

TOWN OF CORTLANDT



Supervisor

Linda D. Puglisi

Town Board

Richard H. Becker
Debra A. Carter
James F. Creighton
Francis X. Farrell

Project Staff

Michael Preziosi, P.E.
Director, D.O.T.S.

Chris Kehoe, A.I.C.P.
Deputy Director
DOTS – Planning

Michael Cunningham, ESQ.
Deputy Town Attorney

CORTLANDT / VERPLANCK QUARRY PLANNING SUB-COMMITTEE

October 12, 2021
7 pm E.S.T.

MISSION STATEMENT

To solicit community feedback and input, for the planning and design of the Cortlandt Verplanck Quarry Property.

www.townofcortlandt.com/projects



COMMITTEE MEMBERS

TOWN MEMBERS

- Deputy Supervisor - Dr. Richard Becker
- Councilman Frank Farrell
- Michael Preziosi, P.E., Director – DOTS
- Chris Kehoe, A.I.C.P.
Dpty. Dir. – DOTS, Planning
- Michael Cunningham, E.S.Q.
Deputy Town Attorney
- Dianne Carroll
Supervisor's Office

COMMITTEE MEMBERS

David Allen
Jim Bell
Jeffrey Boudin
Paul Buckhout
Pamela Burns
Jim Dolan
Nora Hildinger
Dean McBeth
Maria Morabito
Michelle Piccolo Hill
Dominick Saladino
Joy Snyder
Fran Stinson
Christopher Vargo
Bernard Vaughey
Frank Wassil

HISTORY OF THE PROJECT TO DATE

SITE HISTORY

Between 1919 and 1956 the Verplanck Pulverized Limestone Company (later acquired by New York Trap Rock circa 1926) operated at this site. The quarry was closed in 1956 after an underground aquifer was struck. The remains of the building are still onsite.

Site ownership transferred over the years and was most recently owned by Con Edison. There are multiple utility easements onsite, notably the Algonquin Gas Incremental Pipeline "AIM" recently upsized by Spectra / Enbridge.

PROPERTY ACQUISITION

Beginning in 2015 this 121.23 acre property formerly owned by Con Edison was acquired by the Town of Cortlandt and later subdivided in 2016 with the Town retaining 99.896 acres (including the quarry). Con Edison retained rights to two parcels totaling 12.812 and 8.52 acres which contain their equipment and overhead transmission towers.

The quarry is approximately 31.66 acres.

TOWN OWNERSHIP 2016 -

- In February 2017 the Town released a Request for Proposals / Qualifications for a Design Concept for the Reuse and Redevelopment of the site.
 - Multiple proposals were received ranging from active reuse (aquatic adventure park) to less active uses such as limited outdoor event spaces, nature trails, use of the quarry for swimming, a restaurants and future access to the Hudson River
- In September 2017, the Town of Cortlandt released a Request for Proposals for Surveying Services, onsite wetlands delineation and tree inventorying.
- Between 2017 – 2019 the Town of Cortlandt evaluated the site for a consolidated DES Headquarters.



Aerial Image June 2019 – Courtesy Google

CURRENT STATUS

CONCEPT SITE PLANNING

The Town of Cortlandt has retained KG&D Architects (\$25,000) to prepare a mini-master plan of the site incorporating the infrastructure required to develop the site, combine and sync proposed uses and incorporate committee feedback and input.

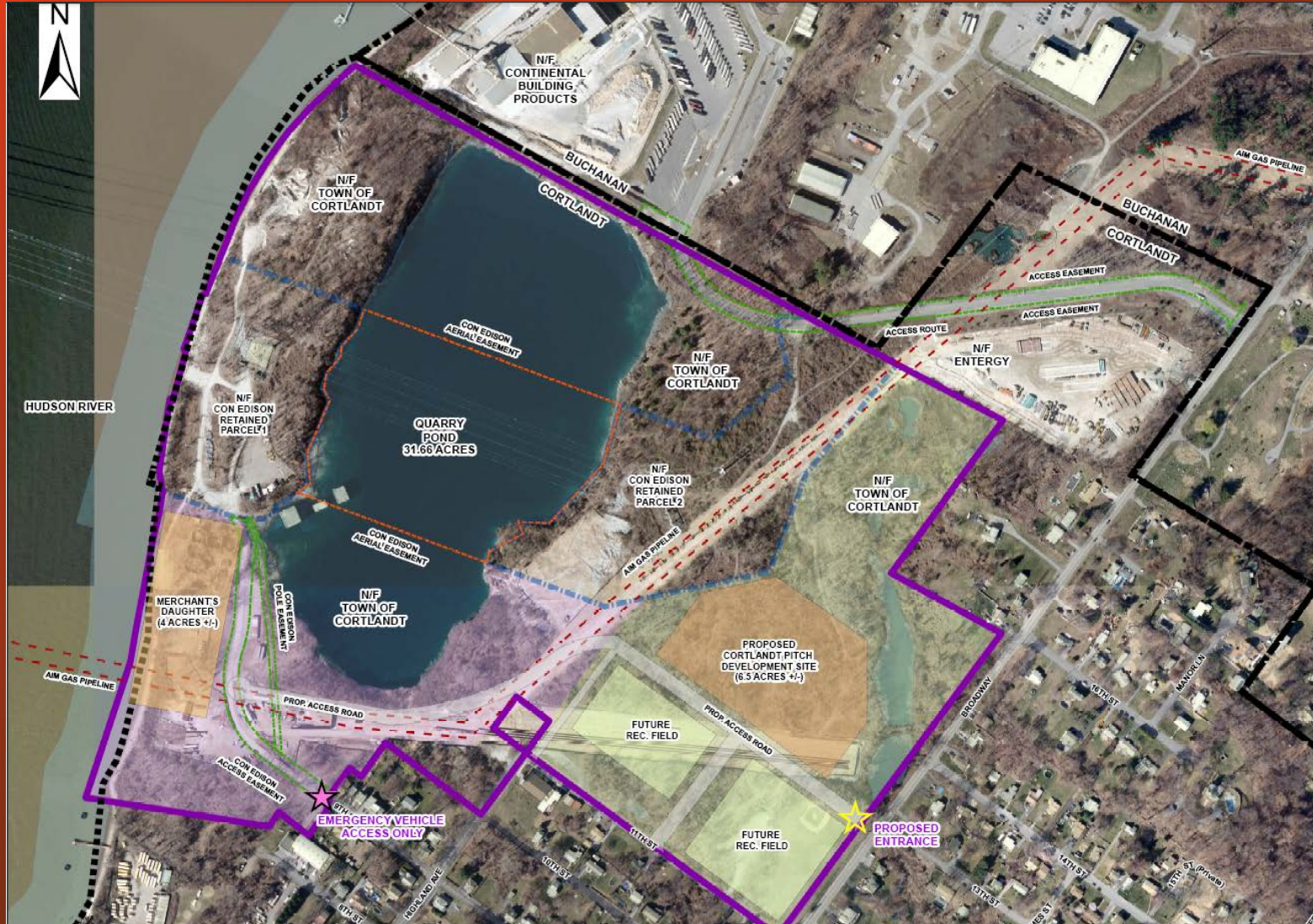
ECONOMIC DEVELOPMENT AGENCY GRANT

In 2021 the Town of Cortlandt obtained a 50% matching grant from the U.S. Economic Development Administration in the amount of \$3.2 million to develop the infrastructure necessary to promote development of the site.

The Town of Cortlandt solicited a request for proposals to design the necessary infrastructure. Department of Technical Services Staff will be making a recommendation of a firm to the Town Board at the upcoming Town Board Meeting.

The selected firm will be responsible for designing, site access (roads), utilities (water, sewer), site grading and earthwork, storm water controls, landscaping and mitigation measures (wetlands and reforestation).

THE SITE



TOTAL ACREAGE – 99 ACRES +/-

- QUARRY – 33 ACRES
- HUDSON RIVER SIDE – 14 ACRES
- NORTHWEST AREA – 9 ACRES
- NORTH AREA – 5 ACRES
- BROADWAY SIDE – 38 ACRES

POTENTIAL USES

MERCHANT'S DAUGHTER
CORTLANDT PITCH
AQUATIC RECREATION

SITE PHOTOGRAPHS



SITE PHOTOGRAPHS



LOOKING NORTH – CONTINENTAL / LE FARGE



EAST FROM HIGHLAND AVE TOWARDS BROADWAY



LOOKING WEST TOWARDS HUDSON RIVER



WEST BACK TOWARDS BROADWAY

MERCHANT'S DAUGHTER

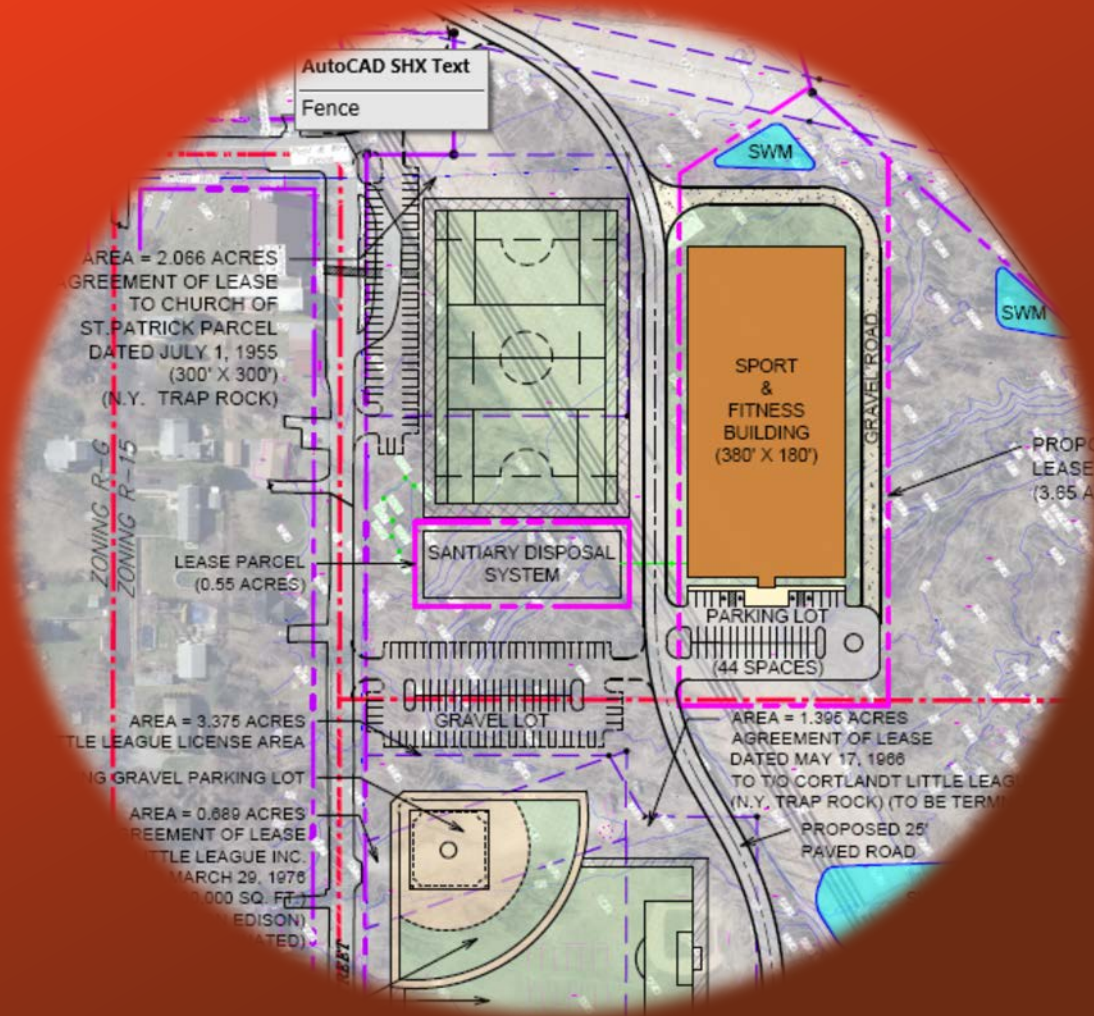


Production Facility with and attached tap room and farm cidery. Warehouse for packaging of finished product.



Photos taken from July 2021 Presentation to VRA (Christine Sisle)

CORTLANDT PITCH



Architect's rendering of Cortlandt Pitch Indoor Soccer Facility (380' x 180' / 68,400 sf facility)

Concept Plan taken as prepared by DTS on behalf of NY Sports Inc.

AQUATIC RECREATION



La Villette Paris (image via Google)



Future Marina's and Waterfront Access



Floating Dock / Overlook (Stearns County, MN)

COMMITTEE INPUT

IT IS TIME TO HEAR FROM YOU!



WHAT ARE YOUR THOUGHTS, CONCERNS AND IDEAL USES OF THE PROPERTY?

NEXT STEPS

1. Contemplate, collate and distribute Committee input to key staff and consultants.
2. Progress master plan of site with KG&D Architects.
3. Award consultant contract to design infrastructure through EDA Grant.
4. Continue receiving feedback from Committee and schedule next group discussion. (Date TBD).

THANK YOU AND GOODNIGHT.