



CORTLANDT ADVENTURE SPORTS PARK

A Year-round Adventure Sports Park

THE MASTER PLAN

Develop a family-oriented adventure sports park from the Verplanck flooded quarry along the Hudson River.

Focused on healthy outdoor activities the project can lead the revitalization of the area.

By creating a regional destination for 50,000+ visitors, the park will provide the community with over 250 jobs.



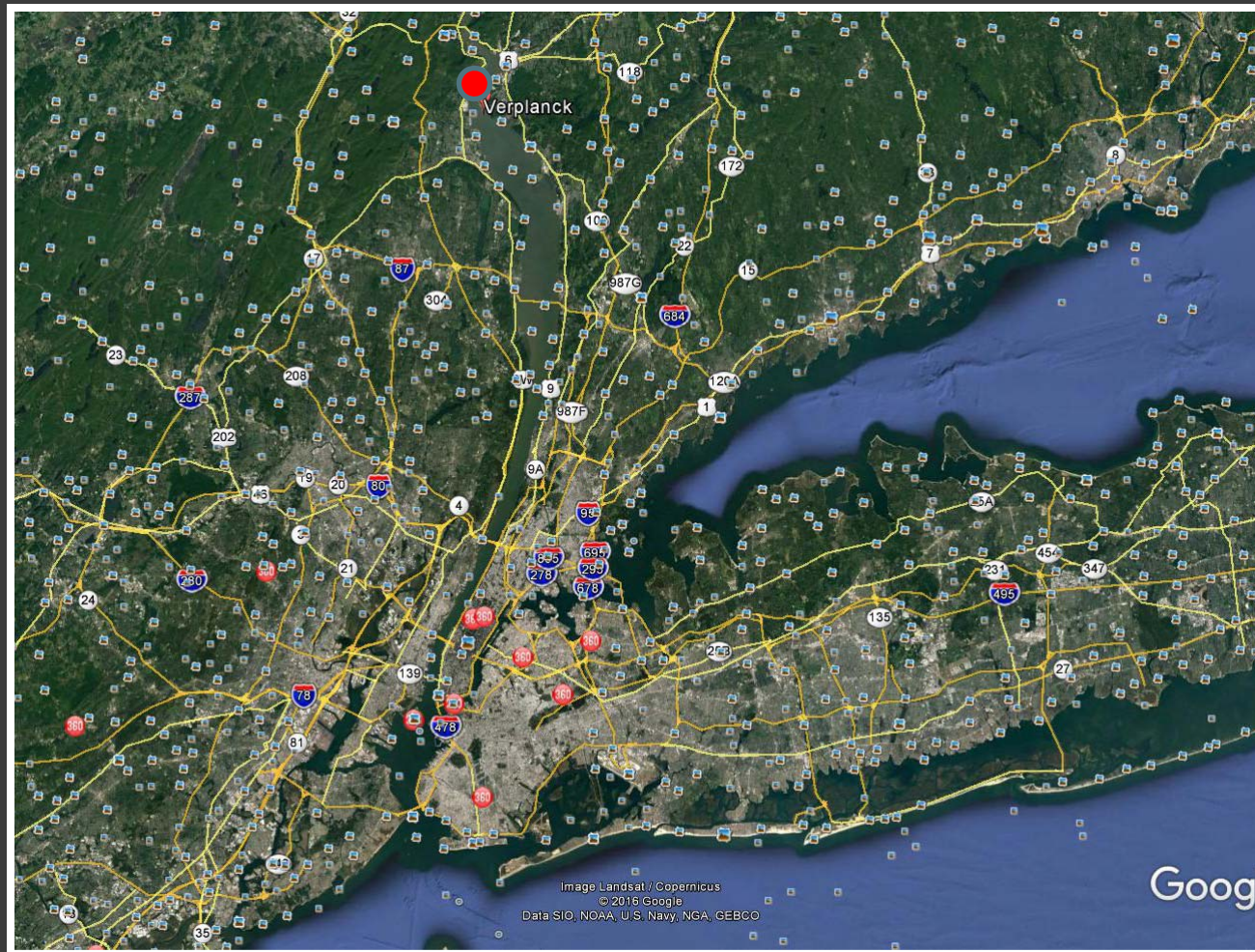
The core of the plan is to create an “**adventure experience**” for every member of the family.

PRIMARY ACTIVITIES

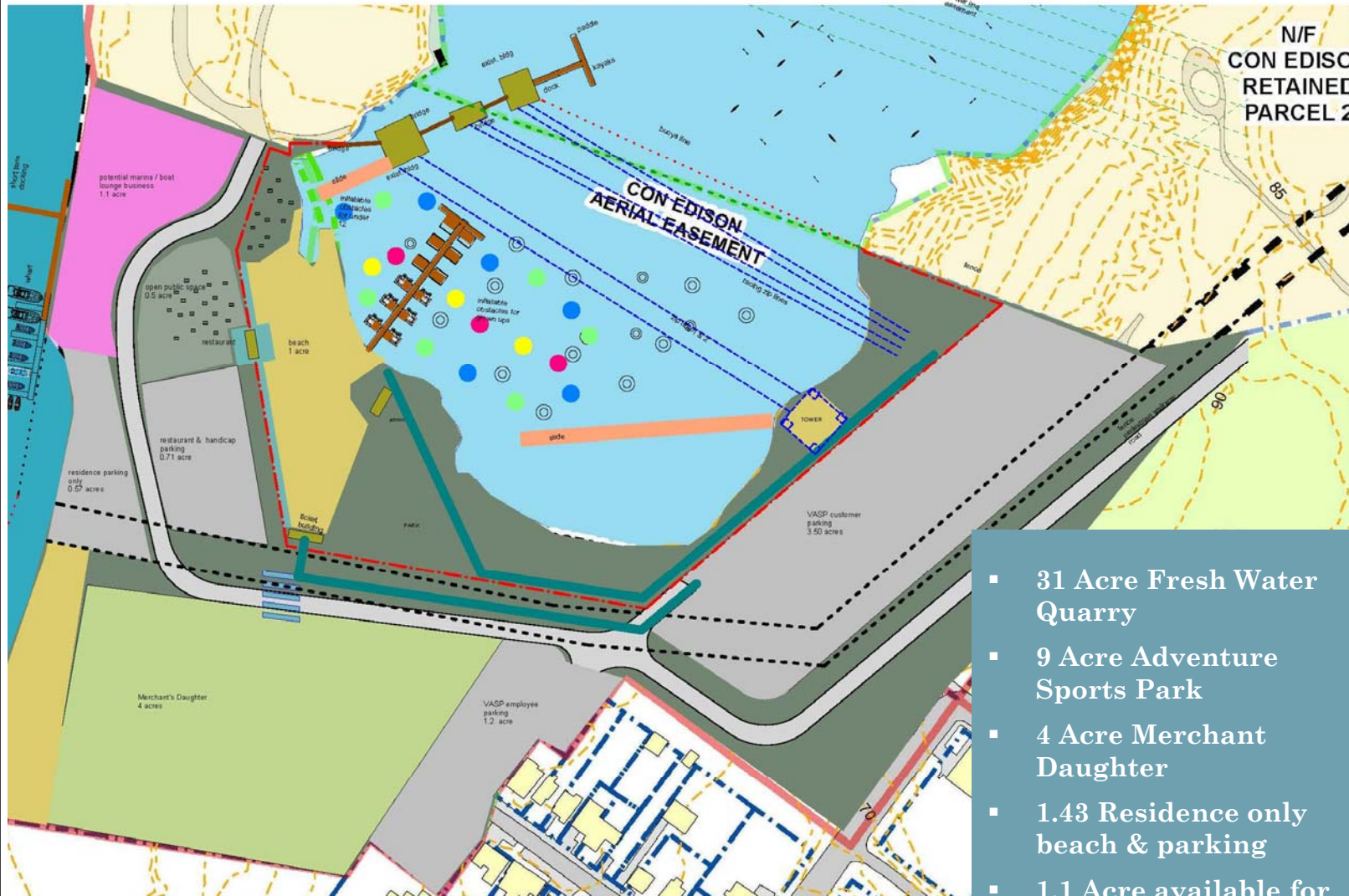
Activity	Potential Annual Visitation	Potential Pricing	Seasonality	Comments
Swimming & snorkeling	1,000	\$29.00/day	Memorial Day – Labor Day	Passive activity for less active family members
Water obstacles, cliff jumping, rope swings, zip lining	40,000	\$39.00/day	Memorial Day – Labor Day	Primary drivers for park visitors. 60-mile radius.
Wakeboarding	5,000	\$49.00/day	Memorial Day – Labor Day	wakeboard park
Scuba diving	10,000	\$39.00/day	April - October	Cold water will limit participation
Kayaking/paddle boarding	1,000	\$29.00/day	April - October	Passive activity
Rock Climbing	1,000	\$39.00/day	April - October	
TOTAL VISITORS	58,000			

THE RIGHT LOCATION

Provides Western Connecticut, Westchester, Putnam, Rockland, and Orange counties, and the five boroughs of New York City a convenient destination for adventure sports



THE SITE



N/F
CON EDISO
RETAINED
PARCEL 2

- 31 Acre Fresh Water Quarry
- 9 Acre Adventure Sports Park
- 4 Acre Merchant Daughter
- 1.43 Residence only beach & parking
- 1.1 Acre available for 3rd party marina/boat provider

May 4, 2021

VERPLANK QUARRY REDEVELOPMENT PLAN

CORTLANDT ADVENTURE SPORTS PARK

An Adventure Sports Park featuring swimming, snorkeling, cliff jumping, wakeboarding, rope swings, scuba diving, rock climbing, kayaking, and zip lining.



- 31 Acre fresh water quarry
- 8 Zip lines
- 1 Overhead wakeboarding cable systems
- 4 Private floating gazebos
- 2 Inflatable obstacle courses
- 1 Waterslide and
- 1 Rope swing

<https://www.youtube.com/watch?v=Frv0Slz3HIU>

PARK DEVELOPMENT PLAN

Cortlandt Adventure Sports Park

Base Infrastructure –water, electricity, sewer system, grading, roads, and parking lots

Fixed Real Infrastructure – convert submerged buildings, build bathrooms, lifeguard station, offices, permitting

Operating Infrastructure – docks, inflatable obstacles, zip line equipment, climbing structures, wakeboarding systems, Scuba Diving attractions, life jackets, etc.



Total Adventure Park Buildout \$2,000,000

VERPLANCK MARKET PLACE

A 3-season walk-up restaurant and shopping destination that will service both customers in and out of the park.



- **Traditional ocean-front boardwalk retail destination**
- **Walk-up restaurant with outdoor seating in and out of park**
- **Micro retail shops of local craftsman and artisans**
- **2 outdoor dining patios**
- **1 new building for restrooms**
- **55 car restaurant parking lot**

MARKET DEVELOPMENT PLAN

Verplanck Boardwalk Market on the River



Base Infrastructure – Water, electricity,
open space grading, road, parking area

Fixed Real Infrastructure – restaurant, retail
stores, boardwalk, fencing, permitting

Operating Infrastructure – furniture, fixtures,
equipment

Total Boardwalk Market Buildout \$2,000,000

COMMUNITY BENEFITS

Cortlandt/Verplanck Residents

Private Beach for residents only with adjacent dedicated parking (1.43 acres).

50% Discount on all Adventure Sports Park passes

3 Days a year designated Cortlandt Residence days, all residents get free swim passes.

Access to Boardwalk shops and restaurant with overlook seating of River and Adventure park

Up to 250 seasonal jobs and 20 Year-round jobs



<https://www.youtube.com/watch?v=aKiJ2sSXPSM>

COMMUNITY BENEFITS

Director of Guest Services and Training

“What we pay our young employees is small portion of their compensation. We are teaching life skills including; Problem solving, goal setting, situational awareness and communication.

We pride ourselves that over 50% of our employees are with us for 3 or more seasons. Working with us is not easy, but it is rewarding.

We run a safe park that is fun to work at.”

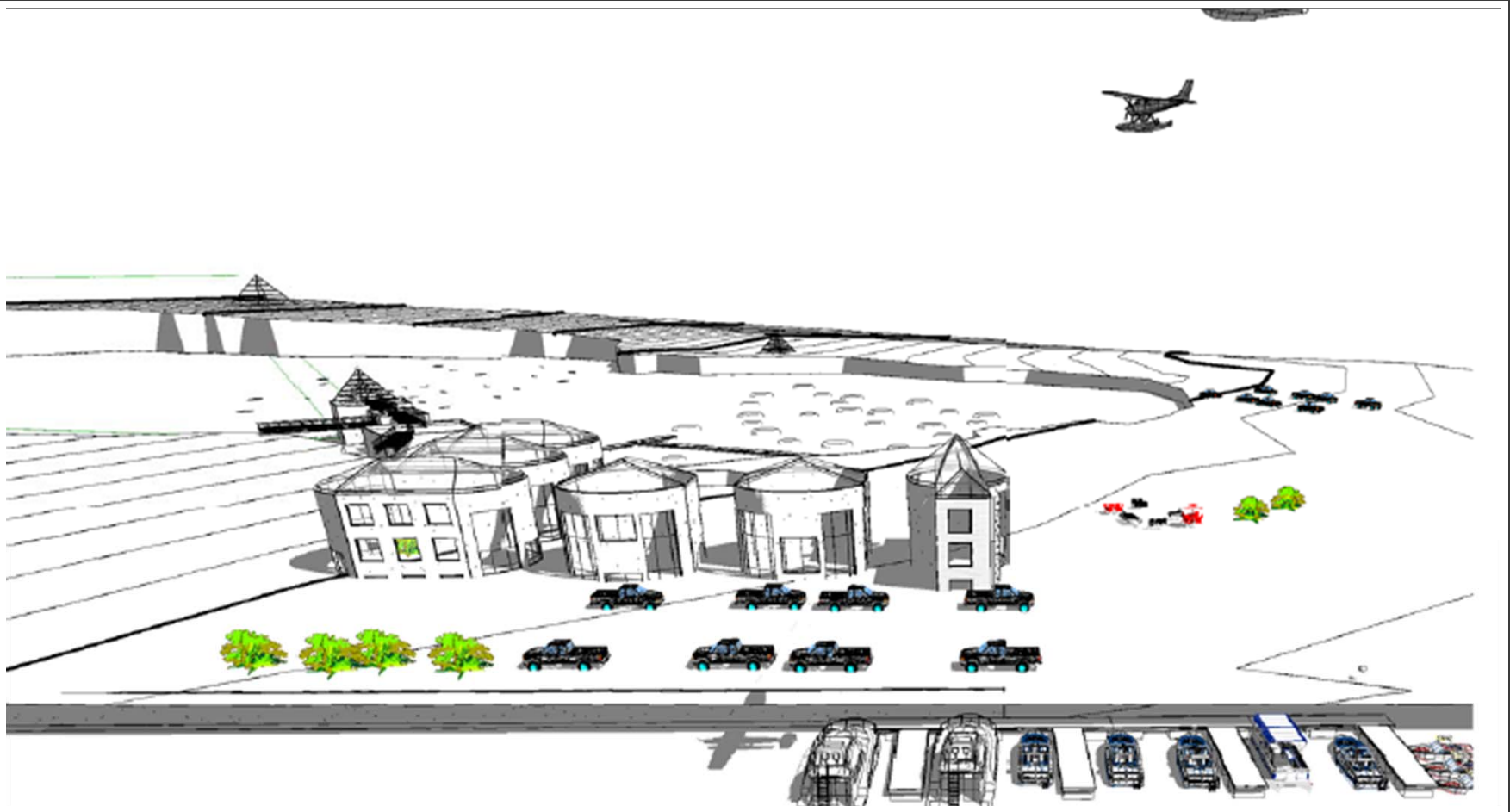
Tom Loring



American Red Cross
Training Services

THE COMMUNITY IMPACT

Jobs by Department	Year 1	Year 2	Year 3	Year 4	Year 5
Sales, Marketing, Management	4	5	5	5	6
Retail and Food & Beverage	7	9	12	12	16
Operations	17	24	35	33	47
Administration	3	3	4	4	4
Total Yearly FTE	31	41	41	56	73
Season Peak Employees	76	104	107	142	188
Estimated Payroll	\$1,058,000	\$1,333,000	\$1,466,000	\$1,634,000	\$1,761,000



Outdoor Adventure Sport Park
for
Hudson Valley