/o Mr. Frank Farrell - Liberty Press
P.O. Box 608
Verplanck, NY 10596
<http://cortlandtrowing.com/>

The William J. Boyle American Legion
c/o Mr. Sean O'Mara
Cortlandt Funeral Home
97 Broadway
Verplanck, NY 10596

Residents

Stinson Edward Trust
PO BOX 575
Verplanck, NY 10596

William and Monika Caffrey
PO BOX 278
Verplanck, NY 10596

Jo Ann Martens
224 Westchester Ave
Buchanan, NY 10596

Eric and Patricia Ann SINGER
PO BOX 602
Verplanck, NY 10596

Mary Ellen Vargo Trust
VARGO J/FEINSTEIN J TRUSTEES
PO BOX 392
Verplanck, NY 10596

Thomas C. Adams
PO BOX 727
Verplanck, NY 10596

Richard D. and Lisa A. Hanney
PO BOX 537
Verplanck, NY 10596

John and Adell Gormley
PO BOX 863
Verplanck, NY 10596

Barbie-Jo Morgan
PO BOX 861
Verplanck, NY 10596

Michael R. Deagan Jr.
C/O MICHAEL'S LAWNS
PO BOX 495
Verplanck, NY 10596

Angelina and Ray W Gilbert
PO BOX 215
Verplanck, NY 10596

Robert J Kelleher
PO BOX 245
Verplanck, NY 10596

Angela Carbone
17 Orchard Street
Montrose, NY 10596

Pasquale Carbone
17 Orchard Street
Montrose, NY 10596

Gregory and Silvia Gnos
PO BOX 736
Verplanck, NY 10596

Paul D and Jeanne M O'Brien
PO BOX 541
Verplanck, NY 10596

Marcus J Feighery
PO BOX 674
Verplanck, NY 10596

APPENDIX B / Agendas and Minutes from Meetings

VERPLANCK WATERFRONT MASTER PLAN ADVISORY COMMITTEE MEETING MINUTES

OCTOBER 14, 2014

Attendees:

Committee

Frank Farrell (FF)

Holly Haight (HH)

Einar & Missy Johannsen (EJ & MJ)

Chris Kehoe, DOTS Planning Division (CK)

Bob Kelleher (BK)

Rosemary Boyle-Lasher, DOTS Planning
(RBL)

Stephanie Vaughey (SV)

Absent: Lisa Cole (LC)

Consultants

John Imbiano, Consultant, IQ Landscape
Architects (JI)

Anthony Russo, Consultant, AKRF (AR)

Michelle Robbins, Consultant, AKRF (MR)

Introduction: Chris Kehoe (CK) welcomed everyone to the meeting and introduced the consultants to the members of the committee.

Overview: CK briefly went over how we got to this point. This project is funded by a NYS Dept. of State Local Waterfront Revitalization Program (LWRP) grant. Originally the grant was to cover this Master Plan for the Verplanck Waterfront and a public outreach and community visioning process for a town-wide LWRP. After meeting with NYS DOS officials and a site visit it was agreed that the focus of the grant could be solely on the development of the Verplanck Waterfront Master Plan.

CK and RBL mentioned that the original Master Plan for this area was done in 1993 by the Cavendish Partnership. The idea behind the LWRP grant was to update the Cavendish Plan and lay out a visioning plan for the future of the park. The Town was making so many improvements to the park including the Veteran's Memorial, the Martin Playground, the boat launch, etc. that it was feared that without laying out an updated vision for the park that improvements might happen in a haphazard way.

Planning staff completed a draft of the updated Verplanck Waterfront Plan and presented it to the Town Board in January 2013. After that presentation, Town staff had several phone conversations with NYSDOS staff and it was determined that we needed to bring in outside consultants to help us complete the plan and provide more information and graphics about the future of the site. MR & AR from AKRF will assist the Town and Committee in developing the narrative of the plan and JI will be responsible for the development of concept and vision plans.

In addition we needed to improve our public outreach efforts and that is why you are all here. In addition to this meeting we will have a second discussion on November 13th and a larger public meeting with the community on January 15th.

The Committee reviewed the map (survey) for the area of the Cortlandt Waterfront Park and Steamboat Riverfront Park. General discussion followed regarding several of the improvements that have already been made (Steamboat Dock, the Overlook, fishing pier, parking area and the newer improvements, i.e. the Veteran's Memorial, the playground and the new boat launch) Commit-

tee members brought up several ideas they were interested in seeing in the future development of the site including the possibility of providing swimming areas (SV), continuing the existing riverfront path, providing sidewalk connectivity and how the sidewalks in Verplanck link to the rest of the Town, providing a link to Lake Meahagh Park (RBL), finding the old spring that was located near the wetland in the area of the Nature Preserve (BK), the use of the “great lawn” as a gathering place for movies, performances. RBL & CK mentioned that the Town is also in the process of updating the Comprehensive Master Plan for the entire Town and part of that discussion centered on the possibility of building a small outdoor amphitheater for performances and that something like that might work here. The advisory committee members were interested in hearing more about outdoor performance spaces being included in a future design plan for the park.

FF discussed the ongoing success of the Cortlandt Rowing Association at the site. The CRA currently uses one of the hangar buildings at the site that was preserved. The other building is currently being used by a group called “Floating the Apple” a group whose mission is to introduce the public, especially young people, to the joys of rowing and sailing, to store some of their gear and boats. The CRA is also looking for an additional dock to be constructed that would better suit the needs of the skulls.

A lengthy discussion followed, led by (EJ) followed discussing the depth of water and the possibility of boats coming close to the site (EJ). One of the ideas that have been discussed is the idea of a restaurant at the site to bring a different type of use to the area. CK & RBL reminded the Committee that by prior agreement with the Town Board the existing mobile home park at the site can remain until July 1, 2106. When the mobile park is gone the area will obviously be a focus of continued development of

the park. EJ stated that the Viking Boatyard has approximately 6-8 slips for visitors. RBL & CK discussed that one idea with the restaurant was to provide slips for boats to use so boaters could directly access the restaurant. EV mentioned that sewer could possibly be brought to the area through Kings Ferry Road. RBL pointed out that public restrooms are very important to the continued development of the site and we would like to have a building that is functional and attractive to meet this need.

Jl, RBL & CRK discussed the plans for the Verplanck Nature Preserve and Trails located on the other side of Riverview Avenue near the Clayhole. Selective tree clearing has already begun in this area and Jl has designed a plan that includes trails, the opening up of a small wetland on the site, a parking area (approx.10 cars) and additional landscaping and grasses. That project is out to bid and construction is expected to begin in November. There is still plenty of area on this side of Riverview Avenue that should be considered for future improvements around the Clayhole.

RBL discussed the site visits which were conducted by EV, HH and herself back in 2012 to gather information about interpretive nature centers, examples were included in the Draft Verplanck Waterfront Master Plan which was presented back in January 2013 and copies were provided to this LWRP committee as well. Specific examples include the McFaul Center in Wyckhoff, NJ, Teatown Lake Reservation, the Adirondack Visitor Center and the Wild Center both in the Adirondacks. However all of these would be larger in scale than our Cortlandt Waterfront Park area.

The meeting adjourned at 9:00 p.m. The next meeting is scheduled for Thursday, November 13th.

VERPLANCK WATERFRONT MASTER PLAN ADVISORY COMMITTEE MEETING MINUTES

NOVEMBER 12, 2014

Attendees:

Committee

Lisa Cole (LC)
Frank Farrell (FF)
Holly Haight (HH)
Einar & Missy Johannsen (EJ & MJ)
Chris Kehoe, DOTS Planning Division (CK)
Bob Kelleher (BK)
Rosemary Boyle Lasher, DOTS Planning (RBL)

Absent: Stephanie Vaughey (SV)

Consultants

John Imbiano, Consultant,
IQ Landscape Architects (JI)
Derrick Shuhart,
IQ Landscape Architects (DS)
Anthony Russo, Consultant, AKRF (AR)
Michelle Robbins, Consultant, AKRF (MR)

The meeting was moved to Wednesday, November 12th to accommodate several people's schedules.

Introduction: JI welcomed everyone to the second meeting of the Verplanck Waterfront Advisory Committee. He reminded the committee that a main focus of the effort is to update the 1993 Cavendish Master Plan for the Verplanck Waterfront. CK reminded the Committee that the updated Verplanck Waterfront Master Plan Project is funded by a NYS Dept. of State as part of the Local Waterfront Revitalization Program (LWRP) grant. NYS DOS officials have agreed to allow Verplanck to be the focus for the LWRP grant.

The plan is to have JI provide initial drawings and concepts and Anthony and Michelle from AKRF to work on the text of the plan and coordinating the public outreach effort. JI introduced DS to the Committee. DS will be providing the committee with a power point presentation. ***Please see the attached copy of the Power Point.***

There were a lot of ideas from the last meeting with discussion ranging from the rowing club, beaches & swimming, the restaurant and boat slips. JI briefly went over the boundary map for the site that was discussed at the last meeting and a history of the recently completed projects.

JI has a concept plan prepared for review with several defined nodes. He began near the Viking Boat Yard and Ralph & Dave's Restaurant. This would be the "Commercial Area". Moving north

is the "Hamlet Common's" area, approximately 3-4 acres in the area of the existing trailer park. Thirdly, he focused on the Environmental Education Area, to include the nature preserve and trails, the rowing club, parking and the playground. The forth area is the existing great lawn and Steamboat Dock which he envisions to remain as more passive in nature.

DS and JI began to walk through the power point presentation. Once again beginning near the existing Viking Boat yard, southern end of the site. Discussion centered on the current use of the two old hangar buildings and whether one might be available. FF pointed out that currently both are being used by the Cortlandt Community Rowing Association (CCRA).

JI spoke of creating a boating center in keeping with the use of this area by the CCRA and it's designation as a stop on the Hudson River Kayak Water trail. Boas such as kayaks, skull, and motor boats could use the area. This area also contains a proposed Nature Center on the knoll, approximately 5,000 sf. JI pointed out to the Committee that the concept plans shows approximately 80 parking spaces.

This is also the area where the Town-wide Comprehensive Master Plan Committee has talked about a small scale natural amphitheater. A discussion ensued amongst the committee members about the excitement of a small scale natural amphitheater. Examples of an image from one of our MPC members were shows to the advisory Committee.



LC expressed an interest in attracting musical entertainment like bands to this type of outdoor venue along the River. Others talked about nearby River communities who have regular concerts in the summer. It was noted that Cortlandt is pursuing a Movie night at the Great Lawn in 2015. But a more formalized approach to outdoor musical entertainment similar to our neighbors like the City of Peekskill was most welcome by the Committee.

FF pointed out that the City of Peekskill just expanded the Riverfront Green Park – possibly now called Peekskill Landing where they included a very subtle design of an amphitheater. Several members of the committee commented they would go visit it.

Parking was raised as a possible concern for future amphitheater. BK pointed out that there is some parking in the existing Overlook area. JI also pointed out that new spaces were recently added in the public boat launch areas and even more spaces will be added between Turtle Pond and the Clay hole. Finally HH pointed out that we have a large Festival each year at Our Lady of Mt. Carmel's Italian Feast and people park on the street and walk to it.

JI moved on to discussing opportunities to bring more boat traffic to the park. Focusing on the Power Point, JI pointed out the idea of creation an extension over the Steamboat Dock to bring in larger boats again. A lengthy discussion ensued where EJ pointed out several concerns regarding ice flows and tides. EJ suggested that IQ Landscape Consultants visit the "extension" idea off the existing fishing pier located in front of the Overlook. This area is much more conducive to larger boat access due to River conditions. JI agreed to revise the concept plan to show the extended boat dock coming from the Fishing Pier instead of Steamboat Dock.

RBL mentioned Patriots' Weekends which were held at CWP in 2006 and 2007 and was a re-enactment of the Kings Ferry Crossing of the Hudson River between Verplanck's Point and Stony Point. BK and LC mentioned the idea of future historic events which would allow people to travel between CWP and the Stony Point Battlefield would be very cool. MR mentioned the concept of allowing larger boats like the Clearwater, the Evening Star and maybe the concept of Water Taxi's

which could connect places like the City of Peekskill, Verplanck, Croton etc.

The "Environmental Education Center" concept was discussed. This is the best location for people to be able to "touch" the river as there are no railroad track impeding accesses, and there is no need for shoreline stabilization. Rosemary mentioned that Hendrick Hudson High School Students have visited the site in the past to learn about the river and actually get into the water. Discussion around the EEC including location on either side of the road – one concept that was discussed included how to provide infrastructure to both a future restaurant and a future EEC.

Finally on Steamboat Dock a new Eagle Viewing platform has been added to the concept design which the Committee was very excited about. This is in follow-up to last month's meeting where the "Hudson River Eagle fest" was discussed and the Steamboat Dock/Overlook areas being one of the formal stops.

The meeting adjourned at 9:15 PM.



TOWN OF CORTLANDT
2016 Master Plan Committee
 Town Hall, 1 Heady Street, Cortlandt Manor, NY 10567
 914-734-1080

Master Plan Committee

Linda Puglisi, Chairperson
 James Creighton, Esq.
 David Douglas, Esq.
 Michael Flemming, Esq.
 Seth M. Freach
 Dani Glaser
 Barbara Halecki
 Adrian Hunte, Esq.
 Michael Huvane
 Theresa Knickerbocker
 Maria Slippen

Linda D. Puglisi
Town Supervisor

Town Board
 Richard H. Becker
 Debra A. Costello
 Francis X. Farrell
 Seth M. Freach

Staff Advisors
 Ed Vergano, P.E.
 Chris Kehoe, AICP
 Rosemary B. Lasher
 Thomas F. Wood, Esq.

AKRF, Consultants
 Michelle Robbins, AICP
 Anthony Russo

Please attend a public informational meeting for the Town of Cortlandt Comprehensive Master Plan & Visioning for the Verplanck Waterfront on:

Thursday January 15, 2015 at 7:00 PM
(Visual Materials will be available for review at 6:30 PM)

Town of Cortlandt Town Hall
Nyberg Meeting Room
1 Heady Street, Cortlandt Manor, NY 10567

The purpose of this meeting is to provide an overview of these important planning projects, describe and share findings regarding existing conditions, and solicit suggestions from the public for future plans/priorities. Following a brief presentation by the project consultants, AKRF and IQ Landscape Architects, a question and answer discussion will take place.

Please attend this important meeting. We look forward to meeting you and welcome your comments.

Please visit the link below to participate in the Town's Master Plan survey.

<http://cortlandtmasterplan.org/>

Contact: Chris Kehoe, AICP, DOTS Dep. Director Planning (914) 734-1080.



TOWN OF CORTLANDT
2016 Master Plan Committee
 Town Hall, 1 Heady Street, Cortlandt Manor, NY 10567
 914-734-1080

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 Thomas F. Wood, Esq.

AKRF, Consultants
 Michelle Robbins, AICP
 Anthony Russo

Por favor, asistir a una reunion informativa publica para la Ciudad de Cortlandt Plan Maestro y Visiones del Verplanck para la zona ribereña el:

Jueves 15 de enero en 2015 a las 7:00 de la tarde.

(Materiales audiovisuales estaran disponibles para su revisiones a las seis y treinta de la tarde)

Ciudad de Cortlandt Ayuntamiento
Nyberg Sala de Reuniones
1 Calle embriagadora, Cortlandt Manor NY 10567

El objetivo de esta sesion es proporcionar una vision general de estos importantes proyectos en materia de planificacion, describir y compartir Los resultados sobre las condiciones existentes, y solicitar sugerencias del publico para hacer planes para el futuro / prioridades, tras una breve presentacion de Los consultores del proyecto, y el cociente intelectual AKRF, arquitectos paisajistas, una pregunta y una respuesta debate tendra lugar.

Por favor, asistir a esta importante reunion. Esperamos que venga a recibir sus comentarios.

Por favor, visite el siguiente enlace para participar en el Plan Maestro de la Ciudad.

[Http://cortlandtmasterplan.org/](http://cortlandtmasterplan.org/)

Pongase en contacto con:
 Chris Kehoe, AICP, PUNTOS Dep., Planaficacion Director (914) 734-1080



TOWN OF CORTLANDT

2016 Master Plan Committee

Town Hall, 1 Heady Street, Cortlandt Manor, NY 10567
914-734-1080

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Rosemary B. Lasher
Thomas F. Wood, Esq.

AKRF, Consultants

Michelle Robbins, AICP
Anthony Russo

AGENDA

January 15, 2015

PUBLIC OUTREACH MEETING

6:30 PM: Visual Materials available for review.

7:00 PM WELCOME... Supervisor Linda D. Puglisi, Supervisor
FACILITATORS: John Imbiano, IQ Landscape Architects
Anthony Russo & Michelle Robbins of AKRF

AND OVERVIEW OF THE COMPREHENSIVE MASTER PLAN
Anthony Russo & Michelle Robbins of AKRF

8:00 PM VERPLANCK WATERFRONT MASTER PLAN VISIONING
John Imbiano, IQ Landscape Architects
Anthony Russo & Michelle Robbins of AKRF

Q&A SESSIONS

For both Comprehensive Master Plan & Verplanck Waterfront.

9:00 PM ADJOURNMENT

Thank you for your participation!

If you have not already done so, if you would please take the time (approximately 15 minutes) to complete our online survey located at:

<http://cortlandtmasterplan.org/>

PUBLIC OUTREACH MEETING ON THE 2016 COMPREHENSIVE MASTER PLAN & VERPLANCK WATERFRONT MASTER PLAN MEETING

JANUARY 15, 2015

A Public Informational Meeting for the 2016 Comprehensive Master Plan & visioning for the Verplanck Waterfront of the Town of Cortlandt was conducted on January 15, 2015 in the Vincent F. Nyberg Meeting Room of the Cortlandt Town Hall located at 1 Heady Street, Cortlandt Manor, NY 10567 with the following committee members, consultants and appointed staff in attendance:

Master Plan Committee:

Linda Puglisi, Town Supervisor
James Creighton
David Douglas
Seth Freach, Town Councilman
Dani Glaser
Theresa Knickerbocker

Town Board:

Debbie Costello
Frank Farrell
Seth Freach

Staff Advisors:

Edward Vergano, P.E., DOTS Director
Rosemary Boyle-Lasher, Assistant to Director of DOTS
Chris Kehoe, Deputy Director of Planning

Also in Attendance:

Michelle Robbins, AKRF
Anthony Russo, AKRF
John Imbiano, IQ Landscaping

Supervisor Puglisi opened the meeting and thanked the public for attending this public informational meeting to review the 2016 Comprehensive Master Plan and visioning for the Verplanck Waterfront Master Plan.

Town Board members Debbie Costello, Deputy Supervisor Frank Farrell and Seth Freach were introduced and (along with Town Board member Richard Becker) were all very supportive of the projects.

Linda also thanked Mayor Theresa Knickerbocker for participating and being a great partner to us.

The new Master Plan Committee has been working for the past year and a quarter discussing ideas on what we would like to see in our community in the next 10 years.

Members of the Master Plan Committee are: James Creighton, David Douglas, Michael Flemming, Seth Freach, Dani Glaser, Barbara Halecki, Adrian Hunte, Michael Huvane, Theresa Knickerbocker (mayor of the Village of Buchanan) and Marie Slippen (Trustee in the Village of Croton).

We have a small citizen committee to help develop ideas, concepts and plans for the visioning of the Verplanck Waterfront: Einar & Missy Johansson, Lisa Cole, Bob Kelleher, Holly Haight, Councilman Frank Farrell and Stephanie Vaughey. Rosemary Boyle Lasher, former Town Board member who is now working in the Planning Department, Chris Kehoe, our principal Planner and Ed Vergano, the Director of the Department of Technical Service also serve on this committee.

Our Consultants are Anthony Russo, Michelle Robbins from AKRF and John Imbiano from IQ Landscape Architects. The Town of Cortlandt received a \$175k grant a year and a half ago that covers most of the consultants costs.

We are holding this informational meeting to provide an overview of important Planning projects, to distribute and share findings regarding existing conditions and to hear your suggestions for future plans and to prioritize them. You will hear from our 2 consultants who will present their information with a power point presentation. They will then be followed by a question and answer period.

We also are working on what is called LWRP, a Local Waterfront Revitalization Program. We received a grant from the NYS Secretary of State to help us with that. These grants do not cover all the costs of these projects and programs, but we are delighted to use our resources on these good projects.

The Town Board voted unanimously to place a bid on the 99 acre Con Edison property for \$2.7 millions dollars and we won this bid. We are going to put the almost 100 acres to good use and are just waiting for the Public Service Commission to give their final approval.

Then we will put a group of people together to help us plan what we would like to do with this property. We already have a few ideas: fields for the youth, walking paths and we may put some of our operating departments on this property as well.

The advantage of us winning this bid is that it will stop the outrageous project that wanted to go there, the West Point Partners. This private company wanted to put up a 50 foot electric converter station which would have been an unbelievable problem for our communities and for many of you who are here tonight for your properties and families. In addition, we are still fighting the Spectra Algonquin expansion of the pipeline.

There are many exciting things going on in the Hamlet of Verplanck that can be utilized by the whole town. It started off with the Steamboat Dock area where bulkhead remediation was done almost 20 years ago to stabilize the dock area. We also built a beautiful outdoor pavilion named after Marie Pritchard, an original committee member who helped plan for this beautiful property on the Hudson River.

We bought and developed the old Newman Marina and turned it into a beautiful park, the Cortlandt Waterfront Park where we put in a Veteran's Memorial. We also put in a playground in memory of Jim Martin who used to have a seaplane base at that site. We built a dock and are also going to be building a dock specifically for rowing. Councilman Frank Farrell started the Cortlandt Rowing Association and is a charter member. We also have a rowing dock at Lake Meahagh. We are hopeful that by this summer we will be seeing a regatta going up and down the Hudson River.

The cleanup at Lake Meahagh Park is almost finished and we expect to hydro seed the park by early spring.

The meeting was then turned over to Michelle Robbins and Anthony Russo from AKRF.

Michelle Robbins gave a brief presentation on the overall 2016 Comprehensive Master Plans. Some highlights from this PowerPoint presentation are:

- The Town has adopted Town Wide Comprehensive Master Plans in 1992 and 2004. (The State recommends local municipalities adopt Master Plans every 10 years).
- A new 2016 Master Plan Committee (MPC) was appointed in August, 2013 by the Town Board. They have met monthly since October 2013.

- The 2016 Cortlandt Sustainable Master Plan provides a road map toward an economically and environmentally resilient future by promoting a dynamic local economy with walkable, multi-modal roadways, and vibrant hamlet and commercial center areas throughout Cortlandt, at the same time encouraging energy efficiency and the use of renewable energy.
 - In December 2013, Cortlandt was the recipient of \$175,000 NYSERDA grant providing funds to complete a Sustainable Comprehensive Master Plan.
 - Cortlandt is one of the first communities in the Region working on a Sustainable Comprehensive Master Plan.
 - Cortlandt is a forerunner in environmental preservation and climate resiliency efforts:
 - » NYSDEC Climate Smart Community
 - » Renew Cortlandt
 - » Sustainable Westchester
 - » Cortlandt Green Team
 - » Solarize Westchester
 - The Town of Cortlandt is 34.5 square miles and an estimated 2010 population of about 41,592 persons (including the Villages of Buchanan and Croton-on-Hudson.)
 - Cortlandt is one of the only areas between NYC and Albany where access to the Hudson River is not impeded by railroad tracks.
 - Cortlandt is largely characterized by single-family neighborhoods interspersed with large swaths of open space and areas of commercial activity along major roadways. Small pockets of industrial uses are also scattered throughout the Town but are concentrated in the north and along the Verplanck waterfront.
- Comprehensive Master Plan Goals
 - » Continue Cortlandt’s role as a model community and regional leader in sustainability and climate resiliency initiatives
 - » Continue to balance economic development with environmental preservation
 - » Prepare and adopt a pioneering Sustainable Comprehensive Master Plan that builds on the Town’s successful efforts to date
 - » Proactively address sustainability, climate resiliency, energy efficiency, and economic development.
 - Master Plan Process
 1. Public Outreach & Public involvement throughout the entire process
 2. Update Base Studies
 3. Develop Policies
 4. Develop Metrics
 5. Draft Chapters
 6. Draft Master Plan
 7. Final Master Plan (Adopted by the Town Board)
 - Master Plan Chapters
 1. Sustainability, Energy Efficiency & Climate Resiliency
 2. Economic Development
 3. Environmental Protection & Preservation
 4. Community Character & Visual Quality
 5. Traffic & Transportation
 6. Land Use: Residential & Housing

7. 7. Land Use: Commercial & Industrial Development
8. 8. Community Services
9. 9. Recreation & Community Facilities
10. Natural Resources & Open Space
11. Infrastructure & Technology
12. Historic & Cultural Resources

- Comprehensive Master Plan Committee Meetings - monthly the 1st Wednesday of the Month at 7:00 PM at Town Hall.
- Public Outreach Survey– ongoing until March 2015 and can be accessed at www.cortlandtmasterplan.com

Michelle Robbins hands over the presentation to John Imbiano from IQ Landscape Architects who discusses the Verplanck waterfront and how it fits into the Master Plan. Once the Verplanck Waterfront Master Plan is completed, it will be adopted as part of the townwide Comprehensive Master Plan. Some highlights from John Imbiano’s PowerPoint presentation are:

The project area for the Cortlandt Waterfront Master Plan is from the Steamboat Dock area all the way to the right side of the trailer park and includes the clay hole pond.

Work that has already been completed on this waterfront area is: the Steamboat Dock, the Broadway Overlook, the fishing pier, the restoration of the ‘Great Lawn’ area, the Veteran’s Memorial, the Jim Martin Aviation Playground, the hangers which are currently being used by the rowing association and the public boat ramp. The walkway that is currently along Riverview Avenue will be expanded to create a loop around the area with the intent of promoting a Riverfront walkway. Verplanck is unique in that besides being unencumbered by railroad tracks, you can actually touch the river. There is a natural beach with little erosion that we want to expand on.

The area around the Viking Boat Club is like a harbor village with the currently existing marina and restaurant. In a year and a half, we will have our greatest opportunity to do something new and exciting. At the current trailer park area will be a large open space area that we are currently calling the Hamlet Commons. It is flat which will aid in determining what things can be done there. We would like to balance economic commercial development within a park setting.

John began working with a very active, knowledgeable advisory committee about 4 months ago, who discussed, among other things, ideas on what could be done in this area. Some of those ideas were:

- A restaurant to the west of the Town Emergency Boat Dock, creating a balance between park and economic vitality
- Creating a synergy with the marina itself, with the hope of bringing people here by car, walking and boat
- An open lawn area to the west of the restaurant where the trailer park currently is
- Suggest keeping this area flexible and putting in or using it as:
 - » Amphitheater (possibly constructed out of brick)
 - » Field for athletic activity
 - » Area to view a regatta
 - » Farmers market
 - » Food trucks
 - » Movies & live music
- Parking area with the potential for 70-80 cars
- Creating an environmental study center area

- Verplanck Nature Preserve (educate the public on the ecology of the Hudson River)
- Incorporate Verplanck’s history of brick making
- Promote fishing
- Possibly have an educational center at the seaplane base
- Expand the playground to introduce more nature and history, such as having wind socks
- Self composting restrooms and other facilities need to go in
- Restore the swimming beach area
- Research the possibility Clearwater or Half-Moon docking at site
- Expand the fishing pier to include a gangway
- Steamboat Dock area can become an eagle watching observatory with telescopes
- Create ecological zones such as woodland zone, meadow zone, a wetland zone around turtle pond
- Have a contiguous trail around the clay hole
- Building for storage shed for park equipment
- Create fitness loop on waterfront trails

Linda Puglisi talks about having our first annual summer concert and movie series in the great lawn area starting from the beginning of June through the end of August. We also have our annual 5k race at this site. The next Eagle-fest is on Feb. 7th in Verplanck. Linda also mentioned that the Town is hoping to have a community garden that will be setup at Lake Meahagh Park,

Linda added that there will be additional meetings on this topic incorporating your suggestions and ideas and that we welcome all comments.

Question and answer period:

Dave Allen, 123 3rd street – he commends the whole program and says that we answered all his questions ahead of time. He likes the concept of having food trucks there and the brickyard theme is very important. He mentioned that there is a brick oven around turtle pond. John Imbiano said that we are encouraging the trail to go around the brick oven. He likes the idea of docks around turtle pond and the clay hole. He was wondering if there could be a dock that would run parallel to the shore, like a wharf where you could put boats in there. Linda thought maybe a boardwalk around there.

Shirley Dahlgren, 152 Broadway – commends everyone for the work, it is beautiful. She hopes that part of the plan is improving the town roads around the area, specifically Broadway. She asks if there is a plan for bicycles and bike racks. John Imbiano said it would be a multi user path. He said that part of the Riverview Avenue plans is to widen it to a 2-way road on the south side. Shirley said that she likes the possibility of incorporating small rowboats in the clay hole. Linda said there will also be educational kiosks throughout the park area.

Ed Vergano talked about the 5th Street to Riverview Broadway Streetscape project in that the resurfacing of Broadway will be addressed in this project.

Lois, 13th street – the Cortlandt museum never seems to be opened and was hoping that it could be incorporate it into the whole historical concept. Linda affirms that the museum is on 7th street and is a historical building. Linda goes on to say that the building was the first Town Hall, it has also been a jail and is now the Cortlandt museum. She also states that here have been several maintenance issues with the building and many items had to be moved. The upstairs is currently being used by the Cortlandt Rowing Association. They hold meetings there on Thursday’s at 7pm, Saturday’s at 7am and Sunday’s at 7:30am. T. Frank Farrell said the Rowing Association will be offering ‘rowga’ classes – a combination of rowing and yoga at this site in the future.

Bob Foley, a Planning Board member, commends the Town with what they are doing. He asked if we knew what the highpoint of the Verplanck Nature Trail was. John Imbiano guessed it to be 50 feet. Rosemary suggested that if you drove to the end of 5th Street and looked out, that is the view that you would essentially see. Bob suggested that there should be a Hudson Valley movie theme.

Jeff, Lafayette Street – you encourage the idea of special events, but having events like movies and concerts aren't really special. The regatta is special and having the Half-Moon or a ferry go across to Stony Point – that is a truly special event. This could be a way we unite with people across the river. Linda Puglisi said that in the past we have had historical reenactments on this property, the crossing of Rochambeau going over to the Stony Point battlefield, General George Washington was here on his white horse. We want to encourage more of those kinds of things. Linda loves the idea of the ferry, going up & down the river or across the river for lunch or dinner. The Town of Cortlandt has been a charter member of the Historic River Towns for the past 15 years, from Yonkers to Peekskill and we talk about our common thread. Also, the park is free, there is no admission unlike State and County parks.

Chris Vargo, 26 Hardy Street – he wanted to know how the Town is going to pay for all of this. He believes we will have to increase the taxes or get another industry in to lower the tax base. Linda Puglisi said that the projects we are talking about now, we have grant monies to cover them and that at every level of Town government we seek grants. They come in the form of 50/50 matching grants which means the Town has to match 50% from our town treasury or our general fund, or it is an 80/20 match, 80% from the grant and 20% from the town. We are constantly trying to do this for every project that we do in the town. Linda told Mr. Vargo that you are 100% correct that if we had to pay for this totally out of our treasury, it would be difficult. We have a \$37 million dollar budget that covers our playgrounds to snow plowing and everything in between. We have seasonal help that we hire in the summer.

We hire 200 Cortlandt youth to help us at the pool and we can hire more seasonal to help us with this. Our treasury is in very good shape, we have 3 times the amount of savings in our accounts than when I started so we have monies we can apply and set aside for these projects.

Linda went on to say that we are fiscally conservative. We are not going to do something if we don't know how we are going to pay for it. We also do things in phases. We have been improving the Verplanck waterfront for over 20 years. We did not do it all at one time, we phased into it and the plan you we are presenting tonight we will also be phased into.

We are seeking monies from other levels of government to help us. We are constantly writing letters to our elected officials and getting grants from the Federal level also. So we are going to be fiscally conservative and prudent and Linda will make sure the Town spends our tax payer's money wisely. This plan is a work in progress, it will evolve and it is our plan together, in our community. We want to hear from you. We have heard some great ideas tonight and we want to hear more.

Town Board members spoke:

Frank Farrell – rowing seems to be a very popular sport in the Hudson Valley, but it didn't seem to be something that people in our community knew about, even though we are on the river. So a group got together and formed the Cortlandt Community Rowing Association. It has been moving along better than anyone dreamed. The Hudson Valley Rowing League voted to approve our application to be a member organization which will allow our teams from Cortlandt the ability to compete with teams up and down the Hudson Valley.

Frank stated to answer some of Chris' concerns on how do we pay for it, the Rowing Club was successful in obtaining a grant of \$15,000 to go towards building a dock on the river.

Also, with respect to the Con Edison property that Chris asks how are we going to pay for that. The blocking of the power project that was to go there, improves and maintains and preserves the property values in Verplanck in ways you can't even imagine. That would have been very destructive to the value of people's homes.

What we intend to do, over time, is to incorporate some of our operating departments there. And as we move our departments over there, that is going to free up spaces that we can sell, such as Roa Hook and the property we have on 8th Street. This money can be used to fund this project. Over the years, this project will actually net us into the black, a positive cash flow situation. So between the property values and the efficiencies, it is going to be a win. It is not going to be something to happen in 2 or 3 years, these are long range plans. We are not looking at anything less than a decade out, it is something we can grow into. We spend a great deal of time thinking about how we can do these things efficiently and deliver the best product at the same time not cost a lot of money and I think the record of this Administration shows that.

Back to the rowing, looking for May 9th opening date at Meahagh park. Our new alliance with the Hudson Valley Rowing League will allow us to bring a full on regatta here in the summertime and Frank wants to underline that it is what we call a lifetime sport. You can start this as a young person but there are people who row very actively and competitively into their 50's, 60's & 70 years of age.

Linda responded that we don't have just a recreational plan, or an environmental plan, we have an overall comprehensive plan and the budget for these items is important to us. This property, this land, the river is for all ages. As we grow older, we will walk around the path, when we are younger, we are going to be running on the path and bicycling in between. There is something for everybody.

Seth Freach - this is a long term vision. One of the things we discovered on the Master Plan Committee was that there is a wide girth of opinions and ideas

and some of those ideas are complimentary and some of them compete with each other. We are a really large town and there is enough space to fit a whole lot of needs and a whole lot of wants. One of the things that this large timeline gives us is the opportunity for discussion and what is being presented here is a draft and not what is going to happen tomorrow and paid for in the next budget. It is a long term vision and between now and then, there is a huge amount of time for input, not just from the Master Plan Committee, but people sitting in this room, people you know, people you see in the store, your parents, your kids and people you see in the post office. That is why we really want to encourage people to come to these meetings and to go to the website and fill out the 10 – 15 minute survey. Hearing everyone's opinion about what we should do with our open space and how we should plan it and prioritize it is really what is going to make it a successful plan.

Debbie Costello – as a resident of Verplanck, she is very excited to see these things come to fruition. She would just like to reiterate that for those of us who live in Verplanck, we have our own culture, so we need the communities input. We want your input so that you feel comfortable knowing that we are not going to make this waterfront something that you don't want. If we have the collective ideas from all of you and we hear from all of you that this is what you are looking for, that is what we will do. If the majority wants boating, we will have boating. If the majority doesn't want boating, we won't have boating. We really do need to have your opinions and ideas. This is about you and what you want and preserving what you think is important in the town that you live in. Keep letting us know, have your friends let us know, we want you to be comfortable with what we are doing.

Linda concludes the meeting by asking everyone to give the Town their ideas and thoughts. She thanked her colleagues on Town Board, the Town staff, our small Verplanck Advisory Committee, our Master Plan Committee and our terrific consultants.

Minutes submitted by Sharon Palmiotto

APPENDIX C / **Master Plan Board from Public Engagement Meeting 1**

Town of Cortlandt Waterfront Park



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Farmer's Market



Food trucks



Outdoor Fitness



Nature Based Playground



Nature & Interpretive Center



Clearwater Ship



Eagle Watching



Composting Toilet



Rowing Club Launch



Waterfront Amphitheater



Waterfront Trails



Waterfront Dining

