

KATONAH MEMORIAL PARK & ZEMA PROPERTY MASTER PLAN

TOWN OF BEDFORD, NEW YORK
DRAFT MARCH, 2012

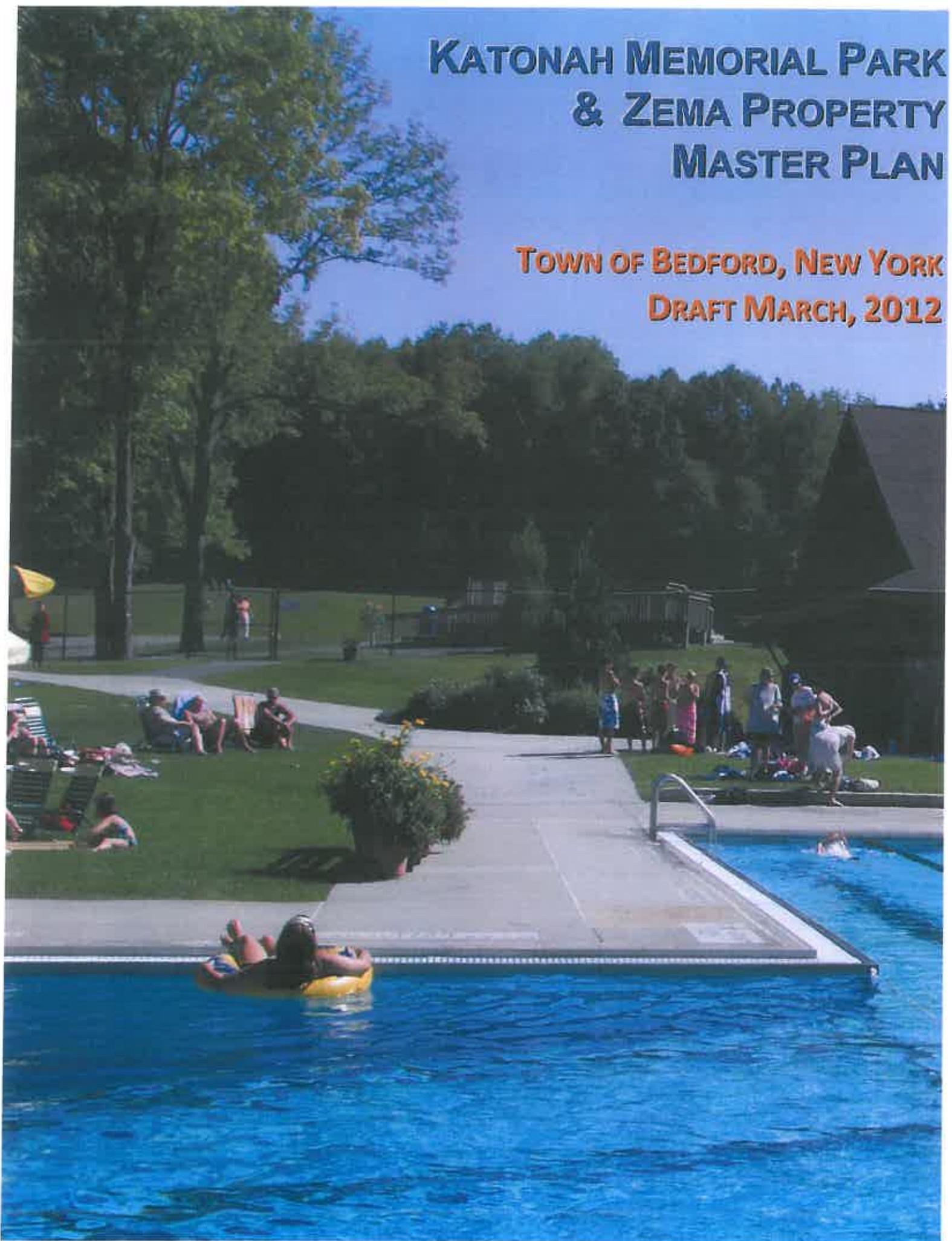


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Acknowledgements

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Katonah resident Richard Rosenthal took the photographs on the cover and on page 24. All other photographs are by The Chazen Companies

EXECUTIVE SUMMARY

Katonah Memorial Park is one of the most loved and best cared for facilities in the Hamlet of Katonah. Children spend their summers at the Day Camp or by the pool. Adults play paddle sports, walk and picnic in the Park. Residents of all ages use the ball fields and shelter. The Park is surrounded by houses and, during warm weather, serves as the social center for many residents. This master plan seeks to maintain the Park's neighborhood character while recognizing the need for access, circulation, drainage and facility improvements. This plan also recommends ways to incorporate the Zema Property into the Town's park system as an open space and passive recreation resource.

In keeping with the Park's mission to serve the residents of Katonah, this master plan focuses on incremental improvements and upgrades. It recommends that the Park not serve as a regional facility, nor should major new facilities be constructed. In keeping with that philosophy, the following is a summary of the major recommendations of this plan.



Facility Improvements

- Replace the pool electrical system.
- Refurbish or replace the paddle tennis courts.
- Re-orient and make comprehensive improvements to the upper field.
- Construct a new shelter and stage facility at the upper field.
- Rehabilitate and make improvements to Rasor Field.
- Install a second hitting wall in the interior of the tennis courts.
- Construct new rest rooms at Rasor Field and the upper shelter.
- Develop a landscaping and tree maintenance plan.

Access and Circulation Improvements

- Create a new circulation plan by developing a drop off loop at the upper pool parking lot and open Wildwood Road to one-way seasonal access.
- Improve the Day Camp staff parking area to serve Rasor Field users and develop a walking trail from the parking area to the field.
- Develop trails on the Zema Property connecting to the Park and to Meadow Lane and Anderson Road.
- Install seasonal speed bumps and a sidewalk on North Street.

- Improve pedestrian access from Ridge Street, Edgemont Road and Douglas Drive/Druid Place.

Drainage Improvements

- Improve upper field drainage.
- Improve upper and lower pool parking lot drainage.
- Improve tennis court drainage.
- Improve Shelter Access Road drainage.
- Improve drainage on Zema property from Katonah Park to Anderson Road.

Additionally, the plan recommends that the Zema property be formally incorporated into Katonah Park and be managed as part of the Park.

The plan prioritizes improvements and provides cost estimates. It is anticipated that implementation of all of the improvements recommended in this plan will take at least ten years. Implementation of these improvements coupled with continued stewardship will result in Katonah Park continuing as a center piece of the hamlet for years to come.

1.0 INTRODUCTION

1.1 Plan Overview

In 2010 the Bedford Town Board authorized the preparation of this master plan for Katonah Park and the adjoining Zema property. The purpose of this master plan is to assess Park facilities and conditions and determine their adequacy to meet existing and future user needs, as well as to propose additional facilities and improvements where necessary. In doing so, the master plan considers the relationship of Katonah Park and the Zema property to other facets of the Town's park system.

Residents of Katonah are reminded of the Park every time they look up at the rocky knob overlooking the hamlet on which the Park is located. The Park is a much loved focal point for the community, in part because of its natural setting, and in part because it was created by volunteers who continue to work with the Town as stewards of the Park. The plan's guiding principle is that, to the maximum extent practicable, improvements should be consistent with the Park's natural setting.

This master plan proposes a prioritized set of improvements to Katonah Park and the adjoining Zema property, provides conceptual cost estimates and suggests funding sources. These improvements focus mainly on improved and safer pedestrian and vehicle access and circulation, drainage improvements and improvement and upgrade of some of the Park's facilities. It is anticipated that implementation of all of the plan's recommendations will take at least ten years. As with any plan, changing conditions may affect the plan's recommendations as well as the Town's ability to implement them; this plan should therefore be revisited and updated at least every five years.

1.2 Park History

At a welcome home party for WW II veterans that took place in the Huntville Road School (now Katonah Elementary School) on July 26, 1946 it was decided there should be a permanent memorial to local veterans, and that the memorial should be in the form of a park. In 1947, 38 acres comprising the Park were purchased and an additional seven acres were donated by E.P. Barrett. Building the Park was truly a community undertaking. Money for construction was raised through donations, gifts of materials, loans of machinery and 2,500 hours of volunteer labor before dedication on May 30, 1950.

Summer recreation programs started in the Park in 1952. The tennis courts were completed in 1955, the upper field Little League diamond was completed in 1960 and Razor Field was completed in the early 1960's. A big push for donations to build a swimming pool resulted in its construction in 1958. The Park was operated by the Katonah Memorial Park Association (the Association), supported by member dues and donations, until the Association sold it to the Town for \$1.00 in 1974. The Association maintains an

active interest in the Park, raising funds and carrying out projects in cooperation with the Town.

In 1978 the Town prepared a master plan for the Park, which was based in part on a user survey. That same year, under pressure from its insurance company, the Town discontinued operation of the Park's ski tow. Recommendations from the 1978 plan that were implemented included construction of the paddle tennis courts, the tennis back wall, rest room facilities, trail improvements and improved access to the Park. Additionally, the pool complex was completely renovated and the pools replaced in the mid-1980s.

In September, 1999 Hurricane Floyd caused approximately 11 inches of rain to fall on upper Westchester County in 24 hours. As a result of this event, the Town Board constructed drainage improvements on Wildwood Road within the Park and closed it to traffic, altering vehicle circulation patterns.

In 2005 The Town constructed a new bath house, which subsequently burned down in the spring of 2007. The Town Recreation and Parks Department staff was able to open the pool for that season and a replacement bath house was completed in May, 2008.

In 2006 the Town acquired the 9.5 acre Zema property adjoining Katonah Park to the north, with the goal of incorporating it into the Town's open space system and potentially allowing low-intensity recreational use. In 2010, the Town authorized the preparation of this master plan for both Katonah Park and the Zema property.

1.3 Planning Process

Town of Bedford parks are operated by the Department of Recreation and Parks, which is advised by citizens on a Town Board appointed Recreation and Parks Advisory Board (the Advisory Board). For this plan, a Katonah Park Master Plan Steering Committee (the Steering Committee) consisting of members of the Advisory Board, the Katonah Memorial Park Association and other interested citizens were appointed to oversee preparation of the plan. The Town hired a planning consultant, The Chazen Companies of Poughkeepsie, New York, to assist with the plan.

The planning process emphasized extensive public participation. The Steering Committee hosted three public workshops with groups from neighborhoods adjoining the Park, as well as a public workshop to which the entire Katonah community was invited. Recreation and Parks Department staff and the planning consultant met with representatives of organized Park user groups. The consultant also met individually or in small groups with Recreation and Parks Department staff. The planning consultant visited the Park on multiple occasions, including all seasons of use, to inventory facilities and obtain an understanding of operating conditions. The consultant and staff also reviewed other

maps, plans and studies relating to the Park, including engineering and drainage studies performed in the wake of Hurricane Floyd.

The Steering Committee met regularly during preparation of the Plan. After gathering and examining all information and public input, the Steering Committee synthesized the results, formulated goals and worked with the consultant to prepare a draft plan. The draft plan was presented to the public on March 21, 2012, and the plan was then finalized in response to comment.

2.0 INVENTORY AND ANALYSIS

2.1 Overview

Katonah Park occupies 45.3 acres in the Hamlet of Katonah, while the adjoining Zema property comprises 9.5 acres, resulting in a total contiguous area of 54.8 acres. Figure 1 illustrates the location of the properties in relationship to the Hamlet of Katonah as well as existing Park conditions. The main vehicle access to the Park is via North Street. Wildwood Road provides a secondary access. An unpaved portion of Wildwood Road (the Wildwood Road Connector) connects these access points; however, as discussed above, it is not presently open to vehicle traffic.

There is informal pedestrian access from surrounding residential properties and there are unmarked paths connecting to the Park from several nearby streets. There is no formal access to the Zema property at this time, but informal access is available from the surrounding road network.



The Town of Bedford operates active recreational parks in each of its three major hamlets: Bedford Village, Bedford Hills and Katonah. (The Town also operates two passive recreation parks used for hiking and nature enjoyment, and a dog park). The hamlet parks serve as the primary recreation facility for the hamlet in which they are located. Each of them has a pool and a variety of athletic fields. However, Katonah Park differs from the Bedford Village and Bedford Hills parks in that it is less intensively developed. For example, other than the paddle tennis courts, it does not have lighted facilities. It has only a single, unfenced basketball court and it has fewer ball fields than the other parks. There is less parking, very little of which is paved. In general, Katonah Park has a less developed, more natural character than the other hamlet parks.

Katonah Park's character is in keeping with its setting on a rocky hill on which there is limited flat space to construct facilities without extensive site disturbance. There are no permanent streams and little standing water except during wet periods. Residential neighborhoods surround the Park on three sides and the Park appears to be an organic outgrowth of these neighborhoods. On the fourth side is the Zema property, now an extension of Katonah Park. More than half of Katonah Park and all of the Zema property are open space, most of it mixed deciduous woods. The forest appears is approximately 50 years of age in Katonah Park and less than 20 years of age on most of the Zema property.



The Park's character is partly a function of its hilly, rocky topography and proximity to residential neighborhoods, but it is also reflective of the Park's creation by volunteer residents of Katonah. It was evident throughout the public participation process that many Katonah residents feel a

strong identification with "our park." Many times the Steering Committee heard residents say they liked the Park the way it was, especially its woods and trails, and that the Town should be careful about introducing major new facilities that would alter its character. At the same time, Katonah is a part of Bedford's town-wide park system and serves users from outside of the hamlet. The first step in preparing the plan is therefore understanding who uses the Park.

2.2 Park Users

This section of the plan briefly describes the Park's major user groups, focusing on the adequacy of Park facilities to meet their needs and their expressed desire for additional or improved facilities.

2.2.1 Katonah Pool



The Recreation and Parks Department operates the Katonah Pool from Memorial Day through Labor Day. Hours are generally 1:00 pm – 8:00 pm weekdays and 10:00 am – 8:00 pm on weekends. The pool is home to the Katonah Swim and Dive Team, which has more than 125 members. Weekday mornings the pool is reserved for swim lessons and Swim and Dive Team

practice and, when it is in session, for Day Camp use. Afternoons the pool is open to members of the Town of Bedford who purchase a pool pass. The pool occasionally closes for swim meets (generally four times a summer). The Town annually sells more than 300 family memberships and more than 500 individual passes to the pool. On weekends the pool is open to the pass-carrying public. Sunday mornings from 10:00 am – 12:00 pm are reserved for adult use. The pool is the most popular Park facility in the summer months and it is heavily used in good weather. The Town employs 27-30 seasonal staff, including many teenagers, in connection with the pool. The formal parking areas fill up during busy times, but use of the lawn below the pool as an overflow area provides sufficient space. During swim meets, staff directs vehicles to park on the upper field. However, the parking area can be congested, resulting in maneuvering problems and vehicle/pedestrian conflicts, especially when picking-up and dropping-off.



2.2.2 Katonah Day Camp

The Recreation and Parks Department operates a summer camp for children in grades K-7 for six weeks beginning in late June. About 185 children attend and the camp employs 30-36 seasonal staff. The camp operates from 9:00 am – 3:00 pm. The camp makes use of many of the Park's facilities, especially the pool, shelter and the upper field. The camp stores games and equipment in a portable shed located next to the shelter and transports these materials to activity areas with golf carts. The camp erects a large, open-sided tent next to the upper field, which serves as its operations center. Campers are dropped off in the morning at the Wildwood Road entrance and picked up in the afternoon either at this entrance or at the lower pool parking lot next to



the North Street entrance. Wildwood Road is congested during drop-off and the road is effectively closed to emergency vehicle traffic. The camp makes great efforts to ensure safety during drop-off, but there is still potential for vehicle/pedestrian conflicts.

Approximately 20-25 camp staff park in a small, unimproved clearing in the woods just west of the Shelter Access Road. Having camp functions spread throughout the Park results in a number of operational inefficiencies as campers spend a part of each day trekking from one activity location to another. Sheltered space is limited during rainy weather.

2.2.3 Little League

The Bedford Hills/Katonah Little League makes limited employment of Katonah Park's upper ball field, using it for practice only one time a week. The Little League holds most of its games and practices at the Bedford Hills Park, where the Town maintains multiple fields. The Little League has not expressed a need for more field space at Katonah Park.

2.2.4 Softball

The Katonah-Bedford Girls Softball program serves 400-500 girls through the 9th grade. Razor Field is one of their primary fields and is used for games most weeknights and much of the day on Saturdays during the season. There is limited parking, resulting in congestion and vehicle conflicts on Wildwood Road, especially when games are changing over on Saturday. Program representatives expressed the need for both more field space and comprehensive improvements to Razor Field, which are discussed in Section 2.3.7 below.

2.2.5 Soccer

Bedford Youth Soccer serves approximately 750 children ages 5-12, although most are under eight years of age. The organization uses Katonah Park for ages 8-10 because of the small size of the fields at the Park. Currently there are two fields laid out at the Park which double as field hockey fields. The main field meets the requirements for U-11's, but organization representatives would like a slightly larger field. A second smaller field is laid out parallel to the parking lot. This field can't be used if the baseball field is in use. Organization representatives noted that at times there are parking conflicts and that the access road is narrow. In addition to a larger field, organization representatives expressed a desire for more fields, lighted fields and a temporary turf field, perhaps set up on one of the Town's tennis courts, to allow winter play.

2.2.6 Field Hockey

The Recreation and Parks Department sponsors a field hockey program attended by 75-95 girls in grades 2-8. They share fields with the soccer program using the same layout. The fields are used on Friday evenings and Saturday mornings. Program representatives expressed the need for an improved drop-off area. Other than drainage improvements (discussed in Section 2.3.19 below) no other needs were expressed.

2.2.7 Tennis



The Recreation and Parks Department sponsors a tennis program for residents and the courts are also used by several schools. The Town's tennis program coordinator said that parking can be an issue, especially during swim meets, and that it would be desirable to open the parking area earlier in the spring. The coordinator

expressed the need for a hitting wall internal to the courts so that balls can be more easily retrieved, and for lighted courts, although not at Katonah Park.

2.2.8 Platform Tennis

Platform tennis is played from October-April. Courts are reserved by sign-up. Platform tennis players note that the courts are aging and in need of refurbishment or replacement, but are otherwise happy with the current arrangement. They note that addition of a third court would allow for league play. Opening the bathroom next to the courts or providing a porta-jon is desirable.



2.2.9 Walkers

Walkers of all sorts likely constitute the Park's single largest user group. The Park's proximity to residential neighborhoods and its gentle trail system make it perfect for joggers, dog-walkers and those who enjoy a stroll in the woods. During winter the trails are wide enough for cross-country skiers. Many walkers



expressed a desire for an expansion of the trail system by making use of the Zema property. A few asked that trails be improved by clearing the woods of downed wood and by mulching the trails.

2.2.10 Picnickers

Picnickers may use the shelter for picnics and events by reserving it with the Recreation and Parks Department. Others make use of picnic tables scattered throughout the Park.

2.2.11 Other Users

A variety of other users enjoy Katonah Park, including small children who make use of the Park's two playgrounds, basketball and volleyball players, racquet sportspersons who use the hitting wall and those who simply enjoy fresh air and open space. Katonah Park and the adjoining Zema property are especially well suited to the latter group because of their extensive natural areas. The Park has a small performance stage used for concerts and shows and the Park is used for community events, most recently a 5k run and an outdoor movie night.

2.3 Physical Facilities

This section of the plan briefly describes the Katonah Park's physical facilities, focusing on their condition and adequacy to meet their intended use. There are no physical improvements on the Zema property except for the foundation remains of a barn currently used by the Town to store snow plows and other highway equipment.

2.3.1 Pool Complex

The Katonah Park pool complex consists of a main pool, a wading pool, a bath house, offices, a concession building and an entry building. The pool shells were constructed in 1987. The main pool shell is in good condition. With routine



maintenance they can be expected to last another ten years or longer. The wading pool will likely need replacement in the near future. Pool filter and water treatment equipment appears to be in good condition and is reported by maintenance staff to function well. Backwash and wastewater is directed to an in-ground sanitary waste disposal system which is reported to be in good

condition. The only pool component in need of short term replacement is the electrical system, which is aged and corroded and has reached the end of its useful life.

The bath house was constructed in 2007-08 in the wake of the fire that destroyed the building constructed in 2005. All of the pool buildings are in excellent condition. With routine maintenance, they can be expected to remain in service for many years.

2.3.2 Shelter

The Katonah Park shelter is located near the Park's high point next to the paddle tennis courts. The wood shelter was constructed in 1949 and is approximately 23' by 54' in size. The shelter roof is in need of repair, a project presently being undertaken by the Town and Katonah Memorial Park Association. The shelter will continue to need routine maintenance because of its age.



2.3.3 Camp Storage Shed

The camp storage shed is a pre-fabricated wooden building brought to the site in 2009. The building does not rest on a foundation and can be easily towed to another location. It is in good condition.

2.3.4 Restrooms

The Park's main restrooms are located at the pool complex. They are new and in excellent condition. Waste is discharged to the in-ground sanitary sewage system described in Section 2.3.1 above.



There is an aging one stall concrete block rest room structure in the woods next to Razor Field. This structure does not have water service and it is not known if it has an appropriate in-ground sanitary sewage disposal system. This structure is in poor condition and is no longer used. The Recreation and Parks Department places a porta-jon at the field in the summer months.

There is a two room concrete block rest room structure next to the shelter and platform tennis courts. This structure has water service. It is not known if it has an appropriate in-ground sanitary sewage disposal system. This structure is aged and in fair condition and should be replaced in the near future.

During the non-winter months when the pool rest rooms are closed, the Recreation and Parks Department places porta-jons in the Park.

2.3.5 Equipment Storage Container

Park maintenance equipment is stored in a portable metal container parked in the pool parking lot. Space in the container is limited and it is somewhat unsightly in its relatively prominent location.



2.3.6 Upper Field

Katonah Park's upper field is used for a variety of purposes. The ball field is used for practice by little league and is also available to groups by permit. It is striped

with two fields for soccer and field hockey. The field is used for games by the Day Camp and it is the Park's largest cleared space.

The ball field's wire mesh is rusted and in need of replacement. Seating is limited to metal benches and there are no formal dug-outs. There is a small bleacher structure behind first base. The ball field is located relatively close to the parking lot, limiting use of the eastern area of the field when it is in use.



The backstop is in poor condition and there is no other fencing for spectator safety. There is no shade for either players or spectators. In summary, the upper ball field is in need of substantial renovation and improvement.

The field suffers from drainage problems during wet weather, primarily at the base of the hill on its south side, and also in the ball field's right field. During early spring and in particularly wet weather, drainage problems prevent the field from being used. The Town previously installed drainage structures in both problem locations, but their functionality has deteriorated so that they require replacement.

2.3.7 *Razor Field*

The major functional issue with Razor Field relates to parking and vehicle circulation. There is limited area for Razor Field parking in Katonah Park, resulting in Wildwood Road being used (even though the Town has posted it against parking). Especially on Saturday's when games turnover, there is significant congestion on Wildwood Road, an inconvenience to the residents and potentially a danger to pedestrians and a hindrance to emergency vehicles. One solution would be to provide for more time between games by making use of other available fields. Another would be to provide additional parking for persons attending games.



Rasor Field is relatively small and has somewhat irregular outfield topography. Like the upper field, Rasor Field also has outfield drainage issues.

While Rasor Field is functional, representatives of the Katonah-Bedford girls softball program expressed the desire for a complete overhaul of the field, to include batting

cages, a warm-up area, better spectator seating and viewing, including elevated bleachers, a new bathroom, scoreboard, new backstop and fencing, a storage area for equipment, a higher left field fence and an expanded right field area and lights. It is noted that lighting would likely result in conflicts with Wildwood Road neighbors.

2.3.8 Tennis Courts

The four tennis courts north of the pool complex were resurfaced in 2011. The stairs to the court from Summit Road were repaired at the same time. With these improvements the courts are in good condition and, with routine maintenance, should remain so for the foreseeable future.

2.3.9 Hitting Wall

The hitting wall west of the tennis courts is awkwardly placed at the edge of a steep hill. Without an enclosure, mishit balls fly into the woods and sometimes down the hill. The wall is not functional for many tennis players and is mainly used by children for games that make use of a rebound wall.



2.3.10 Platform Tennis Courts

The platform tennis courts are in fair to poor condition and are deteriorating with age. There are loose boards in the floor and walls that affect play and the fencing and nets need upgrading. Routine trimming of the trees over the courts

is needed. Lighting is inadequate. These courts will need to be refurbished or replaced in the near future.

2.3.11 Basketball Court

The basketball court was constructed in the 1990's at the western edge of the upper field. The court is starting to develop cracks that should be addressed before more extensive maintenance is needed.



2.3.12 Performance Stage

The performance stage was originally built as an access platform for the portable restrooms brought in during the construction of the bath house in 2004. Rather



than tear down the structure, it was transformed into a seating area/concert stage after the bath house was finished in 2005. The stage is awkwardly located in that there is limited seating that does not require use of the baseball infield, which has a dirt surface. The stage isn't covered and is relatively small. It is in good condition.

2.3.13 Pool Playground

The pool playground includes a slide, a play structure for 5-12 year olds, a wading structure for 2-5 year olds and track slide. The surface is an engineered hardwood wood fiber safety surface. There are adequately shaded picnic tables for adult seating. The Town has a swing set for this playground that should be installed once a suitable site is determined. This playground is in good condition.



2.3.14 Wildwood Road Playground

The Wildwood Road playground includes a small swing set. The playground is somewhat disconnected from the remainder of the Park and appears to be lightly used. Equipment is in fair condition.

2.3.15 Scout Gathering Area

A small gathering area consisting of benches in a semi-circle was built as a scout project in the woods west of the shelter. The benches have fallen into disrepair and are little used.

2.3.16 Pedestrian Access and Trails

Pedestrians can access Katonah Park from the following locations.

- a. **North Street.** North Street is the major vehicular access to the Park and is used by pedestrians because it is the collector road for surrounding neighborhoods. However, North Street is steep and narrow and does not have sidewalks, which would improve pedestrian conditions. Previous attempts to build sidewalks on North Street met with opposition from neighbors who were concerned about disturbance of their property.
- b. **Wildwood Road.** Wildwood Road is the secondary vehicular access to the Park. It is used by fewer pedestrians than North Street because the residential neighborhoods through which it passes are not as densely populated. There are no sidewalks on Wildwood Road east of Razor Field.

- c. **Douglas Drive and Druid Place.** A pedestrian path to the Park extends from the end of Douglas Drive and Druid Place. However, the path has been blocked by a private property owner. The Town needs to clarify right-of-way issues across this property to determine if it has a legal right of access.
- d. **Edgemont Road.** A pedestrian path extends from Edgemont Road to the closed portion of Wildwood Road. This path is not marked or signed.

- e. Ridge Street. A steep pedestrian path extends from Ridge Street to the Park. This path is not marked or signed.

Additionally, there are informal pedestrian accesses to the Park from adjoining residential properties.

Within the Park itself there is a sidewalk from the lower pool parking area to the pool. Pedestrian circulation is otherwise informal, but functional, with the exception of the pool and Day Camp drop-offs described below.

There are approximately 1.5 miles of trail in Katonah Park. The trails are not formally marked, nor are trailheads signed, but they are wide and easy to navigate in relation to the rest of the Park. The closed portion of Wildwood Road is often used by walkers and may be thought of as part of the Park's trail system.

There are currently no formally marked trails on the Zema Property.

2.3.17 Vehicle Access and Circulation

The primary vehicular access to Katonah Park is North Street, which services most of the Park's facilities. North Street in the vicinity of the Park is steep and narrow; residents complain about speeding cars.

Secondary vehicular access is via Wildwood Road. Wildwood Road is closed just past the Shelter Access Road. Vehicles may continue up the Shelter Access Road to turn around, or use the small parking lot where the Shelter Road meets Wildwood Road. The lack of through traffic on Wildwood Road results in congestion and conflicts on Wildwood, as well as within the Park.

Within the Park vehicle and pedestrian conflicts occur at the main pool parking



lot because the access road is not wide enough to permit vehicles to easily turn around. There is a turn-around opposite the pool entrance, but it is not well marked. Conflicts are particularly problematic when dropping people off at the upper field and then turning around, and when vehicles have to turn around because the parking lot is full. Vehicle circulation is generally poor in this area.

There is the potential for vehicle-pedestrian conflict at the Day Camp drop-off area on Wildwood Road. Vehicles queue on Wildwood Road before turning onto the Shelter Access Road to drop-off. Children are discharged away from traffic in the small parking lot, but observation shows that not everybody follows the established system, resulting in the potential for conflict. Wildwood Road is essentially blocked to emergency vehicles during the time that drop-off is occurring. A safer, more efficient drop-off system is needed.

2.3.18 Parking

Parking for the pool complex, upper field and most other Park facilities occurs at two lots, referred to here as the upper and lower pool lots. Additionally, there is an overflow pool parking area on the grass lawn north of the pool.

The upper lot has space for approximately 40 cars. Parking spaces are not striped, so parking is not always efficient. Other inefficiencies occur because trees, the storage structure and a dumpster are located in the lot. Parking is single loaded and access is from a narrow driveway. Conflicts are frequent when traffic is heavy, especially when field and pool drop-offs are occurring. The lower part of this lot is paved. The upper part is not.



The lower lot has space for approximately 35 cars. Parking spaces are not striped, but this area has sufficient space so that conflicts are not as frequent as at the upper lot. This lot serves as overflow parking for the pool as well as primary parking for the tennis courts and pool playground. This lot is not paved.

The lawn used for overflow pool parking is accessed from the lower lot has space for approximately 35 cars. Parking can be organized by the use of temporary barriers. This lot is only used during times of high pool use.



During swim meets, staff directs cars to park on the upper field. This field has capacity for 100+ cars, far more than needed.

Limited parking is available at several locations off of Wildwood Road. There is a small clearing adjacent to Wildwood at the entrance to the Shelter Road used as the drop-off point for the Day Camp and for Rasor Field parking. This lot has a capacity of approximately 10 cars.

There is a small clearing in the woods next to the Shelter Access Road used for parking by Day Camp staff. It has a capacity of 15 cars.

There is capacity for approximately 10 cars along the Shelter Road near the shelter, and a few additional cars can be parked in the small field next to the shelter.

There is no parking on the Zema property. Those wishing to use the property can park on an adjoining or nearby street.

2.3.19 Drainage

Katonah Park is located on a rocky hilltop overlooking the hamlet of Katonah. The Town has engaged in an ongoing effort to control drainage from the Park so that it does not adversely affect surrounding properties at a lower elevation. In 1999 during Hurricane Floyd, storm drainage caused damage to downstream properties. As a result of this event the Town constructed a robust drainage system on that portion of Wildwood Road within the Park and closed the road in the Park to vehicular use. The success of this drainage system was demonstrated during Tropical Storm Irene in August 2011 when it prevented Park drainage from



impacting adjoining properties. The consultant preparing this plan does not believe that prohibiting traffic is an element in the successful operation of the Wildwood Road drainage system.

The Town has also constructed a system of drainage swales along the western edge of the Park, which has successfully diverted drainage from adjoining properties. This drainage is currently directed to a stream system that flows off the Park to the Zema property.

Drainage issues associated with the upper field are discussed in Section 2.3.6 above.



Other drainage issues are associated with the tennis courts and the northern end of the pool parking lot. The lower end of the pool parking lot is served by an in-ground drainage structure. However, the lot is not graded so that it captures all water during heavy rainfall events. As a result, run-off onto properties on High Street can occur.

Additionally, the drainage system on the northern side of the lower pool parking lot does not function properly because a restriction caused by a small pipe causes water to back-up, flow out of a storm drain and flood the tennis courts during heavy rainfall events. This problem could be remedied by the installation of properly sized drainage pipe.

Finally, erosion and drainage problems occur on the Shelter Access Road because of its steep grade. Recreation and Parks Department staff maintain and improve this road annually to address erosion issues.

As this discussion indicates, any improvements to Katonah Park must take drainage into account. Portions of the Zema property may be useful as a place to discharge and store runoff from the Park.



2.3.20 Potable Water

Potable water from the Town's municipal service is available at the pool complex and the shelter. Recreation and Parks Department staff believe that the ¾" line to the shelter should be upgraded. There are no reported issues with water supply.

2.3.21 Sanitary Sewage Disposal

There is no municipal sanitary sewer service at the Park. In-ground systems serve the pool complex and the two restrooms. However, details are not available for the rest room systems so it is unknown whether they comply with Health Department requirements. Porta-jons are provided to meet user needs when the pool complex is closed and at locations removed from the complex.

2.3.22 Lighting

The only Park facilities lit for night use are the platform tennis courts. There is security lighting at the pool complex.

2.3.23 Signage

There are no signs announcing entrance to the Park, nor are their directional signs, trail signs or maps in the Park. Signage is limited to information internal to Park usage (e.g. pool rules, reminders to pick-up dog waste, etc.).

2.3.24 Waste Receptacles

The Recreation and Parks Department places waste and recycling receptacles in appropriate locations throughout the Park. A seasonal dumpster is placed in the upper pool parking lot.

2.3.25 Picnic Tables

Picnic tables are placed in appropriate locations throughout the Park.

2.3.26 Trees

More than half of Katonah Park and virtually all of the Zema property are wooded; many of the trees are mature and have reached their full growth. Tropical Storm Irene and the October 2011 snow storm caused heavy damage to the Park's woods resulting in safety concerns in many parts of the woods.

2.3.27 Disabled Accessibility

The pool complex is accessible to the disabled. Accessibility is limited in other areas of the Park.



3.0 SYNTHESIS AND MISSION

Based on the site inventory, committee meetings, public meetings, stakeholder interviews and review of prior studies, the Master Plan Committee determined that Katonah Park should continue in its role as a community park for the residents of Katonah. The Park should not serve as a regional facility, nor should major new facilities be constructed. The Zema property should function mainly as open space, allowing passive and low impact recreation uses. In keeping with its role as a community park, the major needs identified at Katonah Park are as follows:

- Improvements to facilitate vehicle/pedestrian safety and improve pedestrian and bicycle use and access.
- Drainage improvements
- Infrastructure and facility maintenance and upgrade

Secondary needs include small scale facility and recreational improvements and information improvements.

Mission Statement

The following mission statement will guide the use, management and improvement of Katonah Park and the Zema Property.

Katonah Park will retain its rural character and be a good neighbor to nearby residents while providing recreation opportunities for residents of Katonah, as well as the rest of the Town. The Zema property will be incorporated into Katonah Park as a passive natural area incorporating low impact, compatible uses such as walking trails and drainage improvements.

4.0 PROPOSED IMPROVEMENTS

Figure 2 illustrates the concept plan for Katonah Park and the Zema properties. This figure shows proposed improvements at a conceptual level of detail. A description of the improvements is found in the sections below. Detailed design will be required to develop each proposed improvement. Cost estimates are provided in Appendix 1.

4.1 Katonah Pool Complex

The main Katonah pool is in good condition; however, there are concerns with the wading pool shell. The Town has been vigilant in the repair and upkeep of the pools. Mechanical equipment is generally in good condition, with the exception of electrical equipment, which is showing signs of wear and age. The main pool should have at least 10 years of useful life remaining.

Parking can be congested at times but appears to be adequate when the overflow lawn is used, except during swim meets. Parking on the overflow lawn could be formalized by the use of temporary structures, if needed. Using the upper field for parking during swim meets is functional and it does not make sense to construct new parking areas for a condition occurring only a few times a year. A few additional parking spaces could be gained by relocating the equipment storage container and cutting down several trees in the parking lot.

Traffic circulation, however, is problematic. Drop-off areas and turn-arounds are inadequate and there are potentially unsafe pedestrian-vehicle conflicts.

Specific improvements for the Katonah Pool complex are as follows.

- a. The pool electrical system is aged and has reached the end of its useful life. It should be replaced with a new system.
- b. Create a new circulation system (discussed in Section 4.6 below).
- c. Monitor and assess the condition of the pool shells and replace if necessary. The wading pool shell is likely to need replacement first.
- d. Minor improvements should be made to the upper parking area to add spaces.
- e. Consider a zero depth entry and a water play area when the wading pool is replaced.





CONCEPT PLAN - NEW FOR CONSTRUCTION

PROJECT NAME: [REDACTED]

PROJECT ADDRESS: [REDACTED]

DATE: [REDACTED]

SCALE: [REDACTED]

CONCEPT PLAN

SCALE: [REDACTED]

DESIGNER: [REDACTED]

PROJECT MANAGER: [REDACTED]

DATE: [REDACTED]

CONCEPT PLAN

SCALE: [REDACTED]

PROJECT NAME: [REDACTED]

PROJECT ADDRESS: [REDACTED]

DATE: [REDACTED]

CONCEPT PLAN

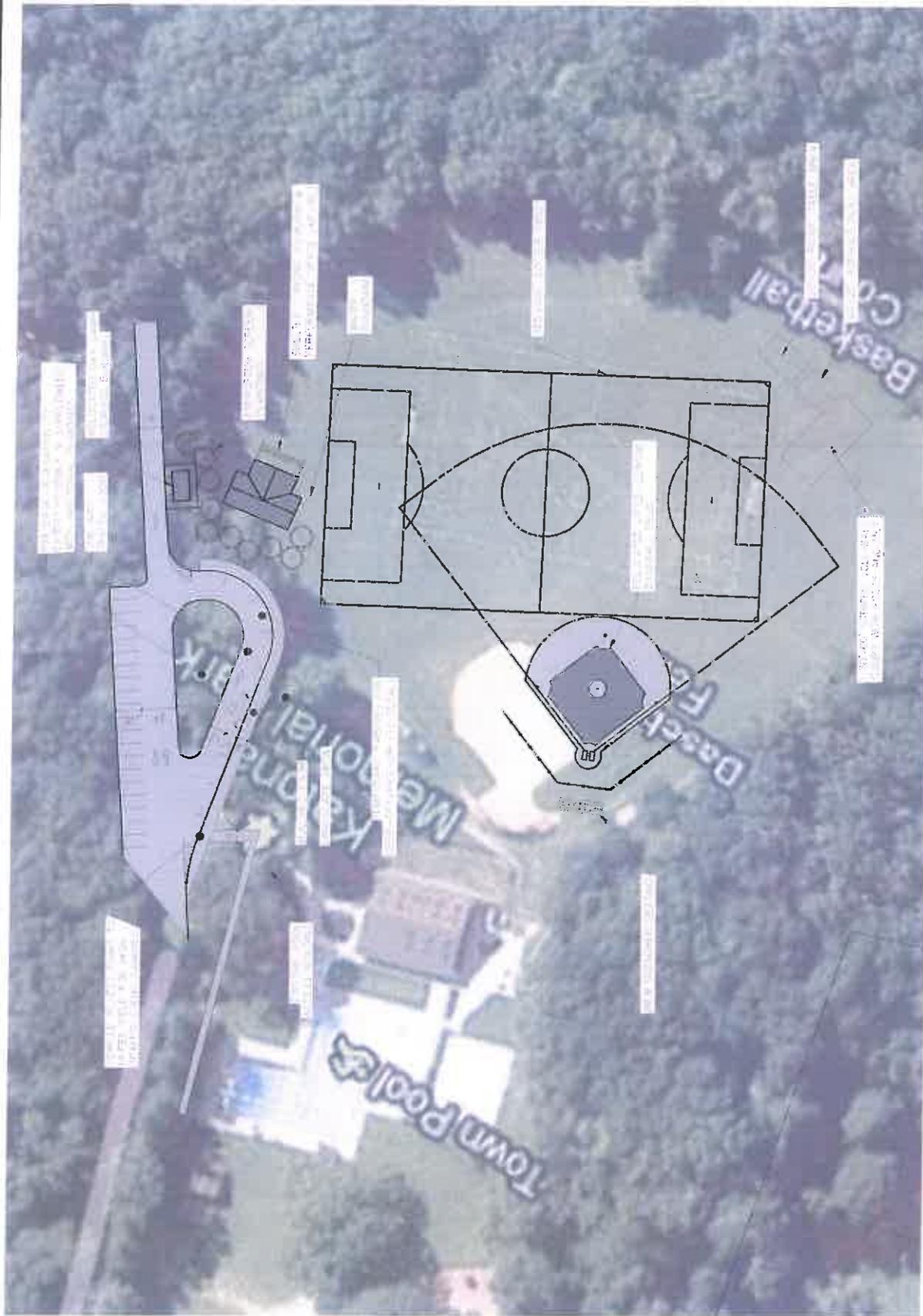
SCALE: [REDACTED]

4.2 Upper Field

The upper field serves multiple purposes. It is a sports field for baseball, soccer and field hockey. It serves as the main play area for the Day Camp and it is used informally for all sorts of recreation, from Frisbee players to jogging. The field is wet in the spring and during rainy periods and is in need of drainage improvements. The upper field includes the performance stage, as well as a basketball court and, new in 2011, a volleyball net. The performance stage is small, has no shade and is not well located with respect to spectator seating. There is no formal drop-off area for the upper field, resulting in vehicle conflicts.

Figure 3 illustrates the plan for upper field improvements. These include the construction of a one-way loop road with temporary parking, re-opening of the Wildwood Road Connector to one-way, seasonal access, construction of a new shelter and stage, relocation of the ball field and striping of a new soccer/field hockey field, and miscellaneous improvements such as a water fountain, landscaping and potential asphalt play area. These improvements are described in more detail as follows.

- a. Drainage should be improved by reconstructing the trench at the base of the hill and by reconstructing the drainage field(s) in the outfield of the baseball field.
- b. The ball field should be re-oriented to the west to free additional space along the left field line for the improvements discussed below.
- c. Install a new fence and dugout seating at the ball field.
- d. Relocate the stage to the east side of the field. Consider integrating the stage with the new shelter discussed below. Provide a cover for the new stage.
- e. Construct a new shelter along the east side of the field. The shelter will provide a new focal point for the Day Camp as well as for field users, who will use it as a gathering and resting place. The shelter location should be coordinated with the new drop-off point described below.
- f. Create improved access and a drop-off point to the upper field, as described below. Construction of the improved access should be contingent on re-opening the Wildwood Road Connector to one-way, seasonal use, as described below.
- g. Construct a small paved area near the basketball court for games such as four-square and hopscotch. Alternatively, the basketball court could be striped for such games.



CONCEPT PLAN - NOT FOR CONSTRUCTION

EXISTING FIELD IMPROVEMENTS

UPPER FIELD IMPROVEMENTS

DATE: 10/10/2011
 TIME: 10:00 AM
 PROJECT: UPPER FIELD IMPROVEMENTS
 SHEET: 1 OF 1

DESIGNED BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

DATE: 10/10/2011
 TIME: 10:00 AM
 PROJECT: UPPER FIELD IMPROVEMENTS
 SHEET: 1 OF 1

4.3 Razor Field

Razor Field is mainly used by the Katonah-Bedford Girls Softball program. The field has a number of shortcomings and users desire a complete overhaul, including a warm-up area, batting cages, better spectator seating, a new backstop and fencing, drainage improvements, a storage area and a scoreboard. The existing bathroom is in poor condition and is no longer functional. Parking is inadequate, resulting in congestion and safety conflicts on Wildwood Road, especially when games are changing over on Saturdays.



Figure 4 illustrates proposed Razor Field parking improvements. These improvements are shown in two phases. The initial phase makes use of the existing cleared area in which Day Camp staff currently park. A potential expansion accommodating an additional 20 cars is shown. This expansion area should only be constructed if needed. The maintenance equipment storage shed should be constructed in this area and a trail marked between the parking area and the field.

Specific improvements for Razor Field are as follows.

- a. Formalize and provide directional signage to the small wooded parking lot currently used for camp staff parking. Construct a signed trail from this lot to Razor Field so that it can be used for softball game parking (see Figure 4).
- b. Work with the Katonah-Bedford Girls Softball Program to provide longer time periods between games to reduce congestion when games are changing over. Work with the Town police department to enforce parking restrictions on Wildwood Road.
- c. Raze the existing bathroom and construct a new facility.
- d. Make comprehensive improvements to Razor Field, the scope to be dependent on detailed design and budget considerations.



MAINTENANCE COMPOUND

26 TOTAL SPACES

FUTURE 20-40 YEAR PARKING AREA EXPANSION

TRAIL HEAD, BIKING FIELD ACCESS

TRAIL CONNECTION TO PARKING P550

MAYOMAN PARK MASTER PLAN
RASOR FIELD PARKING LOT CONCEPT PLAN

DESIGNED BY: [Firm Name] | DATE: [Date]

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	08/15/2024
2	REVISED PER COMMENTS	09/10/2024
3	REVISED PER COMMENTS	10/05/2024
4	REVISED PER COMMENTS	11/01/2024

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THE CHAZEN COMPANIES
 Engineering, Planning, Architecture, Construction Management



NOT TO SCALE
 ALL DIMENSIONS AND LOCATIONS SHOWN ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. THE CLIENT IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LOCATIONS SHOWN ON THIS PLAN.

4.4 Day Camp

Day Camp operations are inefficient because facilities are scattered throughout the Park, requiring much walking and carrying of camp equipment. Morning drop-off on Wildwood Road results in traffic congestion and potential safety conflicts. The existing shelter is used sparingly by the camp and is remote from the rest of camp activities. Similarly, the storage shed is remote from most camp activities. The camp needs a central focal point for its activities, currently achieved through erection of a temporary tent. A permanent solution is desirable. Proposed improvements for the Day Camp are as follows.

- a. Create a camp focal point at a new shelter to be located on the upper field just north of the temporary tent now erected each year for that purpose. Relocate the equipment storage shed to the woods just south of the new shelter.
- b. Access the Day Camp (and upper field) through the main pool lot incorporating a new one-way loop and seasonal one-way access to Wildwood Road, described below.



4.5 Zema Property

The Zema property is a valuable open space in the hamlet and also provides drainage and flood control benefits. It should be formally incorporated into and managed as a part of Katonah Park and it should be used for low-impact uses. Its connection to Katonah Park provides an opportunity to enhance and expand the Park's network of walking paths and to provide enhanced opportunities for nature education. The property may also provide an opportunity to retain drainage from the Park, alleviating downstream flooding problems during heavy rainfall events. Casual dumping and stream siltation issues should be addressed. Proposed improvements for the Zema Property are as follows.

- a. The property should be cleaned of debris and trash.
- b. Road sand has washed into streams on the property, impairing their ecological value. This material should be removed and the underlying road drainage issues addressed.

- c. A walking path should be developed connecting the property to Katonah Park. The walking path system should access the vernal pool on the property. Limited automobile parking should be developed at several locations. Such parking could consist solely of a road-side pull-out.
- d. Work with interested parties to investigate the feasibility of developing a community garden on the Zema property. This would include assessing demand as well as determining whether an area with suitable soil, light, drainage and access exists.

4.6 Access

The closure of Wildwood Road in the wake of Hurricane Floyd resulted in congestion and circulation problems on both North Street and Wildwood Road. The concern of Edgemont Road neighbors about the use of Wildwood Road by automobile traffic is understandable. However, post hurricane evaluation of the road and subsequent drainage improvements have addressed drainage issues on the closed section of road. Wildwood Road has the most robust drainage system of any area of the Park; the success of this system was demonstrated during Tropical Storm Irene in August, 2011. Impacts of automobile use on Wildwood Road can be monitored by compaction tests which will detect whether the road is being destabilized by use.

Opening the road to seasonal, one way use would alleviate congestion and safety concerns at the pool area and on both North Street and Wildwood Road. Opening the road to seasonal one-way use would also greatly improve access for emergency vehicles.

Additional access issues are associated with North Street which does not have sidewalks, and presently limited pedestrian access to other points in the Park. Proposed access improvements are as follows.

- a. Redesign the upper pool parking area to provide for a tear-drop shape, one way loop with a drop-off at the upper field/shelter area. A one-way connection to Wildwood Road would be opened on a seasonal basis. All Day Camp drop-off would occur here, with drivers having the option of using the turn-around and continuing back by way of North Street or using the one-way connector to exit via Wildwood Road. Compaction tests would be conducted before and after the season of use to determine whether the road was being impacted. Usage should be monitored to determine whether the desired results are being achieved.
- b. Wildwood Road paving should be extended to the swing sets and the road should be re-graded to eliminate the small "hump" that impedes site distance.

- c. Although North Street neighbors have opposed sidewalks in the past, access to the Park would be improved if a sidewalk were constructed on one side of North Street, and this plan recommends that this be done.
- d. Temporary, seasonal speed bumps should be considered on North Street to slow traffic.
- e. Provide for signed and marked pedestrian access to the Park from Ridge Street and Edgemont Road. Improve the stairs at the lower end of the path from Ridge Street.
- f. Research right-of-way issues across properties at the end of Douglas Drive and Druid Place. If the Town has legal access, provide for signed and marked pedestrian access to the Park from these properties.
- g. Develop access to the Zema property at Meadow Lane and Anderson Road.
- f. Construct a sidewalk from the lower parking area to the existing paved path to the pool.

4.7 Drainage

Katonah Park is located on a rocky hilltop. Rainfall will run off the property regardless of whether or not the Park exists. Significant drainage improvements have been made, and in some areas, the Park reduces runoff to adjacent properties by collecting and channeling runoff to drainage ways. The Park has a functional system of drainage facilities in place, but several improvements are needed. Proposed drainage improvements are as follows:

- a. Reconstruct the drainage system in front of the tennis courts to eliminate the constrictor pipe that results in flooding of the courts.
- b. Construct a new drainage structure at the bottom of the lower pool parking lot to collect runoff that presently drains to High Street. Connect this system to the system in front of the tennis courts.
- c. Construct new drainage structures in the upper pool parking lot in concert with the construction of the new access loop discussed above.
- d. Design and construct drainage improvements to the shelter access road.



- e. Be vigilant about cleaning and maintaining drainage structures.

4.8 Facilities

Most Park facilities are in good condition. A few minor improvements or new facilities are desirable, as follows.

- a. The paddle tennis courts are aging and in need of refurbishment or replacement. The current location is functional and should continue in use.
- b. A second hitting wall should be installed in the interior of the tennis courts.
- c. A swing set should be installed at the pool playground.
- d. The Wildwood Road playground should be improved. Seating should be added.
- e. The basketball court is developing cracks and should be resurfaced.
- f. Add a horseshoe pit at the existing shelter.

4.9 Infrastructure

Most Park infrastructure is in good condition. Specific infrastructure improvements are as follows.

- a. Construct new bathroom facilities at Razor Field and the shelter.
- b. Upgrade the water line to the shelter.
- c. Install water fountains at the tennis courts and at the upper field in association with the new shelter.
- d. Develop an appropriately sized informational map at the Wildwood and North Street Park entrances showing the location of facilities, parking, circulation and trails.
- e. Install dog waste stations and signage.
- f. Monitor the need for more waste receptacles.
- g. Extend water and electric service to the new upper field shelter.

4.10 Miscellaneous

Several miscellaneous improvements are proposed, as follows.

- a. Some of the Park's trees are near the end of their lives and others have been damaged by storms or insects. A tree inventory and management plan, to include invasive species management, should be prepared for both the Park and the Zema property.
- b. Develop a landscaping and beautification plan for the Park to include:
 - Trees and landscaping between the pool and the upper field.
 - A plan for re-landscaping the new pool access area.
 - Use of rain gardens between the upper and lower pool parking lots and High Street. Such gardens will help reduce runoff from the Park.
 - Flower beds and plantings, especially around the pool.
- c. Continue to maintain Park trails, limbing trees and making safety improvements as necessary. Surface trails with bark mulch as necessary.
- d. Remove the scout gathering area and allow the area to revert to woodland.
- e. Install a seasonal porta-jon at the paddle tennis courts.
- f. Complete renovation of the upper shelter in cooperation with the Katonah Memorial Park Association.
- g. Address encroachment onto Park property from neighboring properties. This includes materials storage and yard waste disposal.

5.0 IMPLEMENTATION

5.1 Costs and Funding Sources

Municipal budgets and grants are the most common funding sources for recreational projects. Leveraging monies that are part of one project to help pay for another is also common. Moreover, opportunities to fund a portion of a project may become available in the form of a grant or budgeted as part of another project, allowing for an iterative development strategy. Given this variety of sources and strategies it is important to continually plan, creatively think, and constantly seek new opportunities to champion a particular project from its conceptual phase to its completion.

Appendix 1 presents conceptual level cost estimates for proposed physical improvements to Katonah Park and the Zema property. It is noted that not all projects may require funding from Town sources. For example, it is anticipated that the Katonah Memorial Park Association will continue to play an important role in implementing Park improvements. For example, the Association is currently undertaking improvements to the existing shelter. Other improvements, such as clean-up of the Zema property, could be undertaken by groups such as scouts. The Town routinely undertakes parks projects using Recreation and Parks Department staff, again, saving time and money. It is likely that those projects requiring some level of engineering design, such as drainage and access road improvements, or professional expertise, such as refurbishment of the paddle tennis courts, will be those most likely to require that the town expend funds.

New York State recently consolidated most state grant programs by use of the Consolidated Funding Application (CFA). The deadline for the first round of CFA applications was October 31, 2011. The next deadline is likely to be in the first quarter of 2012. The major source of funding applicable to parks is the State Office of Parks, Recreation and Historic Preservation (OPRHP) Environmental Protection Fund. The Environmental Protection Fund may be used for projects to preserve, rehabilitate or restore lands, waters or structures for park, recreation or conservation purposes, including playgrounds, courts, rinks, community gardens and facilities for swimming, boating, picnicking, hunting, fishing, camping or other recreational activities. Each year the Commissioner establishes program priorities for which projects will receive additional points.

Additionally, the OPRHP administers the Recreational Trails Program (RTP), a State-administered, Federal assistance program to provide and maintain recreational trails for both motorized and non-motorized recreational trail use. Funding is through the CFA process; however, this program is not currently funded.

The Town may also seek funding through legislative line items.

5.2 Priorities

Proposed physical improvements have been divided into high, medium and low priorities according to their urgency of need and importance to the overall use and character of the Park. Immediate priority projects should be accomplished in the next 1-2 years. Medium priority projects should be accomplished in the next 3-5 years. Long-term priority projects should be accomplished in the next 5-10 years. Table 1 presents project priorities. Within each category, projects are also ordered according to priority.

Table 1: Project Priorities

Immediate Priority	Medium Priority	Long-Term Priority
1. Upgrade pool electrical system	1. Upper field parking improvements	1. Construct sidewalk on North Street
2. Pool access road drainage improvements	2. Construct new shelter/stage at upper field and extend water and power	2. Improve Wildwood Road playground
3. Tennis court drainage improvements	3. Relocate Day Camp storage shed to upper field	3. Install hitting wall in tennis court interior
4. Refurbish/replace paddle tennis courts	4. Improve Shelter Road drainage	4. Construct paved games area near basketball court
5. Re-orient and improve upper field	5. Construct new shelter bathroom and install seasonal porta-jon at paddle tennis courts	5. Install picnic tables at basketball court
6. Create new parking loop/drop off	6. Zema property clean-up	6. Construct sidewalk from lower parking lot to existing paved pool path
7. Upper field drainage improvements	7. Develop pedestrian access points and trails, including stair improvements on the Ridge Street path, investigation of the Douglas Street/Druid Road ROW and walking paths on the Zema property connecting to Meadow Lane and Anderson Road	7. Construct new maintenance building
8. Renovate existing shelter		8. Upgrade water line to existing shelter
9. Install pool playground swing set		9. Install dog waste stations and signage
		10. Remove scout gathering area
		11. Investigate community garden on Zema property

Immediate Priority	Medium Priority	Long-Term Priority
	<ul style="list-style-type: none">8. Install North Street speed bumps9. Construct new Razor Field bathroom10. Improve Razor Field Parking Lot11. Design and construct improvements to Razor Field12. Install Park entrance signs13. Develop tree inventory and management plan14. Develop landscaping and beautification plan	

APPENDIX 1
Cost Estimates

**Katonah Park
Site Improvements
Opinion of Probable Construction Costs**

AREA	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
Drop-off Loop Area/Field Improvements					
	General Conditions/ Mobilization	1	LS	\$2,500.00	\$2,500
	Erosion and Sediment Control	1	LS	\$750.00	\$750
	Selective Tree Removal in parking space area	12	EA	\$750.00	\$9,000
	General Earthwork	1,200	CY	\$7.50	\$9,000
	(Assumes common earth, no rock removal or unsuitable materials)				
	Parking Improvements				
	(Type 2 subbase - assume avg 3" over whole area)	86	CY	\$45.00	\$3,870
	Drainage Improvements (parking space access drive)	1	LS	\$16,000.00	\$16,000
	(assumes 400 lf 12" HDPE pipe & 3 new catch basins)				
	8 foot wide wood mulch pathway				
	box-out 8' wide new trail area (4" depth)	325	LF	\$1.75	\$569
	Geotextile Fabric	2,600	SF	\$0.35	\$910
	8' wide x 4" depth wood chip mulch path	325	LF	\$1.75	\$569
	Cast-in-place concrete curb (6" reveal)	300	LF	\$30.00	\$9,000
	Asphalt Paved Roadway/Loop				
	(1.5" Type 6 top, 2.5" Type 3 binder, 12" Type 2 subbase)	10,763	SF	\$3.80	\$40,899
	Geotextile Fabric	10,763	SF	\$0.35	\$3,767
	Light Duty Asphalt Paved Walkway (150'x5' wide extension from pool equipmnt bldg towards tennis courts)				
	(1.5" Type 6 top, 2" Type 3 binder, 8" Type 2 subbase)	1,177	SF	\$2.97	\$3,496
	Geotextile Fabric	1,177	SF	\$0.35	\$412
	Light Duty Asphalt (20'x20' play surface near basketball court)				
	(1.5" Type 6 top, 2" Type 3 binder, 8" Type 2 subbase)	400	SF	\$2.97	\$1,188
	Geotextile Fabric	400	SF	\$0.35	\$140
	(4) 8' long pressure treated wood picnic tables	4	EA	\$400.00	\$1,600
	Little League Baseball Field Work				
	Site Grading - Fine Grading prep for seeding	1	LS	\$1,500.00	\$1,500
	Seed & Mulch (Hydroseed) Field Area	1,000	SY	\$0.75	\$750
	Baseball/Softball Infield - Beam Clay	3,950	SF	\$5.00	\$19,750
	Baseball/Softball Fencing - 20' CLF	160	LF	\$30.00	\$4,800
	Baseball/Softball Bases and Pitching Mound - Youth	1	LS	\$900.00	\$900
	Concrete Spectator bleacher pad				
	6" Concrete Pad (with 12" NYSDOT Type 2 subbase)	618	SF	\$13.67	\$8,448
	Field Underdrainage				
	6" Perf HDPE pipe (wrapped in filter fabric)	660	LF	\$12.00	\$7,920
	12" HDPE header pipe	650	LF	\$20.00	\$13,000
	Earthwork				
	Strip Topsoil (16'x650' area)	10,400	SF	\$0.75	\$7,800
	General Grading (assume 18" box-out depth)	10,400	SF	\$0.18	\$1,872
	Spread/Compact Topsoil (assume 4" placement depth)	130	CY	\$10.00	\$1,300
	Seed & Mulch (Hydroseed) Field Area	1,160	SY	\$0.75	\$870
	Performance Space / Picnic Pavilion (w/railings)				
	24'x48' Wood Structure	1	LS	\$30,000.00	\$30,000
	(assumes asphalt shingle roof, railings on 3 sides, pressure treated lumber)				
	32'x8' deck	256	SF	\$15.00	\$3,840
	(assumes 2"x6" decking, 2"x10" joists @ 16" o.c.)				
	32' wide Pressure Treated Wood Stairs to Stage	200	SF	\$20.00	\$4,000
	Drinking Fountain				
	Fountain	1	LS	\$5,000.00	\$5,000
	3/4" Type K Copper water line w/ tracer wire & locator tape	250	LF	\$20.00	\$5,000
	Area for relocated Day Camp Storage Shed				
	Earthwork/excavation to prep stone pad area	75	CY	\$17.50	\$1,313
	6" NYSDOT Type 2 subbase	662	SF	\$0.83	\$549
	Landscaping Allowance	1	LS	\$15,000.00	\$15,000
				Site Work Subtotal	\$237,282
				Construction Contingency (5%)	\$11,864
				Construction Phase Support (5%)	\$11,864
				PROJECT BUDGET	\$261,010
	Electrical Upgrades to Pool Equipment				
	Electrical Upgrades to Pool Equipment	1	LS	\$37,000.00	\$37,000
				Site Work Subtotal	\$37,000
				Construction Contingency (5%)	\$1,850
				Construction Phase Support (5%)	\$1,850
				PROJECT BUDGET	\$40,700
	Razor Field Parking Lot				

**Katonah Park
Site Improvements
Opinion of Probable Construction Costs**

AREA	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
	MAIN LOT				
	box-out parking area (12" depth)	260	CY	\$5.00	\$1,300
	clearing & grubbing	3,000	SF	\$0.15	\$450
	Geotextile Fabric	7,000	SF	\$0.35	\$2,450
	12" NYSDOT Type 2 Subbase	7,000	SF	\$1.67	\$11,690
	FUTURE EXPANSION LOT				
	box-out parking area (12" depth)	208	CY	\$5.00	\$1,040
	clearing & grubbing	2,400	SF	\$0.15	\$360
	Geotextile Fabric	5,600	SF	\$0.35	\$1,960
	12" NYSDOT Type 2 Subbase	5,600	SF	\$1.67	\$9,352
	MAINTENANCE SHED				
	New 24'x24' Maintenance Shed	1	LS	\$20,000.00	\$20,000
	6" Concrete Pad (with 12" NYSDOT Type 2 subbase)	575	SF	\$13.67	\$7,860
	10" wide Foundation Wall/w/ assumed 36" Footing	96	LF	\$100.00	\$9,600
				Site Work Subtotal	\$66,062
				Construction Contingency (5%)	\$3,303
				Construction Phase Support (5%)	\$3,303
				PROJECT BUDGET	\$72,668
	Razor Field Improvements				
	Demolish & remove Existing Restrooms (includes proper removal and disposal of sanitary waste)	1	LS	\$2,500.00	\$2,500
	Re-Construct Bathrooms (8'x8' single facility CMU bldg) - does not include electric				
	CMU wall with foundation	32	LF	\$231.00	\$7,392
	2"x6" frame roof @ 12" o.c. (assume 10'x12' total roof area)	108	LF	\$1.64	\$177
	1/2" plywood Sheathing	120	SF	\$1.26	\$151
	Ridge boards	20	LF	\$2.50	\$50
	Fascia Boards	44	LF	\$5.50	\$242
	asphalt shingles	1.2	SQ	\$170.00	\$204
	#30 felt paper	1.2	SQ	\$18.75	\$23
	Misc	1.0	LS	\$500.00	\$500
	new 3/4" Type K Copper Water Service	205	LF	\$20.00	\$4,100
	Connection Tap	1	LS	\$1,000.00	\$1,000
	New Septic System (Includes Septic tank, distribution box, and laterals w/ excavation and gravel backfill) *Assumes standard absorption trench system	1	LS	\$10,000.00	\$10,000
	Fixture Allowance	1	LS	\$2,000.00	\$2,000
	Field Re-grading, lawn establishment, and new infield				
	Strip Topsoil / Grading	580	CY	\$2.50	\$1,450
	Import & Spread Topsoil (assume 4" placement depth)	300	CY	\$40.00	\$12,000
	Seed & Mulch (Hydroseed) Field Area	2,745	SY	\$0.75	\$2,059
	Baseball/Softball Infield - Beam Clay	6,600	SF	\$5.00	\$33,000
	Baseball/Softball Backstop Fencing - 20' CLF	160	LF	\$60.00	\$9,600
	Baseball/Softball Outfield Fencing - 4' CLF	525	LF	\$15.00	\$7,875
	Top Rail Protection	330	LF	\$2.00	\$660
	Baseball/Softball Bases and Pitching Mound - Youth	1	LS	\$900.00	\$900
	15' long Spectator Bleachers (2 total - assume 3 row bleachers)	2	EA	\$2,250.00	\$4,500
				Site Work Subtotal	\$100,383
				Construction Contingency (5%)	\$5,019
				Construction Phase Support (5%)	\$5,019
				PROJECT BUDGET	\$110,421
	Zama Property 8 foot wide wood mulch nature trails				
	box-out 8' wide new trail area (4" depth) Assumes avoidance of large trees with path alignment	1,800	LF	\$3.50	\$6,300
	Small Tree/brush trimming & removal	1	LS	\$2,000.00	\$2,000
	Geotextile Fabric	14,400	SF	\$0.35	\$5,040
	8' wide x 4" depth wood chip mulch path Assumes path construction without stairs	1,800	LF	\$1.75	\$3,150
				Site Work Subtotal	\$16,490
				Construction Contingency (5%)	\$825
				Construction Phase Support (5%)	\$825
				PROJECT BUDGET	\$18,139
	North Street Sidewalk and Safety Improvements				
	Portable/Seasonal Speed Bumps (assumes Town installation) (price based on Traffic LOGIX 7' wide x 21.5' long speed hump with white Chevron Pattern Striping Design)	5	EA	\$2,000.00	\$10,000
	5ft wide x 4" Conc. Sidewalk w/ 6" NYSDOT Type 2 subbase	3,375	SF	\$8.83	\$29,801
	Misc excavation	1	LS	\$1,500.00	\$1,500

**Katonah Park
Site Improvements
Opinion of Probable Construction Costs**

AREA	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
				Site Work Subtotal	\$41,301
				Construction Contingency (5%)	\$2,065
				Construction Phase Support (5%)	\$2,065
				PROJECT BUDGET	\$45,431
Ridge Street Pedestrian Access					
	box-out 8' wide new trail area (4" depth)	300	LF	\$1.75	\$525
	Geotextile Fabric	2,400	SF	\$0.35	\$840
	8' wide x 4" depth wood chip mulch path	300	LF	\$1.75	\$525
	Base Access Stair Reconstruction	1	LS	\$1,500.00	\$1,500
	Assumes remainder of path construction without stairs				
				Site Work Subtotal	\$3,390
				Construction Contingency (5%)	\$170
				Construction Phase Support (5%)	\$170
				PROJECT BUDGET	\$3,729
Edgemont Road Pedestrian Access					
	box-out 8' wide new trail area (4" depth)	700	LF	\$1.75	\$1,225
	Geotextile Fabric	5,600	SF	\$0.35	\$1,960
	8' wide x 4" depth wood chip mulch path	700	LF	\$1.75	\$1,225
	Assumes path construction without stairs				
				Site Work Subtotal	\$4,410
				Construction Contingency (5%)	\$221
				Construction Phase Support (5%)	\$221
				PROJECT BUDGET	\$4,851
Douglas Drive/Druid Place Pedestrian Access					
	box-out 8' wide new trail area (4" depth)	1,200	LF	\$1.75	\$2,100
	Geotextile Fabric	9,600	SF	\$0.35	\$3,360
	8' wide x 4" depth wood chip mulch path	1,200	LF	\$1.75	\$2,100
	Assumes path construction without stairs				
				Site Work Subtotal	\$7,560
				Construction Contingency (5%)	\$378
				Construction Phase Support (5%)	\$378
				PROJECT BUDGET	\$8,316
Paddle Ball Court Refurbishing					
	Refurbish Existing Paddle Ball Courts	2	EA	\$70,000.00	\$140,000
				Site Work Subtotal	\$140,000
				Construction Contingency (5%)	\$7,000
				Construction Phase Support (5%)	\$7,000
				PROJECT BUDGET	\$154,000
Tennis Court/Playground Improvements					
	New Hitting Wall	1	LS	\$5,250.00	\$5,250
	Install New Swingset (assumes Town provided labor)	1	LS	\$250.00	\$250
	Expand Playground timber edging (6"x8")	70	LF	\$5.00	\$350
	Wood Mulch Play Surface (20'x30' area - 12" depth min.)	30	CY	\$20.00	\$600
	Drinking Fountain				
	Fountain	1	LS	\$5,000.00	\$5,000
	3/4" Type K Copper water line w/ tracer wire & locator tape	250	LF	\$20.00	\$5,000
	Drainage Improvements				
	New Catch Basin	3	EA	\$2,500.00	\$7,500
	Demolish & remove existing undersized pipe	110	LF	\$7.00	\$770
	new 12" HDPE pipe	250	LF	\$20.00	\$5,000
				Site Work Subtotal	\$29,720
				Construction Contingency (5%)	\$1,486
				Construction Phase Support (5%)	\$1,486
				PROJECT BUDGET	\$32,692
Wildwood Road Playground Refurbishment					
	Refurbish Existing Playground	1	LS	\$2,500.00	\$2,500
				Site Work Subtotal	\$2,500
				Construction Contingency (5%)	\$125

**Katonah Park
Site Improvements
Opinion of Probable Construction Costs**

AREA	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
				Construction Phase Support (5%)	\$125
				PROJECT BUDGET	\$2,750
Day Camp Access Road and water line Improvements					
	New 2" water service to restrooms	1,000	LF	\$5.00	\$5,000
	Connection Tap	1	LS	\$1,000.00	\$1,000
	Excavation for water line	1,000	LF	\$14.82	\$14,820
	Drainage Improvements	2,000	LF	\$4.60	\$9,200
	(assumes construction of a 24" deep grass swale on each side of road with stone check dams at 100 ft o.c.)				
	Check Dams	20	EA	\$100.00	\$2,000
				Site Work Subtotal	\$32,020
				Construction Contingency (5%)	\$1,601
				Construction Phase Support (5%)	\$1,601
				PROJECT BUDGET	\$35,222
Day Camp Restroom Reconstruction (does not include electric)					
	Demolish & remove Existing Restrooms (includes proper removal and disposal of sanitary waste)	1	LS	\$3,500.00	\$3,500
	Re-Construct Bathrooms (8'x16' double facility CMU bldg)				
	CMU wall with foundation	56	LF	\$231.00	\$12,936
	2"x6" Timber frame roof (@ 12" o.c.)	216	LF	\$1.64	\$354
	1/2" plywood Sheathing	240	SF	\$1.26	\$302
	Ridge boards	40	LF	\$2.50	\$100
	Fascia Boards	88	LF	\$5.50	\$484
	asphalt shingles	2.5	SQ	\$170.00	\$425
	#30 felt paper	2.5	SQ	\$18.75	\$47
	Misc	1.0	LS	\$500.00	\$500
	new 3/4" Type K Copper Water Service	20	LF	\$20.00	\$400
	Connection Tap	1	LS	\$1,000.00	\$1,000
	Fixture Allowance	1	LS	\$4,000.00	\$4,000
				Site Work Subtotal	\$24,048
				Construction Contingency (5%)	\$1,202
				Construction Phase Support (5%)	\$1,202
				PROJECT BUDGET	\$26,453
				Sub-Total Project Construction Cost Estimate	\$813,978
				Location Adjustment (ADD 10%)	\$81,398
				Total Project Construction Cost Estimate	\$895,376
*Unless otherwise noted herein, estimate assumes work to be put out to bid and completed by hired contractor(s).					
** All earthwork and excavation estimates assume common earth, no rock removal or unsuitable materials.					