

G. Recreation and Senior Services

1. Recreation

a. Existing Conditions

The Town of Orangetown owns, leases and maintains several parks, open spaces, and facilities for parks and recreation purposes. The Town also contains a number of County and State recreation areas including the 500-acre Clausland Mountain County Park and the 590-acre Blauvelt State Park. In all, the Town contains approximately 2,500 acres of local, State, and County recreational and open space areas. These resources are comprised of both active and passive recreation and are used by a variety of populations such as school and extracurricular groups, Town citizens, regional visitors, seniors, etc.

The following table explains each facility that is owned, leased or maintained by the Town.

**Table III-G-1
Town of Orangetown Park and Recreation Facilities**

| Facility | Location | Description |
|------------------------|--|--|
| Azalea Court | Along the Nauraushaun Brook, Pearl River | Undeveloped walk. |
| Blue Hill Golf Course | Pearl River | 27 hole golf course. |
| Borst Gardens | Pearl River | Gardens and apple orchard for picnicking and passive park activities. |
| Braunsdorf | Pearl River | Memorial park with monuments and sitting areas. |
| Broadacres Golf Course | Orangeburg, RPC site | 9 hole golf course. |
| Cherry Brook | Adjacent to Franklin Avenue School, Pearl River | Handball and tennis courts, multi-use asphalt court, children’s play area, and walking path. |
| Clarke Trail | Tappan, Sparkill, Piermont, Orangeburg, Blauvelt | Multi-use trail developed from abandoned rail line. |
| DeMeola Fields | Blauvelt | Baseball and soccer fields. |
| Elliott | Borders Tackamack Park, Blauvelt | Passive parkland. |
| Greenbush Center | Orangeburg | Playground and playfield. |
| Independence | Orangeburg | Lighted tennis and basketball courts, playground and paths. |
| Kennedy-Reedy Fields | Tappan | Two ballfields. |
| Lake Tappan | Pearl River/Orangeburg | Watershed Recreation Program operated by United Water makes lake and surrounding land available for fishing, hiking, etc. on a permit basis. |

| | | |
|------------------------------|---|--|
| Long Path | New Jersey to Greene County, NY | Hiking trail. |
| Muddy Creek | Pearl River | Open space area containing Muddy Creek. |
| Nike Site | Nyack | Hiking, open space, and scenic views. |
| Pascack North and South | Pearl River | Open space area for fishing, walking, passive recreation. |
| Pilgrim Court | Pearl River | Children’s play area and open play space. |
| Return Home Park | Intersection of Bataan Road and Western Highway | Monument and plantings dedicated to those who passed through Camp Shanks. |
| Schaefer | Tappan | Undeveloped 25 acre parcel, providing open space and a nature/fitness trail. |
| Schuyler/Steven Bradley Rowe | Adjacent to Blauvelt State Park, Blauvelt | Natural area, contains portions of the Long Path. |
| Shanks Memorial | Tappan | Memorial and sitting area commemorating Camp Shanks, features the Walkway of Heroes. |
| Sparkill Memorial Park | Adjacent to Clarke Trail, Sparkill | Veteran’s monument and DiFrancesca Playground. |
| | | |
| Stoughton Park | Tappan | Playground. |
| Tackamack North and South | Blauvelt | Open space, includes portion of the Long Path. |
| Tappan Fields | Tappan | Ballfield and playground area. |
| Tappan Memorial | Tappan | Passive park with paths, benches and pond area. |
| Veteran’s Memorial Park | Hunt Road, Orangeburg | Athletic fields and courts, playgrounds, batting cages, concession stand, jogging paths and two ponds. |
| Whitton Field | Piermont | Ballfield, leased from School District. |

Source: Town of Orangetown

The RPC Campus contains Town-owned public baseball/softball fields and soccer fields, the Town-owned Broadacres Golf Course, and a private athletic field owned and operated by the Gaelic Athletic Association. A private, indoor commercial recreation facility is currently proposed in the southwest portion of the RPC Campus. Pursuant to the contract with the State of New York, at least 216 of the 348 acres on the RPC Campus acquired by the Town of Orangetown must be solely devoted to recreational and municipal purposes for 25 years.

Other facilities within close proximity to the Project Site are located in Orangeburg and Pearl River and include: Veterans Memorial Park, Blue Hill Golf Course, Borst Gardens, Braunsdorf Park, Central Avenue Field, Cherry Brook Park, Clarke Trail, Greenbush Center, Muddy Creek, Pascack North and South, Pilgrim Court, and Lake Tappan.

b. Potential Impacts

The age-restricted community proposed for the northern portion of the Project Site will contain a community center, pool, and smaller passive areas of open space. These amenities will be within walking distance for several of the homes. The walking paths that will be constructed throughout the community and along Lake

Tappan will be a significant resource to the Town and will improve public access to Lake Tappan.

Development in the southern portion of the Project Site includes 12 single-family homes on Blaisdell Road, 32 age-restricted affordable units, and 20 units of volunteer housing on Orangeburg Road, near the intersection of Blaisdell Road. These units are expected to generate approximately 87 residents. This housing development is located in close proximity to the recreation fields on the RPC Campus and Veteran's Memorial Park.

As per Section 21-20 of the Town Code, the developer is required to set aside parkland or pay a fee-in-lieu to the Town for recreation. According to the contract between the Town and the Developer, the Developer has agreed to provide certain improvements to Broadacres Golf Course with an estimated value of \$4 million, as well as other recreational amenities such as walking trails. Further, "The Town Board shall advise the Town Planning Board that it would be appropriate for there to be a reduction of recreation fees by 50%, such reduction attributable to the recreational improvements to be constructed by Buyer." The Town uses these recreation fees to pay for capital improvements or acquisition of parkland.

All residents within the Project Site will have easy access to the Broadacres Golf Course and nearby Blue Hill Golf Course, as well as the walking paths and playing fields located on the RPC Campus. Veterans Memorial Park, located just south of Veterans Memorial Highway, also contains several Town-operated recreation facilities, such as athletic fields and courts, playgrounds, batting cages, concession stand jogging paths and two ponds. Recreational opportunities including fishing and hiking are also available on Lake Tappan. See Exhibit IIIG-1, Recreational Facilities.

The Town of Orangetown anticipates that the Town's existing recreation facilities will have enough capacity for the new residents of the Proposed Action and that the recreation fees will offset any increase in expense¹. Therefore, no significant impacts to recreation are expected.

c. Mitigation

Notwithstanding the discussion herein related to the Broadacres Golf Course, no significant adverse impacts to recreation are anticipated, therefore, no mitigation is proposed.

¹ Meeting with Town of Orangetown Parks and Recreation Superintendent, Richard Rose, Jr., on November 14, 2008.

2. Broadacres Golf Course

a. Existing Conditions

The Broadacres Golf Course is located in the northeast corner of the RPC Campus. It is a nine-hole, public golf course located on 65 acres along the Palisades Interstate Parkway and Convent Road. Broadacres is a regulation par 35 course that measures 3,138 yards. The course's signature hole is Number 3². The course was originally opened in 1962, then acquired by the Town of Orangetown in 2003 and opened to the public in 2004.

The golf course was named after the Broadacres Dairy Farm which once stood on the site. The site was formerly the World War II site of the Camp Shanks Station Hospital and staff barracks, the current club house was the Red Cross Center.

Broadacres Golf Course has recently increased in popularity and has increased from 15,000 rounds in 2004 to 20,000 rounds in 2008. Broadacres has a capacity of approximately 23,000 rounds, or about a 10 to 15 percent increase in play. Town residents are eligible to purchase municipal passes to use the golf course. Broadacres also has some non-resident members who were grandfathered when the golf course was acquired by the Town.

Water for golf course irrigation is provided through the wetland and irrigation pond located in the northwest corner of the golf course. Currently, the golf course is irrigated using a single-row irrigation system.

Pest management on the golf course is performed utilizing principles in accordance with Audubon and Integrated Pest Management (IPM) programs, although the golf course does not currently have a formalized IPM of its own.

b. Potential Impacts

The Proposed Action includes the relocation of three of the Broadacres golf holes, the reconfiguration of two golf holes, and the installation of an upgraded irrigation system throughout the course. Five golf holes will be impacted: two will be reconfigured in their current location, and three will be relocated and reconstructed just south of the proposed age-restricted community. In the new location, these three golf holes will provide a physical and visual buffer between that portion of the new residential community in the northern part of the Project Site and the continuing functions of the Rockland Psychiatric Center. Existing golf holes 3-6 will remain intact. See Exhibit IIIG-1, Recreational Facilities.

The golf course will be upgraded with a new double-row irrigation system with automatic programming. It is anticipated that the new irrigation system will provide

² Town of Orangetown website, <http://www.orangetown.com/departments/parksrec/200801299240.671>, accessed 10/7/08.

better water coverage and result in less water usage due to the automatic programming. The wetland used as an irrigation pond, located in the northwest corner of the golf course, will likely be moved to the portion of the golf course that will be relocated south of the age-restricted community, i.e. east of 3rd Avenue, north of Oak Street.

As previously noted, Broadacres Golf Course has a capacity of approximately 23,000 rounds. Grandfathered non-resident members are decreasing every year, freeing up additional capacity for new members. The Town of Orangetown Department of Parks and Recreation anticipates that Broadacres Golf Course, once completed, will have sufficient capacity for potential new members from the proposed residential uses on the Project Site³.

The existing parking lot that serves the golf course will be demolished as part of the Proposed Action. A new parking lot, with approximately 60 to 65 parking spaces will be constructed closer to the club house, providing adequate parking for the golf course.

It is likely that because of the new configuration, the golf course will take longer to walk and more people will have to use carts. The new configuration may increase the time of play for those who chose to walk, resulting in less rounds available. Currently, it takes an average of 2 hours, 30 minutes to play the nine holes while walking the course. The quality of play is not expected to be impacted by the reconstruction of the five golf holes. The course's signature hole, Number 3, will remain the same, except it will be upgraded with the new irrigation system.

It is not anticipated that security on the golf course will be impacted. The RPC staff has stated their concern regarding golf balls going off course⁴. However, common golf course design practice includes the use of building setbacks, buffers, and nets to prevent injury or damage due to errant golf balls. Nets and other buffers are currently used throughout the Broadacres Golf Course and will be installed as necessary during the redesign of portions of the course. The proposed golf holes that are proximate to the proposed residential buildings will be adequately separated by a buffer that conforms to industry standards for safety.

The future use of the Broadacres Golf Course will increase with anticipated usage by the new residents in the proposed development. The current excess capacity of approximately 3,000 rounds will likely be utilized by these residents, with Blue Hill Golf Course continuing to provide an additional resource for golfers.

Temporary Impacts

It is anticipated that the Broadacres Golf Course will be closed for approximately two years while the golf course is reconstructed. During that time, about half of the

³ Meeting with Town of Orangetown Parks and Recreation Superintendent, Richard Rose, Jr., on November 14, 2008.

⁴ E-mail dated October 9, 2008 from Robert Stacel, Chief Safety Officer at Rockland Psychiatric Center.

current rounds played may be accommodated at the Blue Hill Golf Course, located just west of Lake Tappan. Blue Hill Golf Course is a 27-hole Town-owned golf course. The number of rounds has decreased this past year to approximately 62,000 rounds. Blue Hill has capacity for an additional 6,500 rounds. During reconstruction of the Broadacres Golf Course, though, about 10,000 additional rounds can be accommodated on a temporary basis at Blue Hill.⁵ The remaining 10,000 rounds typically played at Broadacres would be played elsewhere in the area, outside of the Town.

The Town expects to lose revenue due to the two-year closing of Broadacres Golf Course. It currently costs \$150 to \$200 per foursome for one round. Some costs associated with running Broadacres Golf Course will not be incurred by the Town during those two years, however, minimal maintenance care will be necessary. The Developer will be expected to perform this necessary maintenance while the golf course is closed. The Town estimates that the total net loss will be approximately \$400,000 to \$500,000 per year while the golf course is closed. This estimate assumes that half of the rounds typically played at Broadacres will be played at Blue Hill. It should be noted that since taking over the golf course, the Town of Orangetown has been subsidizing the course. For example, in 2006 the Town spent \$255,435 above revenue and in 2007 the Town spent \$354,043 above revenue on the course.

Parkland Alienation

The total amount of the golf course to be removed is approximately 19 acres. This portion of the golf course will be replaced on approximately 19 acres to an area south of the proposed age-restricted residential community. Redevelopment of a portion of the existing golf course for residential use requires authorization from the New York State Legislature for parkland alienation, as per New York law. State policy is not to permit the alienation of parkland unless suitable replacement parkland is dedicated. The replacement land for golf course will be of equal size as the portion that is to be alienated. The redesign of the golf course will ensure proper connections to the existing portions of the course and will provide the same quality of play as currently exists. It is anticipated that these measures will satisfy New York State policy regarding parkland alienation.

c. Mitigation

Potential long-term impacts to the Broadacres Golf Course include: decrease in its walkability, increased play time, and effects of errant golf balls. These potential impacts will be mitigated in the final golf course design. Proper design of the golf course can eliminate these concerns. The Town's Blue Hill/Broadacres Golf Operations Advisory Committee will review all plans for the golf course. The Town of Orangetown will have approval authority on the final design of the golf course.

⁵ Meeting with Town of Orangetown Parks and Recreation Superintendent, Richard Rose, Jr., on November 14, 2008.

Temporary impacts of reconstructing the golf course include: loss of revenue for the Town, an increase of play at Blue Hill Golf Course, and a loss of tee-times for Broadacres Golf Course members. Broadacres Golf Course will be closed for approximately two years during reconstruction. These impacts will be temporary and will last as long as the golf course is closed. The Town will be able to recoup some loss of revenue by temporary increased revenue at Blue Hill Golf Course. Revenue at Broadacres Golf Course may rise when the course is re-opened because it will be a new facility and because the new irrigation system is expected to increase efficiency and lower water consumption. The new age-restricted community that will be located adjacent to the golf course will likely increase Broadacres membership.

3. Senior Services

a. Existing Conditions

There are seven senior clubs in the Town of Orangetown. The clubs are operated individually and receive funding from the Town based on membership. The clubs offer regular meetings for seniors as well as organized trips and events. The Town also provides discounted bus tickets and senior discount cards which can be used for discounts for shopping, travel, garbage collection, cable television, and other services. The Town's Department of Parks and Recreation offers some senior recreation programs such as swimming.

b. Potential Impacts

The proposed residential development will result in 543 age-restricted housing units. If the age-restricted units have a maximum of two persons per household, the population within the age-restricted units would be approximately 1,029 persons, increasing the Town's senior (age 55 and up) population of 12,657 by 8.1 percent. The Conceptual Plan includes a community center and pool in the age-restricted section of the residential development. The community center and pool will be within walking distance for several of the new senior homes. Based on a phone conversation with the Town's Clerk to Seniors, it can reasonably assumed that an age-restricted development of this size would form its own club and activities, thereby decreasing the likelihood of impacting existing senior services in the Town⁶. It is further anticipated that at least some residents of the proposed housing will be from Orangetown and will already be utilizing the Town's senior services.

There are two other proposed senior housing projects near the Project Site, the Hollows at Blue Hills and the Pointe at Lake Tappan, both located on Veterans Memorial Highway. Combined, these two projects will contain approximately 240 units of active adult housing. As with the Proposed Project, it is assumed that these developments would likely form their own clubs and activities. Both adult communities include on-site recreation for residents. Therefore, no significant impacts to senior services are anticipated due to the cumulative impacts of nearby senior housing developments.

c. Mitigation

The Proposed Action is not anticipated to have any significant impacts on the quality or availability of senior services in the community, thus no mitigation is required beyond the proposed inclusion of the community center.

⁶ Phone conversation with Rosemarie Fornario, Clerk to Seniors for the Town of Orangetown, October 8, 2008.



Exhibit III.G-1
RECREATIONAL FACILITIES
FOUR SEASONS AT ORANGETOWN
ROCKLAND PSYCHIATRIC CENTER
 Town of Orangetown, New York
 Saccardi & Schiff, Inc. - Planning and Development Consultants

BASE MAP SOURCE: Hawk Engineering, PC