

TOWN OF HOLLAND
TOWN PARK MASTER PLAN
SUMMARY REPORT

PREPARED FOR:

TOWN OF HOLLAND
47 PEARL STREET
HOLLAND, NEW YORK 14080

PREPARED BY:

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JOB NO. 94040

OCTOBER 10, 1994

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I. EXECUTIVE SUMMARY

As the result of the acquisition of a 16± acre parcel of land, located on Legion Drive, the Town of Holland has proposed to develop a Town Park Facility. In order to complete the planning process and position the Town to be able to take advantage of grant opportunities, Pratt & Huth Associates were engaged to develop a master plan and cost estimates for various sub projects included in the plan.

After field investigation of site constraints and consideration of potential items to be incorporated in the park design, a master plan has been developed and agreed upon by the Town of Holland Planning Committee.

The Master Plan for the park provides the following:

1. A multi-purpose exercise track
2. Playground areas
3. An entertainment area
4. A softball field
5. A combination football/soccer field
6. A picnic area
7. Paved parking areas
8. Roadway construction

This report summarizes the outcome of the site analysis, the breakdown of the plan into sub-projects, and presents recommendations for the development of this parcel.

II. INTRODUCTION

The parcel of land acquired by the Town of Holland is located on Legion Drive and consists of an existing Legion Post Building and property which when combined with the existing town lands comprises a 16 ± acre parcel. It is the intent of the Town of Holland to develop this land into a Town Park which will include a number of recreational facilities for use by the community.

The main body of this report summarizes the various site constraints, sub-projects, and cost analysis, for the development of this land.

III. PERTINENT SITE INFORMATION

Existing site constraints exist which are limiting to the adaptability of this parcel.

These constraints include the following:

1. As per the U.S. Department of Housing and Urban Development Flood Boundary and Floodway Map, a 100 year flood plain exists along the East Branch of Cazenovia Creek which passes through the site.
2. As per the U.S. Department of Agriculture, Soil Conservation Services Soil Survey Map, HYDRIC and potentially HYDRIC soils are shown along the east branch of Cazenovia Creek, which indicates the possible presence of wetland areas. This may impact the area designated as Sub-Project 6 of the Master Plan. Once determination has been made the Master Plan will be adjusted accordingly.
3. As per the New York State Archaeological Sensitivity Map (dated 3/92), the project may be considered to be sensitive for the location of unrecorded cultural resources. We have submitted a request to the New York State Office of Parks, Recreation and Historic Preservation for an opinion. Once we have received the opinion we will be able to recommend the appropriate procedures to the town.
4. The existing land formation which includes steep sloped areas has placed certain constraints upon its suitability for some activities. The Master Plan has taken these limitations into consideration and presents the best possible layout incorporating as many activities as are feasible.

After discussion with Town Representative, Councilman James Joyce, as to the intent of the park and its division into developmental stages pertinent to financial feasibility, the Master Plan has been divided into six different sub-projects. They are detailed as follows:

Sub-Project 1

Sub-project 1 includes a 1850 ft, 7 ft wide stone surfaced, multi-purpose trail incorporating nine exercise stations. Components of sub-project include a stone surfaced trail, five informational signs, a pedestrian bridge, and nine exercise stations with equipment.

Sub-Project 2

Sub-project 2 includes a 9,700 sq. ft. fenced in playground area with either timber constructed or prefabricated equipment. Components of this sub-project include, picket fencing, woodchip ground cover, lighting, and playground equipment.

Sub-Project 3

Sub-project 3 consists of a 11,000 sq. ft. fenced in entertainment area with a gazebo structure. Components needed to facilitate this sub-project include, picket fencing a gazebo structure and lighting and electric services.

Sub-Project 4

Sub-project 4 is a slow pitch softball field, and a gravel parking area. Components of this sub-project include, two aluminum three-row bleacher structures, two aluminum player benches, a 15' high backstop with 3 overhangs, lighting, fencing, and a gravel surface for the parking area.

Sub-Project 5

Sub-project 5 includes the construction of paved parking areas and 425 ft. of paved roadway which requires 60 L.F. of 60" CMP to be installed at the creek crossing. Components of this sub-project include lighting, guiderail, 60" CMP, and roadway construction materials.

Sub-Project 6

Sub-project 6 includes a multipurpose athletic field for soccer and football and a picnic area with a small playground incorporated. Components of this sub-project include, three picnic shelters, picnic tables, timber posts, two aluminum three row bleacher structures and, two player benches.

V. SUMMARY OF COSTS

A. Sub-Project 1 - Multipurpose Exercise Trail

The following costs will be incurred for the construction of this sub-project.

1.	Exercise Equipment and Installation	\$ 6,868.00
2.	Informational Signs	\$ 1,000.00
3.	Clearing and Grubbing Operations	\$ 1,730.00
4.	Grading Operations	\$ 1,825.00
5.	Stone Placement Operations	\$ 3,600.00
6.	Pedestrian Bridge Installation	\$15,000.00
SUB-PROJECT TOTAL		\$30,023.00

B. Sub-Project 2 - Playground Area

The following costs will be incurred for the construction of this sub-project.

1.	Playground Equipment & Installation	\$16,185.00
2.	Stripping Operations	\$ 3,590.00
3.	Geotextile Fabric	\$ 1,077.00
4.	Stone Placement Operations	\$ 2,070.00
5.	Mulch Placement Operations	\$ 9,640.00
6.	Fence Installation	\$ 6,000.00
7.	Lighting & Installation	\$ 3,000.00
SUB-PROJECT TOTAL		\$41,562.00

*All prices include material and labor costs.

C. Sub-Project 3 - Entertainment Area

The following costs will be incurred for the construction of this sub-project.

1.	Gazebo Structure and Construction	\$11,510.00
2.	Fence Installation	\$ 6,075.00
3.	Lighting & Electrical Services	\$ 4,000.00
4.	Concrete Pad/Excavation, Sub-Base, Concrete	\$ 1,189.00
SUB-PROJECT TOTAL		\$22,774.00

D. Sub-Project 4 - Softball Field

The following costs will be incurred for the construction of the sub-project.

1.	Fence Installation	\$ 2,940.00
2.	Equipment & Installation	\$ 4,562.00
3.	Grading Operating	\$ 2,875.00
4.	Topsoil Placement	\$16,560.00
5.	Landscape Restoration	\$ 8,200.00
6.	Stone Placement Operations	\$ 1,525.00
7.	Lighting and Installation	\$14,914.00
SUB-PROJECT TOTAL		\$51,576.00

E. Sub-Project 5 - Parking Area and Roadway Construction

The following costs will be incurred for the construction of this sub-project.

1.	Roadway Construction	\$26,147.00
2.	Parking Area Construction	\$44,666.00
3.	60" CMP Placement	\$ 9,000.00
4.	Guidesail Placement	\$ 4,600.00
5.	Lighting Installation	\$18,000.00
6.	Gravel Turnaround Construction	\$ 3,190.00
SUB-PROJECT TOTAL		\$105,603.00

F. Sub-Project 6 - Multi-purpose Sports Field and Picnic Area

The following costs will be incurred for the construction of this sub-project.

1.	Picnic Shelter Construction	\$17,465.00
2.	Picnic Tables	\$ 6,340.00
3.	Playground Equipment and Installation	\$ 4,772.00
4.	Equipment and Installation	\$ 3,836.00
5.	Grading Operations	\$ 2,875.00
6.	Topsoil Placement Operations	\$20,565.00
7.	Landscape Restoration	\$10,000.00
8.	Clearing and Grubbing	\$ 714.00
9.	Selective Thinning	\$ 3,400.00
10.	Lighting Installation	\$14,914.00
	SUB-PROJECT TOTAL	\$84,881.00

*All prices include material cost and labor.

VI. CONCLUSIONS

A. The above described sub projects and master plan are representative of the needs and desires of the community. Actual implementation of the plan requires additional study, detailed design and identification of funding sources.

The above cost estimates for each sub-project were developed using typical costs for municipal contract construction. The Town Highway Department is capable of performing significant portions of the work which could be presented as the local share in future grant applications.

Access to project no. 6 the multi-purpose sports field is directly dependent upon the roadway construction which is included as sub-project no. 5.

The potential for impacts associated with wetlands, floodplain and other environmental concerns impacts sub-project no. 6 more than the other areas. These concerns should be addressed prior to proceeding with work in these areas.

VII. RECOMMENDATIONS

- A. The Town should consider the various sub-projects and desires of the community as well as cost and potential environmental constraints.
- B. Once the opinion regarding cultural resources has been received and a determination is made regarding the extent of investigations required, the Town should proceed with the additional studies needed to address potential environmental constraints.
- C. In conjunction with the assigning of priorities and consideration of grant applications, a determination should be made as to what portions of the work can be completed by Town forces or community groups. This may enhance the chances of being awarded a grant.