

F. City of Peekskill – Waterfront Capital (U355)

October 21, 2010

Authorization to Amend the General Project Plan

Grantee:	City of Peekskill (“Peekskill” or the “City”)	
ESD Investment:	\$8,300,000 approved on December 18, 2006 (Empire Opportunity Fund)	
Project Location:	City of Peekskill, Westchester County	
NYS Empire Zone:	N/A	
Project Completion:	December 31, 2014	
Project Team:	Project Management	Brendan Healey
	Affirmative Action	Denise Ross
	Design & Construction	Barbara Helm
	Environmental	Soo Kang

Background/Project Status:

These materials refer to and include, in their entirety, the attached materials presented to and approved by the Directors on December 18, 2006 (the “Materials”). Any substantive changes to the project or terms and conditions are noted in these materials.

The City has been working diligently for the past few years on implementing the project that had been previously approved by the Directors; however, as a result of the recession that began in 2008, Peekskill’s preferred developer terminated its involvement in the previously proposed residential and commercial development in the vicinity of the project. Certain public improvements that had been approved by the Directors are no longer feasible or practical without construction of the residential and commercial development.

Subsequently, the City has been focusing its efforts on improving public access to the Hudson River and its waterfront parks. Many public information meetings and charettes have been held to reach a consensus on the future of the waterfront and to shape the proposed modifications to the project scope. It is anticipated that construction on the project will start in December 2010 and be complete in December 2014.

Revised Project Scope and Budget:

The proposed project now includes the following components:

- Lincoln Plaza: The proposed improvements to Lincoln Plaza have not changed. It will be a new City park centrally located to the new waterfront improvements and will serve as a public event space;
- Riverfront Green South: The proposed improvements include a stabilized shoreline, multi-use trails, an overlook gazebo and deck, trellis swings, an open lawn for picnicking, and public art;

City of Peekskill – Waterfront Capital (U355)

October 21, 2010

- Travis Cove: The proposed improvements include a multi-use trail and an historic overlook;
- Travis Point: The proposed improvements include reconstruction of an existing parking lot, a multi-use trail, a new overlook gazebo, and refurbished restrooms for public use;
- Lincoln Visitor Center: As a result of the historic firehouse being destroyed during an attempt to relocate it to Lincoln Plaza, the City proposes to construct a new, two-story, 4,000-square-foot building to serve as a visitor center; and
- Peekskill Landing: The proposed improvements to this 4.4-acre site consist of waterfront paths and site improvements, including installation of benches and lighting. This site will become a mixed-use public park, with the City funding construction of a tourism center, maritime museum and a boat building facility. If determined to be necessary by the Peekskill Common Council, a pedestrian bridge will be proposed in order to allow a second means of access across the Metro North railroad tracks.

The total budget for this project is \$12,156,600. Other funding sources, all of which are committed, are \$1,260,600 from the New York State Department of State, \$1,785,400 from the New York State Department of Environmental Conservation, \$200,000 from the U.S. Department of Housing and Urban Development, and \$610,600 from the City of Peekskill.

The City is also requesting that the project completion date be extended through December 31, 2014.

The revised project budget for the ESD grant is as follows:

Financing Uses	Amount	Financing Sources	Amount	Percent
Lincoln Plaza	1,135,000	ESD Grant	\$8,300,000	100%
Riverfront Green South	1,448,000			
Travis Cove	1,500,000			
Travis Point	705,000			
Lincoln Visitor Center	1,000,000			
Peekskill Landing	2,512,000			
Total Project Costs	\$8,300,000	Total Project Financing	\$8,300,000	100%

Design and Construction:

The City of Peekskill procured Synthesis LLP of Schenectady to develop a master plan for the planning and design for Peekskill’s Southern Waterfront Park and Trail Master Plan, dated July, 2009. Quenell-Rothchild of New York City prepared an amended Master Plan for the Peekskill Landing project in 2010, and Peter J. Smith and Company of Buffalo prepared the Master Plan for the Lincoln Plaza-Visitors Center project in 2009. These consultants were all selected through a competitive request for proposals. The City will design and construct the following projects in these Master Plans: Peekskill Landing and the Pedestrian Bridge, Lincoln Plaza, Riverfront Green South, Travis Cove, Travis Point, and the Lincoln Visitor Center. The projected total construction cost is \$12,156,600. Construction documents for the Lincoln Plaza and the Visitors Center are almost complete and will be built concurrently with a start date of December 2010.

City of Peekskill – Waterfront Capital (U355)

October 21, 2010

ESD will reimburse eligible design and construction expenditures up to \$8,300,000.

The construction documents will be reviewed and payments will be made when D&C requirements are met.

Environmental Review:

The City of Peekskill Common Council, as lead agency, has completed environmental reviews of the proposed Peekskill Landing project, the Southern Waterfront Park project (which is inclusive of the proposed Riverfront Green South, Travis Cove and Travis Point projects), and the Lincoln Plaza and Visitor Center project, pursuant to the requirements of the State Environmental Quality Review Act (“SEQRA”) and the implementing regulations of the New York State Department of Environmental Conservation. These reviews found the projects would not have a significant effect on the environment. The lead agency issued respective Negative Declarations on December 18, 2006, August 11, 2009, and September 15, 2009. ESD staff reviewed the Negative Declarations and supporting materials and concurs. It is recommended that the Directors make a Determination of No Significant Effect on the Environment.

ESD staff also recommends that the Directors find that because: (1) the proposed projects are functionally independent and the development of each project will not preclude or limit the development of the others, and (2) the proposed projects were considered as part of the City of Peekskill’s Local Waterfront Revitalization Program, which was subject to environmental review under a Final Generic Environmental Impact Statement accepted in January 2003 and SEQRA Findings adopted by the City of Peekskill Common Council on December 22, 2003, the environmental review of the proposed projects has not been “segmented”.

Due to the Peekskill Landing and Southern Waterfront Park project sites’ potential for archeological resources that may be eligible for inclusion in the New York State and National Registers of Historic Places, ESD has confirmed that the project sponsor initiated consultation with the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”) pursuant to Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. ESD will ensure that consultation is completed with OPRHP in accordance with a Letter of Understanding.

Attachments: ESD Directors’ Materials dated December 18, 2006

October 21, 2010

Peekskill (Westchester County) – City of Peekskill – Waterfront Capital – Empire Opportunity Fund – Capital Grant - Determination of No Significant Effect on the Environment

RESOLVED, that based on the material submitted to the Directors with respect to the City of Peekskill – Waterfront Capital Project, the Corporation hereby determines that the proposed action will not have a significant effect on the environment.

* * *