

# Recreation & Parks Master Plan

## Town of Carmel

FINAL REPORT

September 2008



SYCAMORE PARK MAHOPAC NY

Prepared by:

Ward Associates, P.C.

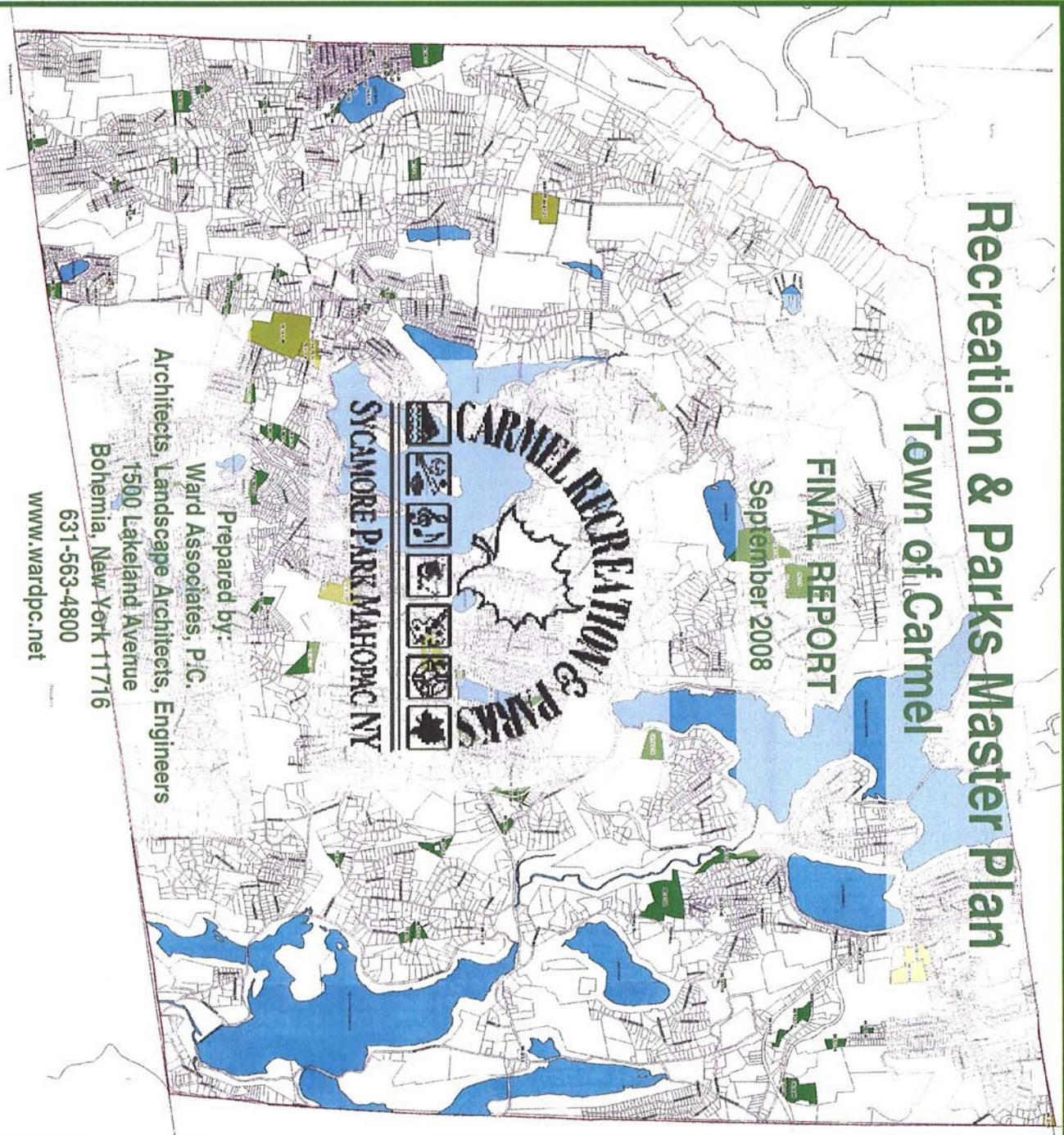
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**TOWN OF CARMEL  
RECREATION & PARKS MASTER PLAN**

**TABLE OF CONTENTS**

**PAGE NO.**

|   |    |
|---|----|
| 1. Purpose and Need for Recreation & Parks Master Pan | 4  |
| 2. Scope of Recreation & Parks Master Plan            | 5  |
| 3. Past Development of Parks & Recreation Facilities  | 7  |
| 4. Goals and Objectives                               | 10 |
| 5. Description of Jurisdiction- Town of Carmel        | 13 |
| 6. Recreation & Parks Administrative Structure        | 14 |
| 7. Town of Carmel Recreation Programming              | 15 |
| 8. Town of Carmel Recreation Inventory                | 18 |
| 9. Planning and the Public Input Process              | 44 |
| 10. Specific Actions and Implementation Strategy      | 56 |
| 11. Recreation and Parks Budget and Funding Sources   | 61 |

## ACKNOWLEDGEMENTS

### ACKNOWLEDGEMENTS

The leaders, staff and citizens of Carmel provided an outstanding effort in bringing their knowledge of the past and present, as well as their visions of the future of Carmel's recreation and parks facilities to a reality in this plan. Both a clear vision and the enduring commitment of everybody involved were required to successfully accomplish the detailed planning process required to complete the Recreation & Parks Master Plan.

#### **Carmel Town Board**

Kenneth Schmitt, Supervisor  
Carmine DiBattista, Councilman  
Richard O'Keefe, Councilman  
Anthony DiCarlo, Councilman  
Robert Ravallo, Councilman

#### **Recreation and Parks Advisory Committee**

David Furfaro, Chairman  
Joyce Picone, Vice Chairperson  
Michael Berg, Member  
Austin Decker, Member  
Carmen Domingo, Member  
Ken Foran, Member  
Frank Miele, Member  
Steve Olsen, Member  
Pat Peix, Member  
John Zaborney, Member

#### **Carmel Recreation and Parks Department Staff**

James Gilchrist, Director

# 1. PURPOSE AND NEED FOR RECREATION & PARKS MASTER PLAN

## Recreation and Parks Master Plan

Since the original recreation and parks master plan was completed in 1969, the Town has acquired land and developed several park facilities to accommodate the basic recreation needs of the community. Although the Town did follow up on several of the recommendations of the original plan, acquiring and developing Sycamore Park, Crane Road Ballfields and several smaller and special use facilities, many other recommendations were never completely realized. For those reasons, and because of population growth and changing demographics over the past twenty-five years, it has become evident that the Town's current infrastructure of parks and facilities could no longer adequately serve the residents of the Town of Carmel. The desire to provide parks for residents to enjoy today while preserving park lands for future generations has gained momentum as residents seek to enrich and enjoy the community.

The purpose of the Recreation and Parks Master Plan is to develop a strategy that can be used by the Town leaders and Recreation & Parks staff as they chart the course for development, maintenance and programming of the park system over the next 10 years. This was accomplished by first reviewing all existing recreation and park related planning documents, preparing an inventory of existing parks, facilities and programs and executing a public outreach campaign for community input. A combination of national and state planning guidelines and community and staff input, along with the input from the public at meetings and results of the Recreation and Parks Survey were used to determine current and future community needs. Information gathered in the first phase was then used to develop goals and objectives for improvements, including specific actions and an implementation strategy for the recommended improvements. The implementation strategy was separated into short term, mid term and long term improvements based on community needs and priorities.

## Park Specific Master Site Plans

More recently, the Town has acquired recreation land in underserved areas of the Town and leased a 36-acre parcel of the former Mahopac Airport property from Putnam County. Because of community desire to make use of this recreation land as soon as possible, the Town recognized the need to develop park specific master plans for the newly acquired properties as well as the major existing parks in concert with the town-wide master plan. The report describes the physical resources as well as the opportunities and constraints of each site. Where possible, community desired recreation facilities determined during the master planning process have been incorporated into the park specific master plans. Finally, cost estimates for design and development of the facilities as well as phasing of improvements in accordance with community needs and financing were prepared.

## 2. SCOPE OF RECREATION & PARKS MASTER PLAN

During the preparation of the recreation and parks master plan, the following tasks were accomplished by the consultant in accordance with the scope of work provided by the Town of Carmel.

### A. Recreation & Parks Master Plan

#### 1. Review of existing documents

- a) Including, but not limited to Town of Carmel Recreation & Park Master Plan (1969), 1978 Master Plan Study, 1981 Community Facilities Plan, 1988 Recreation Capital Plan, 2000 Comprehensive Plan, 2001-2004 Recreation and Parks Facilities Capital Plan, maps, reports, surveys and plans of existing parks, open spaces and public schools, park master plans for Camarda, Airport property and Baldwin Meadows, and feasibility study for Town community center.
- b) Site visits and park, recreation and open space inventory
- c) The consultant visited all of the existing parks, proposed parkland, public schools and significant open spaces and prepared an inventory.

#### 2. Review of recreation programs available

- a) The consultant reviewed the Recreation and Parks brochures and met with the Director and members of the staff to get an understanding of the recreation programs currently being provided by the Town and private sector.
- b) Preparation of survey and assistance with public outreach campaign
- c) The consultant assisted the Recreation and Parks Advisory Committee with preparation and analysis of a survey questionnaire that was sent to Town residents for their input on recreation & park issues.
- d) The consultant assisted the Recreation and Parks Advisory Committee with a public outreach campaign that included meetings with community groups including senior citizens, sports, youth, cultural, and special interests. Park specific site master plans, community center concept, swimming pool complex concept and overall master plan updates were presented at public meetings to allow input from the community throughout the process.

#### 3. Development of goals and specific actions

- a) The consultant assisted the Recreation and Parks Advisory Committee in the development of goals and specific actions to implement the Recreation and Parks Master Plan based on the needs of Town residents.

#### 4. Development of implementation strategy

- a) A strategy was developed for implementation of the goals and specific actions.

## SCOPE OF RECREATION & PARKS MASTER PLAN (Continued)

Recreation & Parks Master Plan (continued)

### 5. Preparation of Town-wide parks and open space map

- a) The consultant prepared Town-wide maps delineating Town of Carmel parks, proposed parks, public schools, other Town owned land, Putnam County parks and trailways.

## B. Park Specific Site Master Plans for Camarda Park, Baldwin Meadows Park, Airport Property, Sycamore Park, Jimmy McDonough Memorial Park

### 1. Inspection and preparation of physical resources map

- a) The consultant visited each park or site with the Director of Recreation and Parks and prepared site analyses for each including topography, hydrology, geography, sun, access and other important factors related to development or expansion of recreation facilities.

### 2. Preparation of opportunities and constraints report

- a) The opportunities and constraints of each park/site were studied and recommendations were provided to the Recreation & Parks Advisory Committee.

### 3. Preparation of conceptual plans

- a) Within the schedule requested by the Town, the consultant prepared conceptual plans for each park site for presentation to the community at public meetings. Conceptual plans were also developed for a Town Community/Senior Center and Swimming Pool Complex. The conceptual plans were presented to the community as part of a PowerPoint presentation and the time was set aside for public comment on each plan.

### 4. Preparation of rendered consensus plans

- a) After one or more meetings with the community to review the conceptual plans, the plans were revised based on community input, current and future needs and priorities and consensus master plans were prepared and rendered for the final report.

### 5. Preparation of project cost estimates

- a) Project cost estimates for the consensus plans were developed, including estimated planning, design and construction costs for budgeting.

### 6. Preparation of project phasing plans

- a) Project cost estimates were then refined and broken into phases based on Town priorities and available budgets.

### 3. PAST DEVELOPMENT OF PARKS AND RECREATION FACILITIES

Using the 1969 Recreation and Park Master Plan and changing community needs as a general guide, The Town of Carmel has acquired land and developed recreation and parks program and facilities as follows:

#### SINCE 1969 MASTER PLAN

- Acquired land for and developed Sycamore Park on 32 acres adjacent to Long Pond as community park including recreation and parks department offices with community room and concession stand, park maintenance facilities, cabins, theatre building, multi-purpose athletic fields for baseball or football/soccer, bathing and small boating beach, children's playgrounds, 4 tennis courts, 2 basketball courts, bocce courts, ball wall and picnic shelters that can accommodate large gatherings. 14 acres of the park have been preserved as wetlands and natural areas. Sycamore Park has become the center of recreation for the Town.
- Acquired land for and developed Crane Road Ballfields (Jimmy McDonough Memorial Park) as a sports complex including 1 lighted baseball field, 1 lighted little league baseball/softball field, 3 soccer/football fields, extreme skate park and support building with rest rooms, concession and parks maintenance/storage. McDonough Park has become the center for active sports recreation in Carmel.
- Acquired land for and developed Mahopac Chamber Park on Lake Mahopac, adjacent to the downtown business district as a special use park with children's playground, performance gazebo, fountain, walking path and benches. Chamber Park serves as a gathering space for many of the Town's downtown events and is the only Town owned land on Lake Mahopac.
- Acquired and developed Red Mills Park as a passive, special use park with open lawns, water courses, walking trails and bridges and a performance gazebo.
- Acquired land for and developed Michael Geary Rink, a paved rink for inline hockey and skating on Route 6 in Mahopac. The rink serves the communities hockey and skating needs.
- Acquired Volz Park via donation by Joseph and Aurelia Volz as a passive park with 15 wooded acres overlooking Lake Mahopac. Development has been limited to stone pillar entry gates
- Use of Carmel and Mahopac public school sites as school/parks
  - Community Parks
    - o Mahopac High School/ Middle School/Falls Kindergarten
    - o Carmel High School

## PAST DEVELOPMENT OF PARKS AND RECREATION FACILITIES

### SINCE 1969 MASTER PLAN (continued)

- Use of Carmel and Mahopac public school sites as school/parks (continued)
  - Neighborhood Parks
    - oLakeview School
    - oAustin Road School
    - oFulmar Road School

### MORE RECENT ACQUISITION AND DEVELOPMENT

- Acquired 32 acres in Hamlet of Carmel as recreation land from developer adjacent to residential development in underserved area of Town. Used planning process and public input to develop conceptual plans and consensus master plan for development of Paul Camarda neighborhood park to meet community needs. Completed park will include multi-use field for baseball and softball, children's playground, walking trail, comfort station building and open lawn for non-programmed recreation. Several acres will remain undeveloped to provide natural and wetland areas and buffer for adjacent residential areas. Construction of park infrastructure is currently underway with park opening scheduled for spring 2009.
- Acquired 14 acres on underserved south side of Town as recreation land from developer adjacent to residential development. Used planning process and public input to develop conceptual plans with several alternatives for development of Baldwin Meadows neighborhood park with either:
  - Community swimming pool complex with bathhouse, competitive pool, diving pool and wading/interactive spray pool, 2 basketball courts, bocce and shuffleboard and children's playground.
  - Multi-use athletic field for baseball or soccer, support building, children's playground, court games and picnic area.
- Several acres will remain undeveloped to provide natural and wetland areas and to provide buffer for adjacent residential areas. Developer has completed clearing, grading and construction of park infrastructure.
- Acquired 39 acres of former Mahopac Airport property adjacent to Putnam County park land and golf course via lease from Putnam County. Used planning process and public input to develop conceptual plans and consensus master plan for development of Airport Park sports complex/community park with 5 multi-use soccer/football fields, support building with rest rooms and concession, children's playground and picnic area. Approximately half of the land will remain undeveloped for natural and wetland areas and to provide buffer for adjacent residential areas. Town is currently using open field areas for youth soccer while proposed complex is in planning and design phase. Town has sent out RFP for engineering services to design proposed complex.

## PAST DEVELOPMENT OF PARKS AND RECREATION FACILITIES

### MORE RECENT ACQUISITION AND DEVELOPMENT (continued)

- Performed study to determine feasibility of developing a community recreation/senior center and/or swimming pool complex at Sycamore or Baldwin Meadows Park. The study found that a community/senior center and interactive spray play area are feasible for Sycamore Park. The study also found that it is currently not feasible to develop either of these facilities at Baldwin Meadows Park due to septic system requirements for the buildings. However, if the proposed mixed-use development adjacent to the site moves ahead, it may be possible to tap into the upgraded sewer facilities that will be provided as part of that development.
- Maintained and upgraded facilities at several existing parks including playground equipment and surfacing, court pavements, parking areas, ballfields and equipment.

## 4. GOALS AND OBJECTIVES

➤ **GOAL- Provide every resident of the Town of Carmel with abundant opportunity for recreation in existing, proposed and future parks and facilities.**

### OBJECTIVES

- Complete planning and development of unused recreation land acquired since 1969 master plan, including Camarda, Baldwin Meadows and Airport property.
- Provide recreation facilities for currently underserved areas of Town by developing existing recreation land.
- Provide for current and future recreation needs of the community while planning new and upgrading existing facilities.
- Add facilities that serve a broader cross-section of the Town's residents.
  - o Growing senior citizen population.
  - o Adults & teens.
- Provide barrier-free access to all existing and future recreation and park facilities.
- Provide appropriately trained staff in adequate quantities to program and maintain existing and proposed facilities.

➤ **GOAL- Provide the Opportunity for community involvement in the planning, construction, programming and maintenance of recreation and park facilities.**

### OBJECTIVES

- Provide the means for public participation during the planning process for new recreation and park facilities.
- Encourage and support volunteerism and other forms of private sector involvement.
- Keep the public informed of plans and available services to encourage active participation in the success and future direction of the recreation and parks system.
- Use Town web site to advertise meetings, present plans and receive comments from residents.

## GOALS AND OBJECTIVES

### ➤ **GOAL- Encourage collaboration with government agencies on a national, state and local level**

#### OBJECTIVES

- Continue to collaborate with Putnam County, Mahopac & Carmel CSD, New York State OPRHP, DEC, NYCDEP and other departments within the Town of Carmel to improve and expand recreation programs and parks.
- Encourage active involvement with national, state and local recreation and park societies (NRPA, NYSRPS, HVLISA) to keep Town up to date on recreation and park issues.
- Ensure the active engagement of relevant Town users from the earliest stages of planning and design when partnering on recreation and parks projects.

### ➤ **GOAL- Encourage private recreation initiatives to supplement public facilities**

#### OBJECTIVES

- Maintain partnership with MSA & CSA for youth athletic programs, fund raising, field maintenance, etc.
- Encourage planning for future development of private or public/private recreation facilities to provide needed indoor facilities (swimming pools/aquatics center, ice rinks, athletic fields, gymnasiums, health or youth centers, YMCA.)

### ➤ **GOAL- Provide facilities that promote sustainability goals by developing environmentally sensitive design principles.**

#### OBJECTIVES

- Protect natural areas, woodlands, wetlands and wildlife habitats to preserve green infrastructure.
- Develop requirements for the use of sustainable construction and maintenance techniques.
  - o Use of local and recycled materials in construction of new facilities.
  - o Use of organic fertilizers for field maintenance.
  - o Use of native plant materials to reduce need for irrigation.

## GOALS AND OBJECTIVES

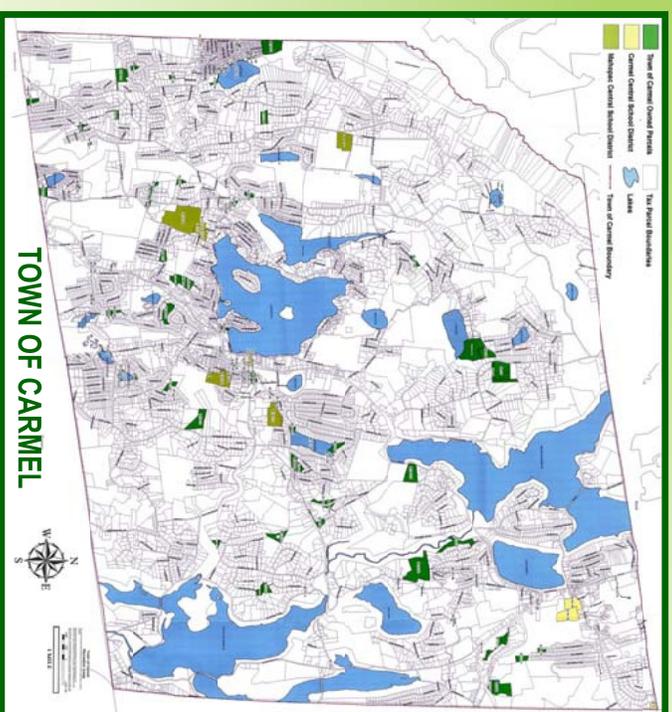
➤ **GOAL- Educate and promote the use and stewardship of Carmel's historic, cultural and natural resource heritage.**

### OBJECTIVES

- Preserve and promote the Town's abundant cultural and natural resources.
- Develop environmental education and interpretive facilities.

## 5. DESCRIPTION OF JURISDICTION- TOWN OF CARMEL

The Town of Carmel, for which this Recreation and Parks Master Plan has been prepared, is located along the central portion of the southern border of Putnam County, approximately fifty miles north of Central Park in New York City and ten miles west of Danbury, Connecticut. The Town is bounded on the south by the Towns of Somers and Yorktown in Westchester County, on the west by the Town of Putnam Valley, on the east by the Town of Southeast, and on the north by the Town of Kent. The Town is served by the Taconic State Parkway along its western border, Interstate Route 84 to the east, and State Route 6, which runs through the center of the Town.



The Town consists of 40.7 square miles and its geography includes rolling wooded hills, high rocky land areas and a large quantity of streams, ponds, lakes and reservoirs. These water bodies, including West Branch and Croton Falls Reservoirs and Lakes Mahopac and Gleneida, cover approximately 4.6 square miles, or 11.3% of the total area of the Town. Since the majority of storm water runoff eventually ends up in these water bodies, many of which provide drinking water to New York City, any large scale land development requires permits and approval from not only the New York State Department of Environmental Conservation (NYSDEC), but also the New York City Department of Environmental Protection (NYCDEP).

According to the U.S. Census, the population in the 2000 was 33,006, with an estimated population of 34,741 in 2006, a 5.3% increase.

## **6. RECREATION AND PARKS ADMINISTRATIVE STRUCTURE**

### **RECREATION AND PARKS ADVISORY COMMITTEE**

The Mission of the Recreation and Parks Advisory Committee is to provide leadership in coordinating and conducting constructive recreational activities to contribute to the development of personality, creativity, self-expression, self-discovery and acquisition of new skills for the maximum benefit of all citizens in the Town of Carmel. The Committee also makes decisions regarding maintenance and development of existing parks, while identifying and planning for future park land in the Town as a means of meeting current needs and future demands of all citizens within the town, building and sustaining to the utmost the Town of Carmel parks system, with the purpose of making the Town of Carmel a better place to live.

The Recreation and Parks Advisory Committee consists of up to 12 members, which meet the first Thursday of every month, 7:30 p.m., at Sycamore Park. In addition, there are two "Open" meetings held per year, one in April and one in October.

### **RECREATION AND PARKS DEPARTMENT**

#### **Recreation and Parks Staff**

James R. Gilchrist, CPRP, Director of Recreation and Parks  
Louis M. Fernandez, Senior Recreation Leader  
Susan Schwenk, Secretary to Director  
    Lisa Taylor, Office Staff  
Nick Mucciarone, Senior Citizen Director  
    Diane T. Casey, Arts Director  
    Frank Favia, Maintenance Foreman  
    Brendan Griffin, Maintenance Worker  
    Bruce Koopman, Maintenance Worker  
    Giorgio D'Agostino, Maintenance Worker

## 7. TOWN OF CARMEL RECREATION PROGRAMMING

### RECREATION PROGRAMS

The Town of Carmel Department of Recreation & Parks offers the many recreation programs to Town residents. Non-residents who wish to participate will be put on a waiting list until space becomes available, when they will be allowed into the program after paying the non-resident program fee.

#### FALL/WINTER RECREATION PROGRAMS

##### Pre-School Programs

- Moms & Tots
- Mini Tumbling
- Edible Crafts
- Mini Aikido
- Music Together
- Storytime Theatre
- Little Chef
- Creative Dance
- Jazz Dance

##### Programs & Events

- Yoga
- Pilates
- Dog Obedience
- Guitar Lessons

##### Programs & Events (cont.)

- Mahopac-Carmel Chamber Street Festival & Merchant Showcase- September
- Harvestfest- October
- Holiday Tree Lighting @ Chamber Park- December
- Breakfast with Santa- December
- Winterfest- February

##### Sports & Events

- Fencing
- Indoor Adult Tennis Lessons- Carmel Fitness & Racquet Club
- Introduction to Aikido
- Horseback Riding Lessons- Zephyr Farm
- Ski & Snowboarding- Thunder Ridge
- Adult Softball
- Inline Roller Hockey

# TOWN OF CARMEL RECREATION PROGRAMMING

## SPRING/SUMMER RECREATION PROGRAMS

### Pre-School Programs

- Moms & Tots
- Mini Tumbling
- Edible Crafts
- Mini Aikido
- Soccer
- Baby Van Go
- Nature Nuts

### Programs & Events

- Egg Hunt- Mahopac High School & Middle School Campus
- Sandblast Saturday- Beach Opening- Sycamore Park- June
- Sunset Concert Series- Thursday evenings- June & July- Mahopac Chamber Park

### Programs & Events (cont.)

- Movies by Moonlight- Saturday nights in July & August at Sycamore Park
- Friday Night Rocks- July & August at Sycamore Park

### Sports & Events

- Guitar Lessons
- Dog Obedience
- Tennis Lessons
- Adult Softball
- Inline Roller Hockey
- Annual Biathlon
- Swim Lessons
- Multi Sports Camp
- Sports Squirts

## **TOWN OF CARMEL RECREATION PROGRAMMING**

### **SUMMER RECREATION PROGRAMS**

#### **Sycamore Park Day Camp**

The Town of Carmel Department of Recreation & Parks runs a 6-week Day Camp every summer from early July to mid August. The Day Camp is run at the following park and school locations:

Sycamore Park  
Austin Road School  
Fulmar Road School  
Lakeview School

Activities include swimming and boating, arts and crafts, playground, sports, games, basketball, trips and special event days.

#### **SENIOR CITIZENS AND COMMUNITY GROUPS**

#### **Senior Citizens Drop-In**

Senior Citizens Drop In meets on Wednesdays from 10:00 a.m. to 2:00 p.m., September through June. The Drop-In is open to all senior citizens in the Town of Carmel and allows non-residents to actively attend. This group performs charitable works and has many picnics, outings, trips and programs.

#### **Lake Mahopac Garden Club-Lasdon Park Arboretum**

#### **Theatre Groups @ The Long Pond Showcase at Sycamore Park include**

The Pied Piper Players  
Claudia Grispus Performing Arts Center  
Long Pond Theatre Company

#### **American Red Cross Classes**

CPR/RTE  
Lifeguard Training  
Lifeguard Training Review  
Responding to Emergencies

## 8. TOWN OF CARMEL RECREATION INVENTORY



### Introduction

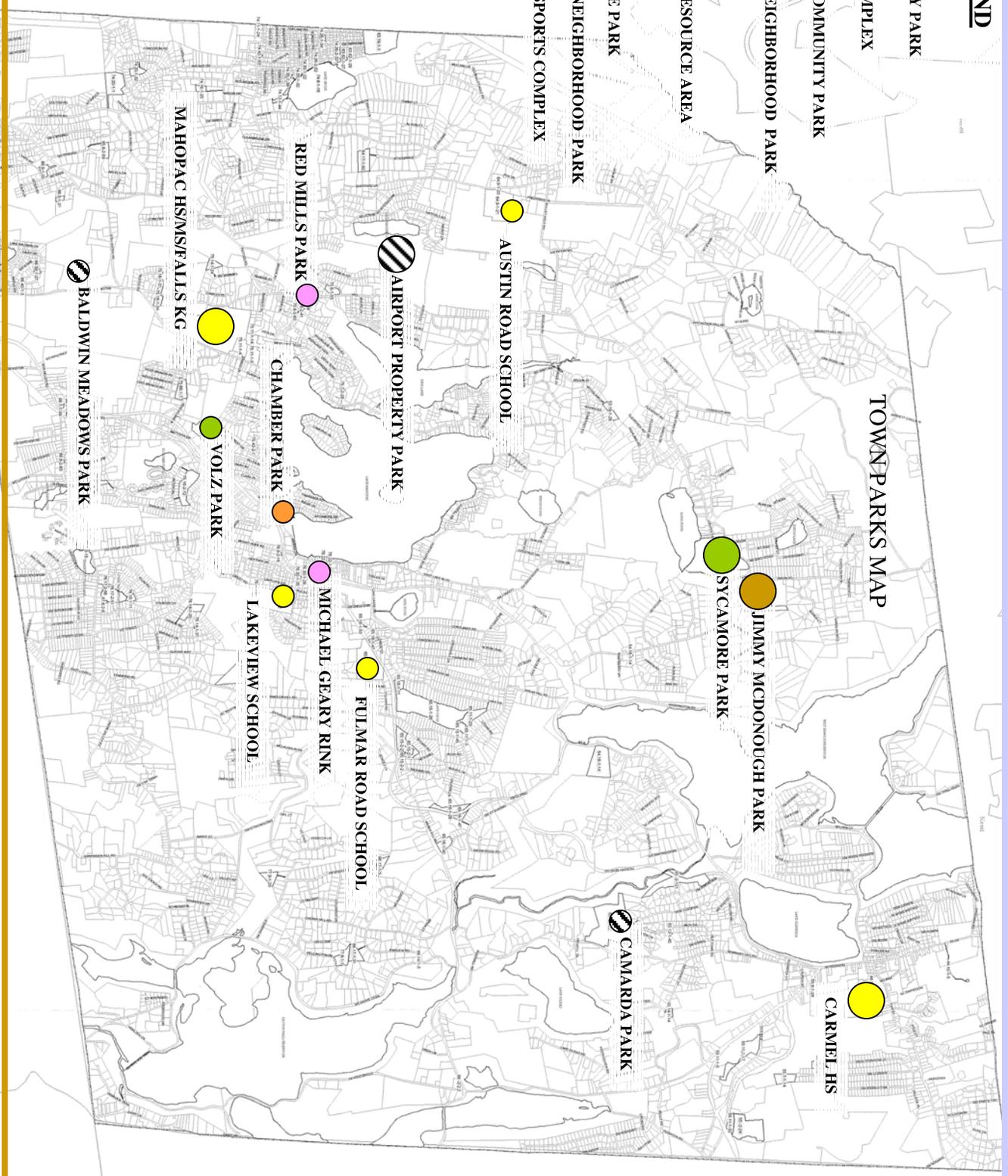
The Town of Carmel currently accommodates its recreation programs at six town parks and several public school facilities. Although the majority of the Town parks and schools are located near the downtown area of Mahopac, the major community-wide parks that offer the most recreation programs and athletic events are situated in the north-central area of the Town, several miles from the most heavily populated areas of Mahopac and Carmel. There are currently no parks in the Hamlet of Carmel, the northeastern area of the Town. The following is an inventory and description of the Town's parks that are used for recreation programs.



# TOWN OF CARMEL PARKS MAP

## MAP LEGEND

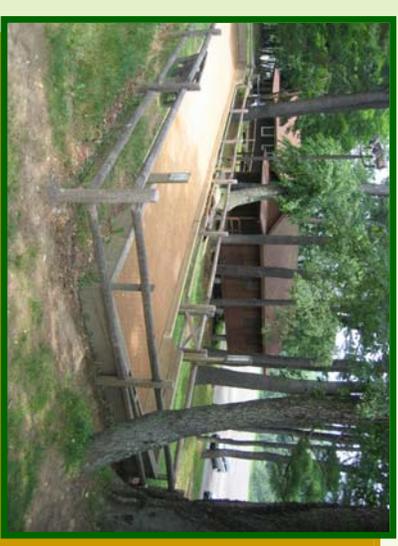
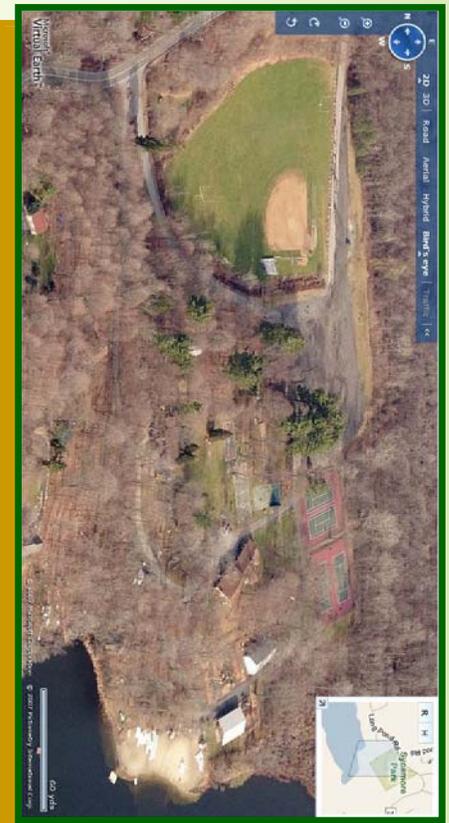
-  COMMUNITY PARK
-  SPORTS COMPLEX
-  SCHOOL / COMMUNITY PARK
-  SCHOOL / NEIGHBORHOOD PARK
-  NATURAL RESOURCE AREA
-  MINI PARK
-  SPECIAL USE PARK
-  PROPOSED NEIGHBORHOOD PARK
-  PROPOSED SPORTS COMPLEX



TOWN PARKS MAP

## TOWN OF CARMEL RECREATION INVENTORY SYCAMORE PARK

Using the classification system developed by the National Recreation and Park Association, Sycamore Park is classified as a community park, *meeting community-based recreation needs as well as preserving unique landscapes and open spaces.* This 32-acre park, 18 of which are developed for land and water based active and passive recreation use, is in the north-central part of Carmel. Situated on Long Pond, with its entrance off of Long Pond Road in Mahopac, this park includes the Recreation and Parks Department and maintenance facilities.



The developed areas include the Recreation and Parks building, several cabins, maintenance buildings, theatre building, lifeguard station, access paths, sand bathing beach, children's playgrounds, picnic shelters, parking area, athletic fields, tennis, basketball, handball and bocce courts and open lawn areas. The majority of the undeveloped areas are wooded with streams and wetlands. Recreation programs at Sycamore include "Movies by Moonlight" in July and August. 20

## SYCAMORE PARK- INVENTORY OF FACILITIES

- Multi-use athletic field- natural grass
  - Softball- skinned infield, 60' base paths, 300'+/- outfield distance- less than optimal northwest orientation
  - Football/multi-purpose field overlay on softball outfield- less than optimal east-west orientation
  - Chain link backstop and fencing along baselines
  - Spectator grandstand, players bench areas, on-deck areas
  - Electronic scoreboard
- Court games
  - 4 tennis courts
  - 2 basketball courts- night lighting
  - 1 ball wall/court- night lighting
  - 1 bocce court- night lighting
  - 2 shuffleboard courts
- Park entrance/exit, access roads, parking
  - Park entrance on west end forks in two directions- left for park users and right for park employees/authorized vehicles
  - Park exit on east end
  - Parking area- gravel
  - Park access road to all facilities- paved



## SYCAMORE PARK- INVENTORY OF FACILITIES

- **Recreation & Parks Building**
  - Recreation & Parks offices, snack bar, meeting room, comfort stations
- **Beach on Long Pond**
  - Sand beach w/ perimeter chain link fence and gates
  - Small boats- paddle, rowboats and canoes
  - Floating dock system
  - Lifeguard shack with lookout area, storage shed, lifeguard chairs
- **Children's playgrounds**
  - 2 separate areas with modern equipment and engineered wood fiber safety surfacing
- **Picnic Shelter- 40' x 60' w/ tables, trash receptacles, drink machines- 100 people**
- **Cabins**
- **Maintenance buildings**
- **Theatre building**
- **Natural/wetland areas- 14 acres**



## TOWN OF CARMEL RECREATION INVENTORY JIMMY McDONOUGH MEMORIAL PARK

Jimmy McDonough Memorial Park, also known as Crane Road Ballfields, is classified as a sports complex, where heavily programmed athletic fields and associated facilities are consolidated to larger and fewer sites strategically located throughout the community. This 24-acre park, approximately one-third of which is developed for active recreation use, is located just east of Sycamore Park, between Angela Drive and Crane Road. The park includes three multi-purpose fields for soccer or football, one 90' baseball field, one 60' baseball/softball field, an extreme skate park, parking areas, and a support building with comfort stations and concession area.



## TOWN OF CARMEL RECREATION INVENTORY MAHOPAC CHAMBER PARK

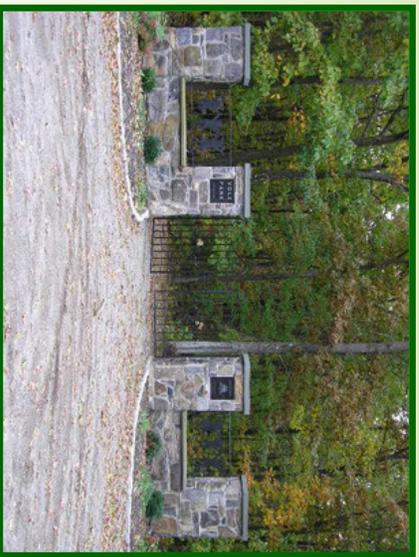
Chamber Park, located at the intersection of Route 6 and Route 6N on the shore of Lake Mahopac, is centrally located within walking distance of the downtown Mahopac business district. This 1.6-acre park could be classified as a mini-park or small neighborhood park. A mini-park addresses *limited, isolated or unique recreational needs*, while a neighborhood park serves as the *recreational and social focus of the neighborhood, providing space for informal and passive recreation*.



The park provides the only public access to Lake Mahopac and includes a gazebo, fountain, small children's playground, walking paths, park benches and a small parking area. The park is used for summer concerts, festivals and is the location of the annual holiday tree lighting ceremony.

## TOWN OF CARMEL RECREATION INVENTORY RED MILLS PARK – VOLZ PARK

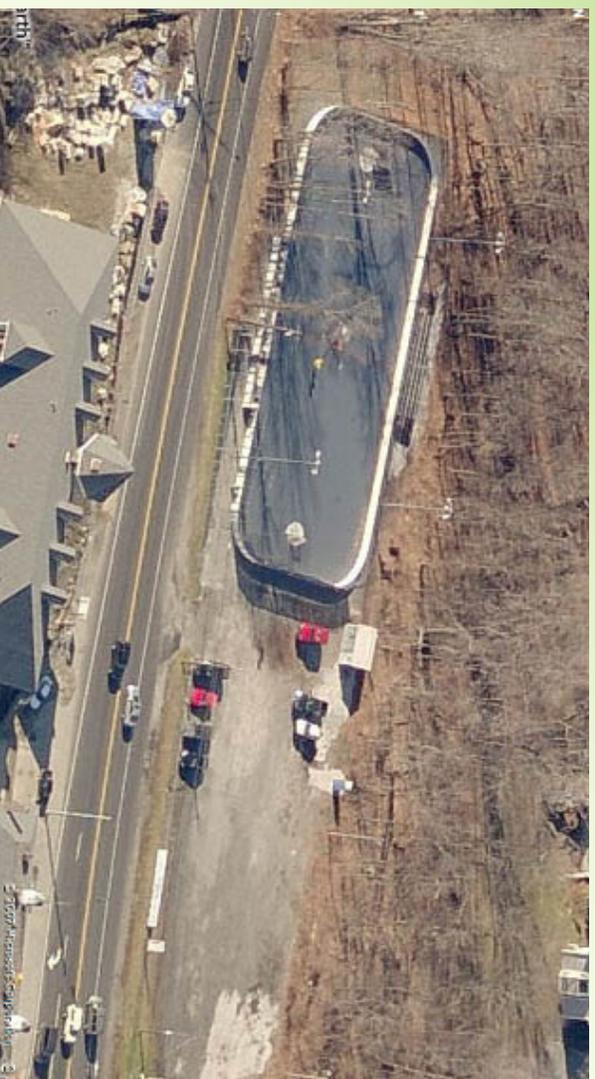
Red Mills Park, located at the intersection of Hill Street and Route 6N in the western part of Carmel, is reserved for passive recreation and could be classified as a special use park. The park sits on 7 acres in Mahopac Falls and includes a gazebo, walking paths and bridges over the stone-lined watercourses that run through it. There is on-street parking along Hill Street.



Volz Park is a 15-acre, heavily wooded passive park located at the top of Crest Drive, just south of the downtown Mahopac business district. It is classified as a natural resource area, *set aside for preservation of significant natural resources, remnant landscapes, open space and visual aesthetics/buffering*. There is an area to park at the end of Crest Drive, a formal gate at the park entrance, and some informal trails leading into the site. The park offers amazing views of Lake Mahopac and the lower Hudson valley.

## TOWN OF CARMEL RECREATION INVENTORY MICHAEL GEARY RINK

The Michael Geary Rink is an inline skating rink with night lighting and parking located on Route 6 in Mahopac. Because of its singular use for inline hockey and skating, it is classified as a special use park. The rink satisfies the community's inline skating and hockey needs.



## TOWN OF CARMEL RECREATION INVENTORY FORMER MAHOPAC AIRPORT PROPERTY

The Airport Property is a 39-acre site located on the west side of Hill Street, between Hill Street and Lake MacGregor and just south of Putnam National Golf Club in Mahopac Falls. The site was acquired by Putnam County and leased to the Town for community recreation and park use. The property includes a large, flat, open area that had served as a runway for small planes when the site was an airport. It also includes heavily wooded areas around the perimeter where the topography becomes steeper. The Town has constructed a temporary entrance and access road north of Scott Road as well as a gravel parking area and is using the large, open grass areas for youth soccer and athletic fields.

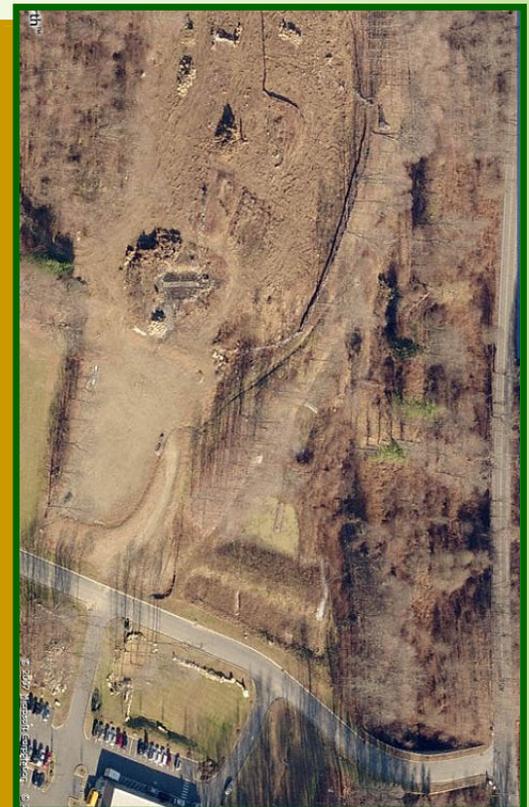


A master plan for development of more formal multi-use athletic fields, park support building, children's playground, picnic area, parking area and improvements to the entrance road has been prepared as part of the overall recreation and parks master plan. The Town is currently preparing an RFP that will request proposals from engineering firms that have experience designing athletic field complexes and park facilities. The proposed facility will be classified as a sports complex.

## TOWN OF CARMEL RECREATION INVENTORY BALDWIN MEADOWS PARK

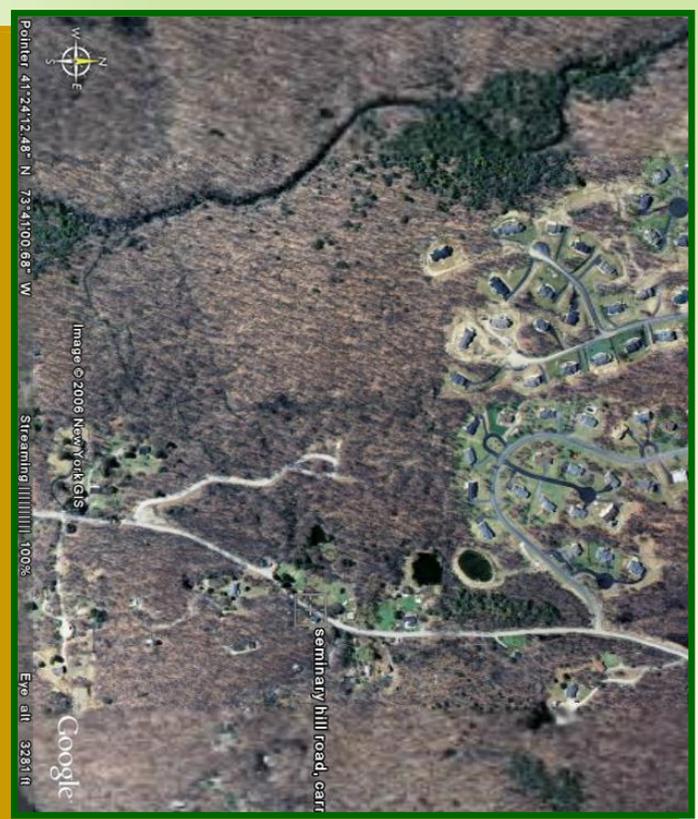
The Town has recently acquired land set aside by developers adjacent to residential subdivisions and is planning to develop parks with recreation facilities to meet current and future needs of the community.

Baldwin Meadows Park is a partially developed 14-acre property located at the intersection of Grand Meadow Drive and Baldwin Place Road in Baldwin Place. The site has been set aside by the developer of the adjacent residential neighborhood as required for community recreation and park use. As part of the agreement, the developer is currently constructing the infrastructure for the park including leveling, temporary entrance and parking area and stormwater management system. The balance of the property is generally rolling with heavily wooded areas, open meadows, streams and wetlands. The proposed facility will be classified as a neighborhood park.



## TOWN OF CARMEL RECREATION INVENTORY PAUL CAMARDA PARK

Paul Camarda Park is an undeveloped 36-acre property located on Seminary Hill Road in the hamlet. The developer of the adjacent residential subdivision was required to set aside the land for recreation and park use for the Carmel community. The property is generally rolling with heavily wooded areas, open meadows, streams and wetlands. A gated access road provides entry into the site by authorized vehicles.

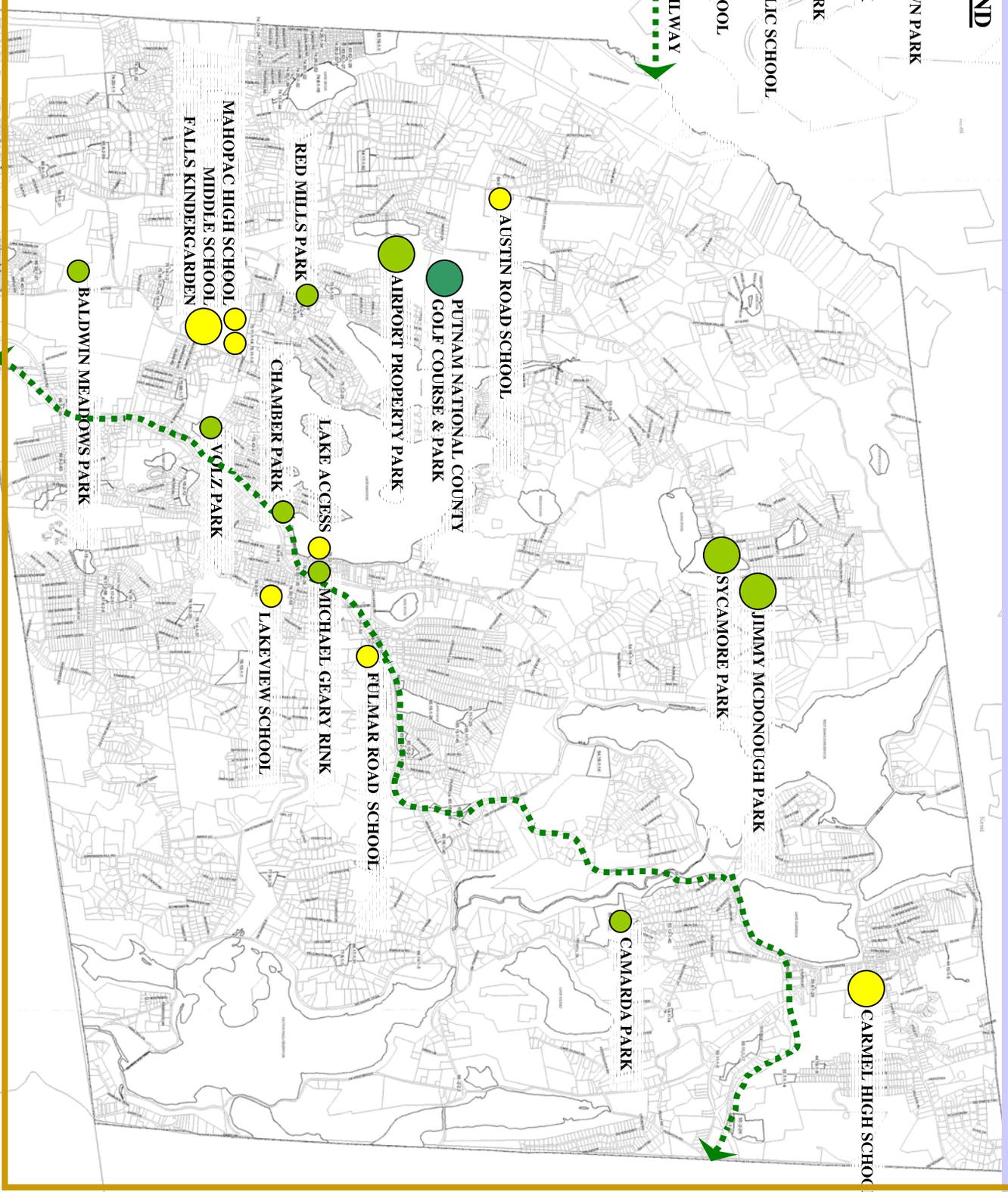


A master plan for development of a neighborhood park with multi-use athletic fields, court games, open lawn areas, children's playground, picnic area, parking area and improvements to the entrance road has been prepared as part of the overall recreation and parks master plan. The Town is currently preparing to enter into a contract with a site contractor to complete phase one improvements including stormwater management system, grading and drainage, entrance road, parking area and park infrastructure. The completed facility will be classified as a neighborhood park.

# MAP-PARKS AND PUBLIC SCHOOLS IN THE TOWN OF CARMEL

## MAP LEGEND

-  MAJOR TOWN PARK
-  TOWN PARK
-  COUNTY PARK
-  MAJOR PUBLIC SCHOOL
-  PUBLIC SCHOOL
-  PUTNAM TRAILWAY



## TOWN OF CARMEL RECREATION INVENTORY CARMEL CENTRAL SCHOOL DISTRICT- CARMEL HIGH SCHOOL

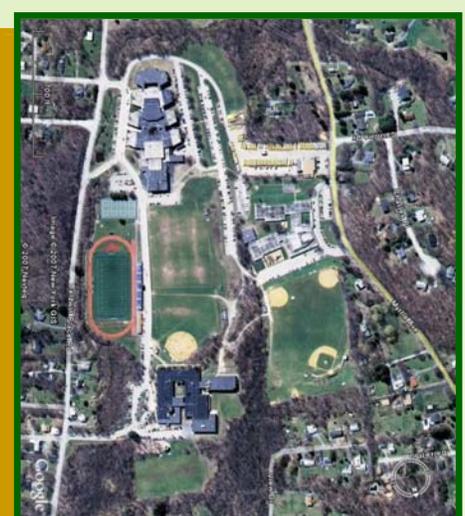
Carmel High School, located in the northeastern corner of the Town, provides all of the active recreation facilities in the Hamlet. Facilities include a lighted synthetic turf multi-purpose field with grandstands, track & field facilities, baseball field, softball field, practice fields and tennis courts. The high school property meets the recreation requirements of the *community school / park* category.



## TOWN OF CARMEL RECREATION INVENTORY MAHOPAC CENTRAL SCHOOL DISTRICT / HIGH SCHOOL CAMPUS

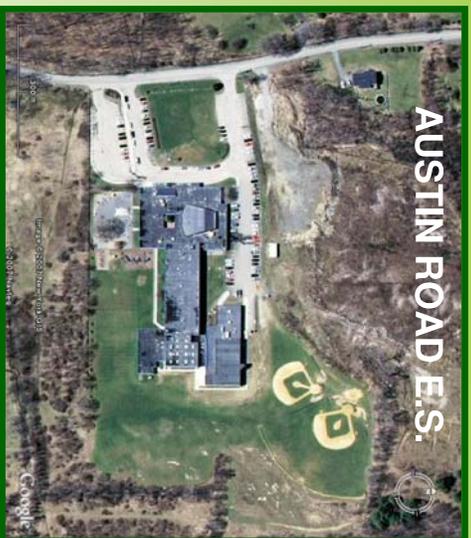
The Mahopac Central School District properties provide recreation opportunities for Town of Carmel residents in the Mahopac area. The district's schools with recreation facilities include the High School, Middle School, Falls Kindergarten campus, Austin Road, Fulmar Road and Lakeview Elementary Schools.

The Mahopac High School Campus, located in the southwestern corner of the Town, includes a lighted, synthetic turf multi-purpose field with grandstands, track and field facilities, baseball field, softball fields, natural grass multi-purpose fields, practice fields, tennis courts and playgrounds. The campus meets the recreation requirements of the *community school / park* category.

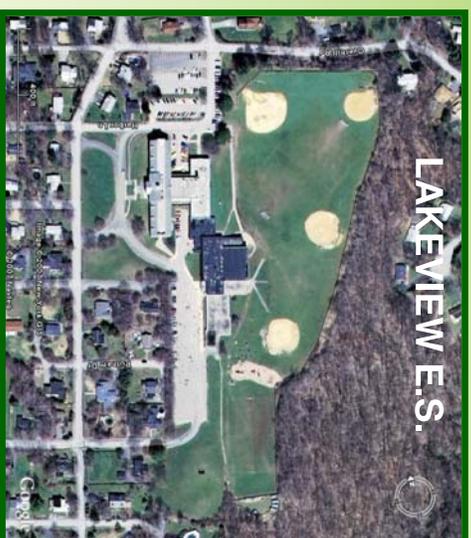


## TOWN OF CARMEL RECREATION INVENTORY MAHOPAC CENTRAL SCHOOL DISTRICT- ELEMENTARY SCHOOLS

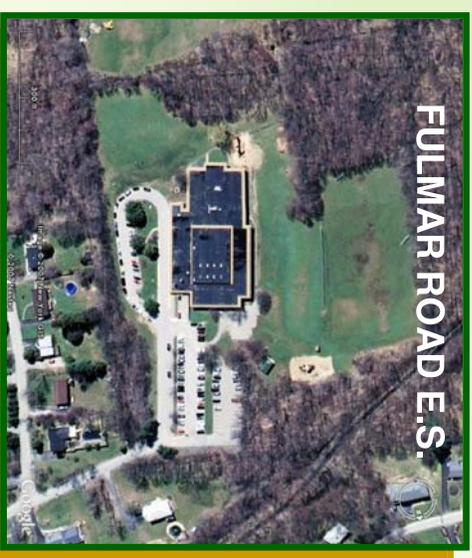
The elementary schools in the Mahopac Central School District, including Austin Road, Fulmar Road and Lakeview, provide recreation opportunities to Town residents. Facilities include multi-purpose fields, baseball and softball fields, practice fields and playgrounds. These schools fall into the *neighborhood school / park recreation* category.



AUSTIN ROAD E.S.



LAKEVIEW E.S.



FULMAR ROAD E.S.

## TOWN OF CARMEL RECREATION INVENTORY PUTNAM COUNTY PARKS & TRAILS

Town residents also have access to Putnam County Parks located in the Town; Putnam County Trailway, which runs through Carmel, from Somers in Westchester County to the Town of Southeast, and Putnam National Golf Club located north of, and adjacent to the former Mahopac Airport Property.



Entrance to Putnam County Trailway at  
Route 6 in Carmel looking south



Entrance to Putnam County Trailway at  
Route 6 in Carmel looking north

## TOWN OF CARMEL RECREATION INVENTORY- DESCRIPTION OF MATRICES

The matrices on the following pages list public recreation land, including Town and Putnam County parks and public schools in the Town of Carmel, as well as the recreation facilities provided at each. Since many of the athletic fields uses overlap, separate matrices were developed for spring and fall uses. For example, a field that is used for baseball in the spring may be used for soccer in the fall, but can't be used for both at the same time.

The matrices were used as a tool to determine the actual amount of recreation land and facilities currently available in the Town. The totals were then compared to current and future Recreation & Parks Department (including Mahopac & Carmel Sports Association) needs as well as national standards for recreation facilities developed by the National Recreation & Park Association (NRPA).

The NRPA park and recreation standards were developed as a guide to assist regional development, including planning, acquisition, and development of park, recreation, and open space lands, primarily at the community level. They address minimum, not maximum, goals to be achieved.

NRPA recommends that a community provide at least 10 acres of recreation facilities for each 1,000 of population. According to the U.S. Census 2006 estimated population of 34,741 for the Town of Carmel, the Town should provide at least 347.41 acres of land for recreation. Including developed recreation land at Town parks and school parks, the Town of Carmel currently provides approximately 165.20 acres, or 48% of the recommended amount. Newly acquired land currently being planned and developed at Camarda Park, Baldwin Meadows Park and the Airport will add approximately 37 acres, for a total of 202.20 acres, or 58% of the NRPA recommended acreage.

Because of the large amounts of land and water owned and controlled by the NYCDEP, the Town may never be able to provide the NRPA recommended amount of recreation land. The Town could add to its recreation land by developing unused properties that have been set aside for recreation by developers and by acquiring additional land for needed facilities in areas of the Town that are currently underserved.

# TOWN OF CARMEL RECREATION INVENTORY RECREATION MATRIX-SPRING

| Town of Carmel Recreation<br>Facilities- Spring Uses |          | Overall Park Acreage | Developed Park Acreage | 90' Baseball Field | LL (60') Baseball Field | Softball Field | Sr Multi-purpose Field | Jr Multi-purpose Field | 1/4 Mile Track/Field | Tennis Courts | Senior Basketball Courts | Junior Basketball Courts | Ball Wall Court/Handball | Inline Skating Rink | Skate Park | Bocce Court | Volleyball Courts | Swimming Pool | Beach Swimming Area | Small Boat Area | Childrens Playground | Performance Gazebo | Picnic Shelter |   |
|--|----------|----------------------|------------------------|--------------------|-------------------------|----------------|------------------------|------------------------|----------------------|---------------|--------------------------|--------------------------|--------------------------|---------------------|------------|-------------|-------------------|---------------|---------------------|-----------------|----------------------|--------------------|----------------|---|
| <b>Town of Carmel Recreation &amp; Parks</b>         |          |                      |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |   |
| <b>Developed Parks/Active Recreation</b>             |          |                      |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |   |
| Sycamore Park  | 32.00    | 20.00                | 1                      |                    |                         |                |                        |                        |                      | 4             | 1                        | 1                        | 1                        |                     |            | 1           |                   |               |                     | 1               | 1                    | 2                  | 1              |   |
| Jimmy McDonough Memorial Park                        | 19.00    | 13.00                | 1*                     | 1*                 |                         |                | 1                      | 2                      |                      |               |                          |                          |                          |                     | 1          |             |                   |               |                     |                 |                      |                    |                |   |
| Red Mills Park                                       | 7.00     | 7.00                 |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |   |
| Michael Geary Rink                                   | 2.50     | 0.50                 |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          | 1                   |            |             |                   |               |                     |                 |                      |                    |                |   |
| Mahopac Chamber Park                                 | 1.60     | 1.60                 |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 | 1                    | 1                  |                |   |
| <b>Undeveloped/Passive Recreation</b>                |          |                      |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |   |
| Volz Park  | 15.00    | 15.00                |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |   |
| Airport Lease Property                               | 39.00    | n/a                  |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |   |
| Baldwin Meadows                                      | 14.00    | n/a                  |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |   |
| Camarda Park   | 36.00    | n/a                  |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |   |
| <b>Putnam County &amp; NYS Parks</b>                 |          |                      |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |   |
| Putnam County Trailway                               | 12 miles | n/a                  |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |   |
| Putnam National Golf                                 | 335.00   | n/a                  |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |   |
| <b>Public Schools in Town of Carmel</b>              |          |                      |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |   |
| <b>Carmel School District</b>                        |          |                      |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |   |
| Carmel High School                                   | 31.40    | 27.00                | 1                      |                    |                         | 1              | 1**                    |                        | 1                    | 4             |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |   |
| <b>Mahopac School District</b>                       |          |                      |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |   |
| Mahopac HS/MS/Falls KG Campus                        | 74.90    | 66.00                | 1                      |                    |                         | 2              | 3**                    | 3                      | 1                    | 4             |                          |                          |                          |                     |            |             |                   |               |                     |                 | 1                    |                    |                |   |
| Fulmar Road  | 20.50    | 4.00                 |                        |                    |                         |                | 1                      |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 | 2                    |                    |                |   |
| Austin Road  | 21.30    | 4.00                 |                        | 1                  |                         |                |                        | 1                      |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 | 1                    |                    |                |   |
| Lakeview   | 24.10    | 6.00                 | 1                      |                    |                         | 1              |                        | 1                      |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 | 1                    |                    |                |   |
| Lake Access  | 1.10     | 1.10                 |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |   |
| <b>Total</b>   | 674.40   | 165.20               | 5                      | 2                  | 4                       | 6              | 7                      | 7                      | 2                    | 12            | 1                        | 1                        | 1                        | 1                   | 1          | 1           | 7                 | 1             |                     | 1               | 1                    | 8                  | 2              | 1 |
| <b>NRPA Standard for Pop. 34,741</b>                 |          | 347.41               | 7                      | 7                  | 7                       | 7              | 7                      | 7                      | 2                    | 17            | 7                        | 7                        | 2                        |                     |            |             |                   |               |                     |                 |                      |                    |                |   |

\* Night Lighting \*\*Night Lighting & Synthetic Turf

# TOWN OF CARMEL RECREATION INVENTORY RECREATION MATRIX-FALL

| Town of Carmel Recreation<br>Facilities- Fall Uses | Acreage       | Developed Rec. Acreage | 90' Baseball Field | LL (60') Baseball Field | Softball Field | Sr Multi-purpose Field | Jr Multi-purpose Field | 1/4 Mile Track/Field | Tennis Courts | Senior Basketball Courts | Junior Basketball Courts | Ball Wall Court/Handball | Inline Skating Rink | Skate Park | Bocce Court | Volleyball Courts | Swimming Pool | Beach Swimming Area | Small Boat Area | Childrens Playground | Performance Gazebo | Picnic Shelter |
|--|---------------|------------------------|--------------------|-------------------------|----------------|------------------------|------------------------|----------------------|---------------|--------------------------|--------------------------|--------------------------|---------------------|------------|-------------|-------------------|---------------|---------------------|-----------------|----------------------|--------------------|----------------|
| <b>Town of Carmel Recreation &amp; Parks</b>       |               |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| <b>Developed Parks/Active Recreation</b>           |               |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| Sycamore Park                                      | 36.00         | 20.00                  |                    |                         |                | 1                      |                        |                      | 4             | 1                        | 1                        | 1                        |                     |            |             |                   |               |                     | 1               | 1                    | 2                  | 1              |
| Jimmy McDonough Memorial Park                      | 19.00         | 13.00                  | 1*                 | 1*                      |                | 1                      | 2                      |                      |               |                          |                          |                          |                     | 1          |             |                   |               |                     |                 |                      |                    |                |
| Red Mills Park                                     | 7.00          | 7.00                   |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    | 1              |
| Michael Geary Rink                                 | 2.50          | 0.50                   |                    |                         |                |                        |                        |                      |               |                          |                          |                          | 1                   |            |             |                   |               |                     |                 |                      |                    |                |
| Mahopac Chamber Park                               | 1.60          | 1.60                   |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 | 1                    | 1                  |                |
| <b>Undeveloped/Passive Recreation</b>              |               |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| Volz Park  | 15.00         | 15.00                  |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| Airport Lease Property                             | 39.00         | n/a                    |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| Baldwin Meadows                                    | 14.00         | n/a                    |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| Camarda Park                                       | 36.00         | n/a                    |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| <b>Putnam County &amp; NYS Parks</b>               |               |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| Putnam County Trailway                             | 12 miles      | n/a                    |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| Putnam National Golf Club                          | 335.00        | n/a                    |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| <b>Public Schools in Town of Carmel</b>            |               |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| <b>Carmel School District</b>                      |               |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| Carmel High School                                 | 31.40         | 27.00                  |                    |                         |                | 1**                    | 2                      | 1                    | 4             |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| <b>Mahopac School District</b>                     |               |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| Mahopac HS/MS/Falls KG Campus                      | 74.90         | 66.00                  |                    |                         |                | 4**                    | 5                      | 1                    | 4             |                          |                          |                          |                     |            |             |                   |               |                     |                 | 1                    |                    |                |
| Fulmar Road ES                                     | 20.50         | 4.00                   |                    |                         |                | 1                      |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 | 2                    |                    |                |
| Austin Road ES                                     | 21.30         | 4.00                   |                    | 1                       |                |                        | 1                      |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 | 1                    |                    |                |
| Lakeview ES  | 24.10         | 6.00                   |                    |                         |                | 1                      | 2                      |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 | 1                    |                    |                |
| Lake Access  | 1.10          | 1.10                   |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| <b>Total</b>                                       | <b>674.40</b> | <b>165.20</b>          | <b>1</b>           | <b>2</b>                | <b>7</b>       | <b>9</b>               | <b>12</b>              | <b>2</b>             | <b>12</b>     | <b>1</b>                 | <b>1</b>                 | <b>1</b>                 | <b>1</b>            | <b>1</b>   | <b>1</b>    | <b>1</b>          | <b>1</b>      | <b>1</b>            | <b>1</b>        | <b>8</b>             | <b>2</b>           | <b>1</b>       |
| <b>NPPA Standard for Pop. 34,741</b>               |               | <b>347.41</b>          | <b>7</b>           | <b>7</b>                | <b>7</b>       | <b>7</b>               | <b>7</b>               | <b>2</b>             | <b>17</b>     | <b>7</b>                 | <b>7</b>                 | <b>2</b>                 |                     |            |             | <b>7</b>          | <b>1</b>      |                     |                 |                      |                    |                |

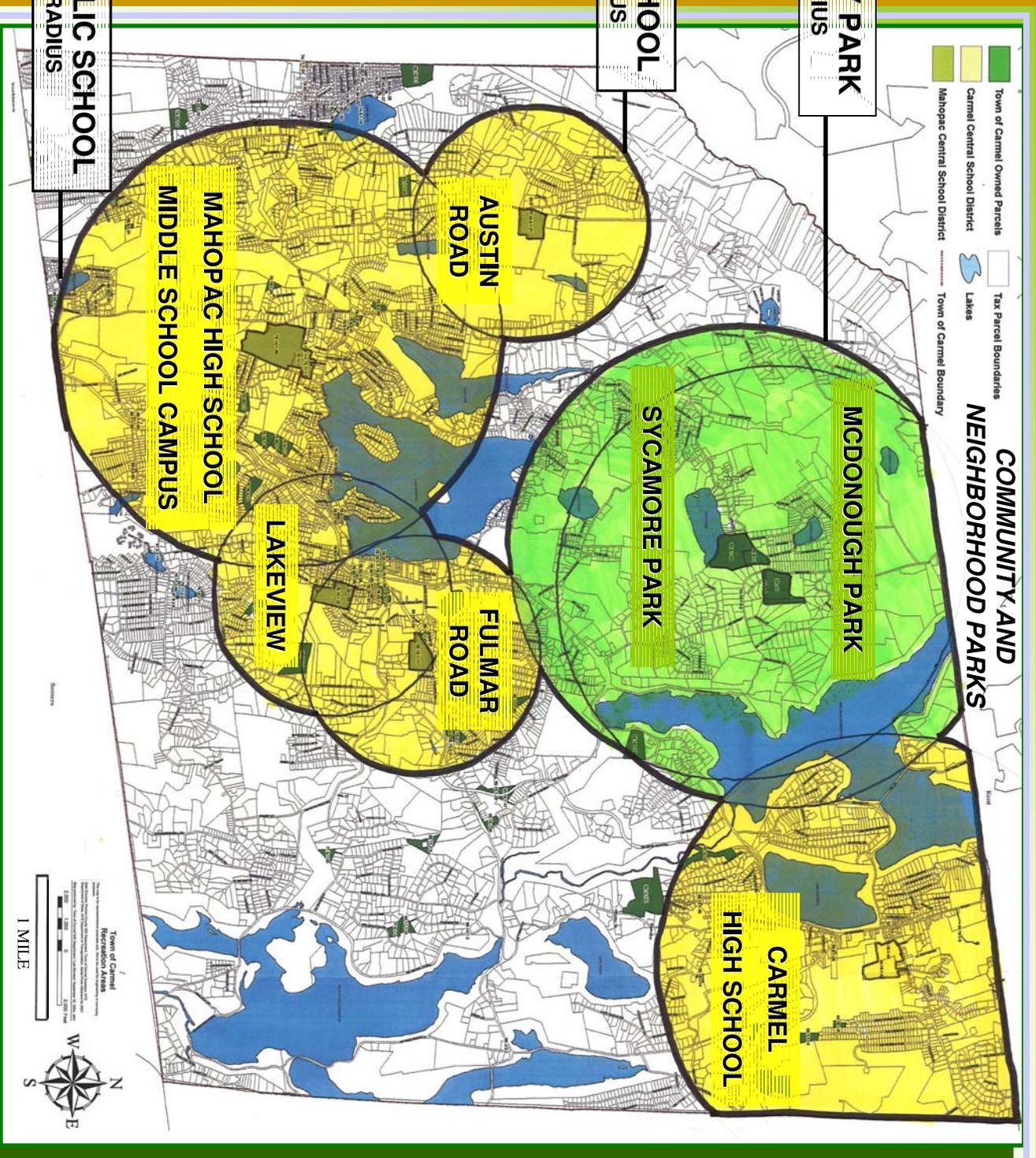
\*Night Lighting \*\*1 Field-Night Lighting & Synthetic Turf

## TOWN OF CARMEL RECREATION INVENTORY w/ PROPOSED FACILITIES

| Town of Carmel Recreation<br>Facilities- Fall Uses | Acreage  | Developed Rec. Acreage | 90' Baseball Field | LL (60') Baseball Field | Softball Field | Sr Multi-purpose Field | Jr Multi-purpose Field | 1/4 Mile Track/Field | Tennis Courts | Senior Basketball Courts | Junior Basketball Courts | Ball Wall Court/Handball | Inline Skating Rink | Skate Park | Bocce Court | Volleyball Courts | Swimming Pool | Beach Swimming Area | Small Boat Area | Childrens Playground | Performance Gazebo | Picnic Shelter |
|--|----------|------------------------|--------------------|-------------------------|----------------|------------------------|------------------------|----------------------|---------------|--------------------------|--------------------------|--------------------------|---------------------|------------|-------------|-------------------|---------------|---------------------|-----------------|----------------------|--------------------|----------------|
| <b>Town of Carmel Recreation &amp; Parks</b>       |          |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| <b>Developed Parks/Active Recreation</b>           |          |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| Sycamore Park                                      | 36.00    | 20.00                  |                    |                         |                | 1                      |                        |                      | 4             | 1                        | 1                        | 1                        |                     |            |             |                   |               |                     | 1               | 1                    | 2                  | 1              |
| Jimmy McDonough Memorial Park                      | 19.00    | 13.00                  | 1*                 | 1*                      |                | 1                      | 2                      |                      |               |                          |                          |                          |                     | 1          |             |                   |               |                     |                 |                      |                    |                |
| Red Mills Park                                     | 4.50     | 4.50                   |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    | 1              |
| Michael Geary Rink                                 | 2.50     | 0.50                   |                    |                         |                |                        |                        |                      |               |                          |                          |                          | 1                   |            |             |                   |               |                     |                 |                      |                    |                |
| Mahopac Chamber Park                               | 1.60     | 1.60                   |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 | 1                    | 1                  |                |
| <b>Undeveloped/Passive Recreation</b>              |          |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| Volz Park  | 15.00    | 15.00                  |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| Airport Lease Property                             | 39.00    | 20.00                  |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| Baldwin Meadows                                    | 14.00    | 5.00                   |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| Camarda Park                                       | 36.00    | 12.00                  |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| <b>Putnam County &amp; NYS Parks</b>               |          |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| Putnam County Trailway                             | 12 miles | n/a                    |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| Putnam National Golf Club                          | 335.00   | n/a                    |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| <b>Public Schools in Town of Carmel</b>            |          |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| <b>Carmel School District</b>                      |          |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| Carmel High School                                 | 31.40    | 27.00                  |                    |                         |                | 1**                    | 2                      | 1                    | 4             |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| <b>Mahopac School District</b>                     |          |                        |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| Mahopac HS/MS/Falls KG Campus                      | 74.90    | 66.00                  |                    |                         |                | 4**                    | 5                      | 1                    | 4             |                          |                          |                          |                     |            |             |                   |               |                     |                 | 1                    |                    |                |
| Fulmar Road ES                                     | 20.50    | 4.00                   |                    |                         |                | 1                      |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 | 2                    |                    |                |
| Austin Road ES                                     | 21.30    | 4.00                   |                    | 1                       |                |                        | 1                      |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 | 1                    |                    |                |
| Lakeview ES  | 24.10    | 6.00                   |                    |                         |                | 1                      | 2                      |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 | 1                    |                    |                |
| Lake Access  | 1.10     | 1.10                   |                    |                         |                |                        |                        |                      |               |                          |                          |                          |                     |            |             |                   |               |                     |                 |                      |                    |                |
| <b>Total</b>                                       | 674.40   | 199.70                 | 1                  | 2                       | 7              | 9                      | 12                     | 2                    | 12            | 1                        | 1                        | 1                        | 1                   | 1          | 1           | 1                 | 1             | 1                   | 1               | 8                    | 2                  | 1              |
| <b>NPPA Standard for Pop. 34,741</b>               |          | 347.41                 | 7                  | 7                       | 7              | 7                      | 7                      | 2                    | 17            | 7                        | 7                        | 2                        |                     |            |             | 7                 | 1             |                     |                 |                      |                    |                |

\*Night Lighting \*\*1 Field-Night Lighting & Synthetic Turf

# MAP- EXISTING COMMUNITY RECREATION SERVICE AREAS



**COMMUNITY PARK**  
2 MILE RADIUS

**PUBLIC SCHOOL**  
1 MILE RADIUS

**MAJOR PUBLIC SCHOOL**  
2 MILE RADIUS

**COMMUNITY AND NEIGHBORHOOD PARKS**

**CARMEL HIGH SCHOOL**

**MCDONOUGH PARK**

**SYCAMORE PARK**

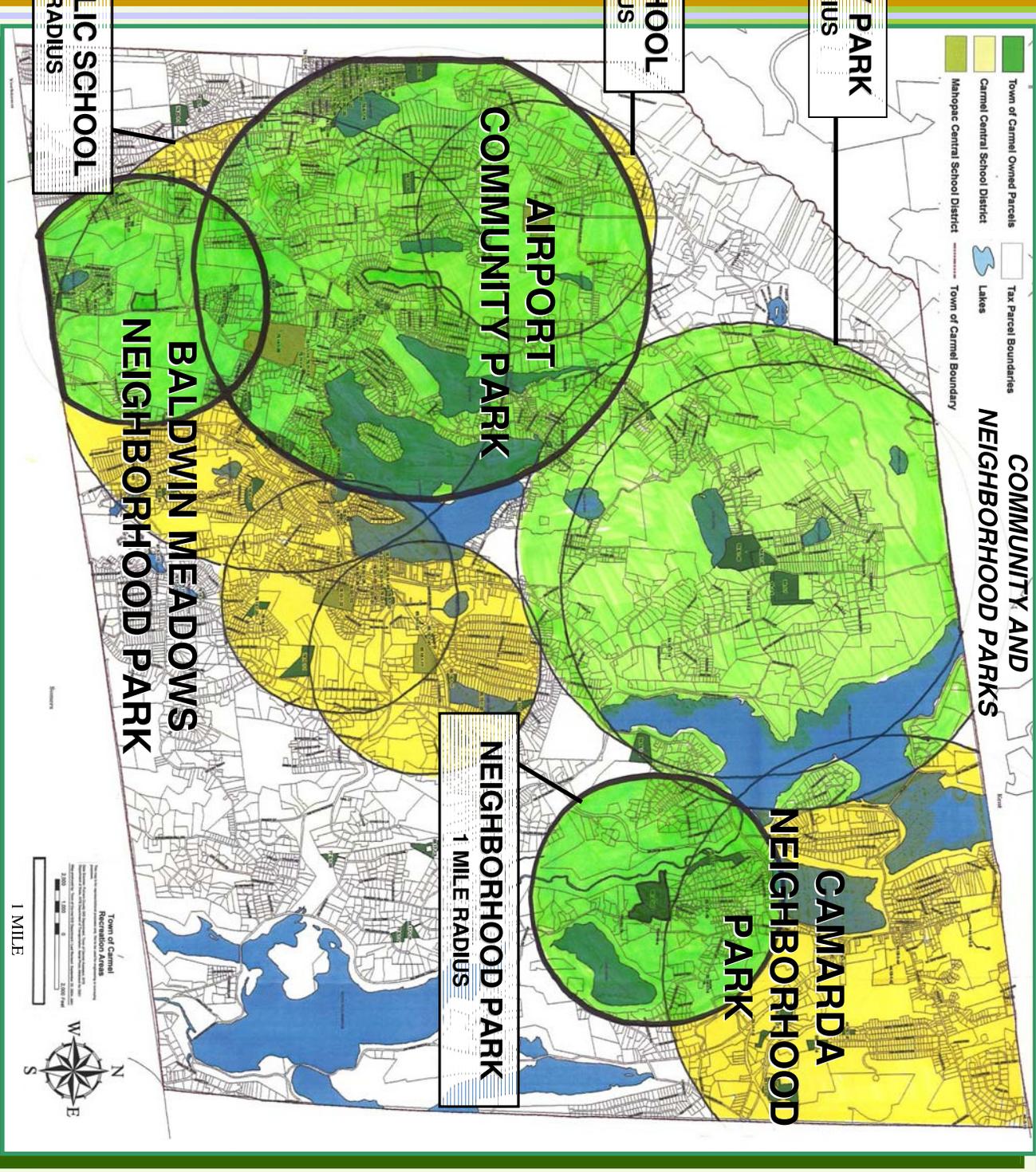
**AUSTIN ROAD**

**FULMAR ROAD**

**LAKEVIEW**

**MAHOPAC HIGH SCHOOL MIDDLE SCHOOL CAMPUS**

# MAP - EXISTING & PROPOSED COMMUNITY RECREATION SERVICE AREAS



**COMMUNITY AND NEIGHBORHOOD PARKS**

**COMMUNITY PARK**  
2 MILE RADIUS

**PUBLIC SCHOOL**  
1 MILE RADIUS

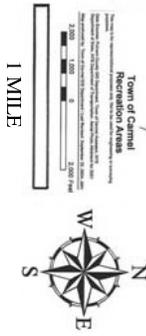
**NEIGHBORHOOD PARK**  
1 MILE RADIUS

**MAJOR PUBLIC SCHOOL**  
2 MILE RADIUS

**BALDWIN MEADOWS NEIGHBORHOOD PARK**

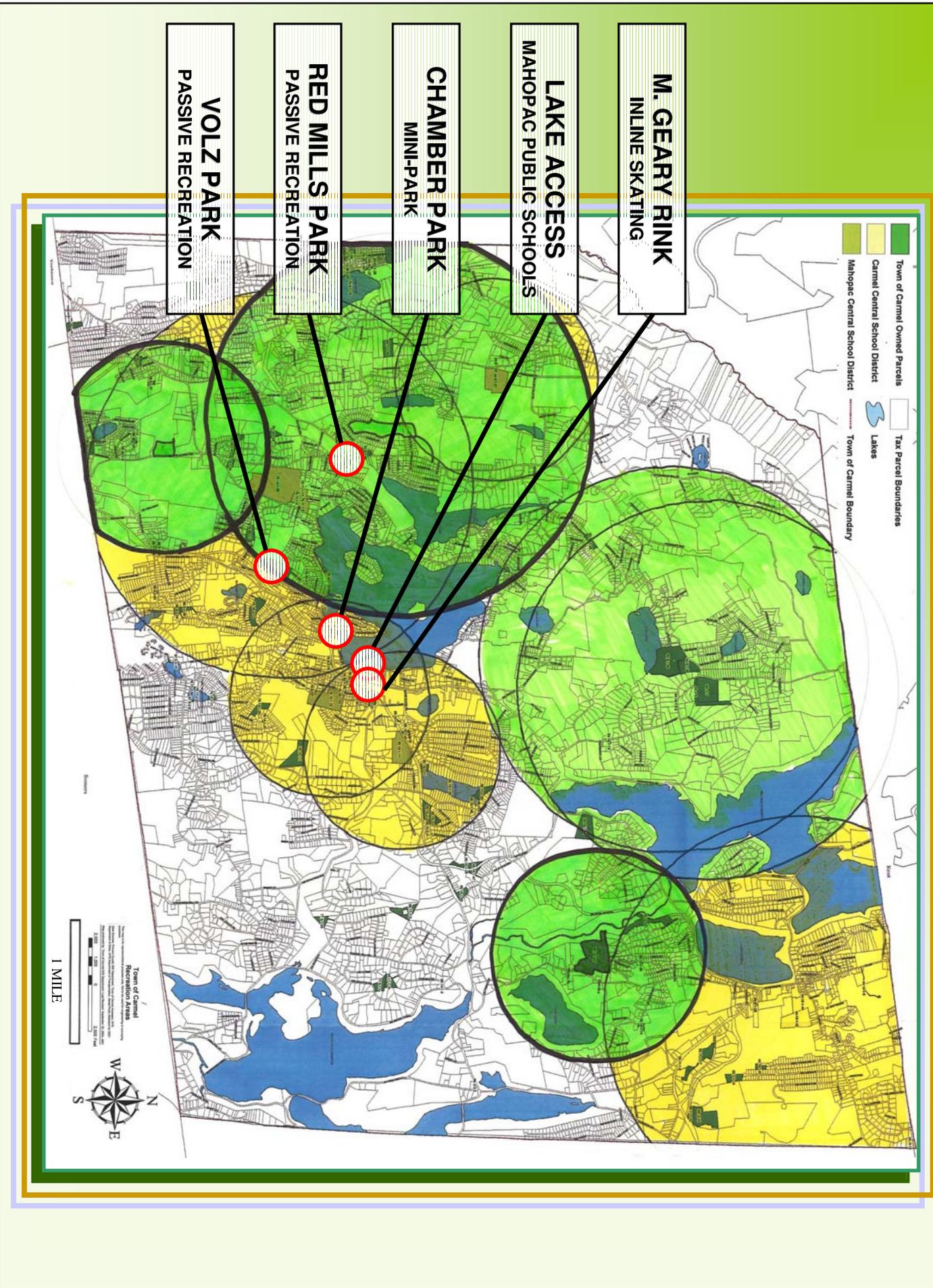
**AIRPORT COMMUNITY PARK**

**CAMARDA NEIGHBORHOOD PARK**

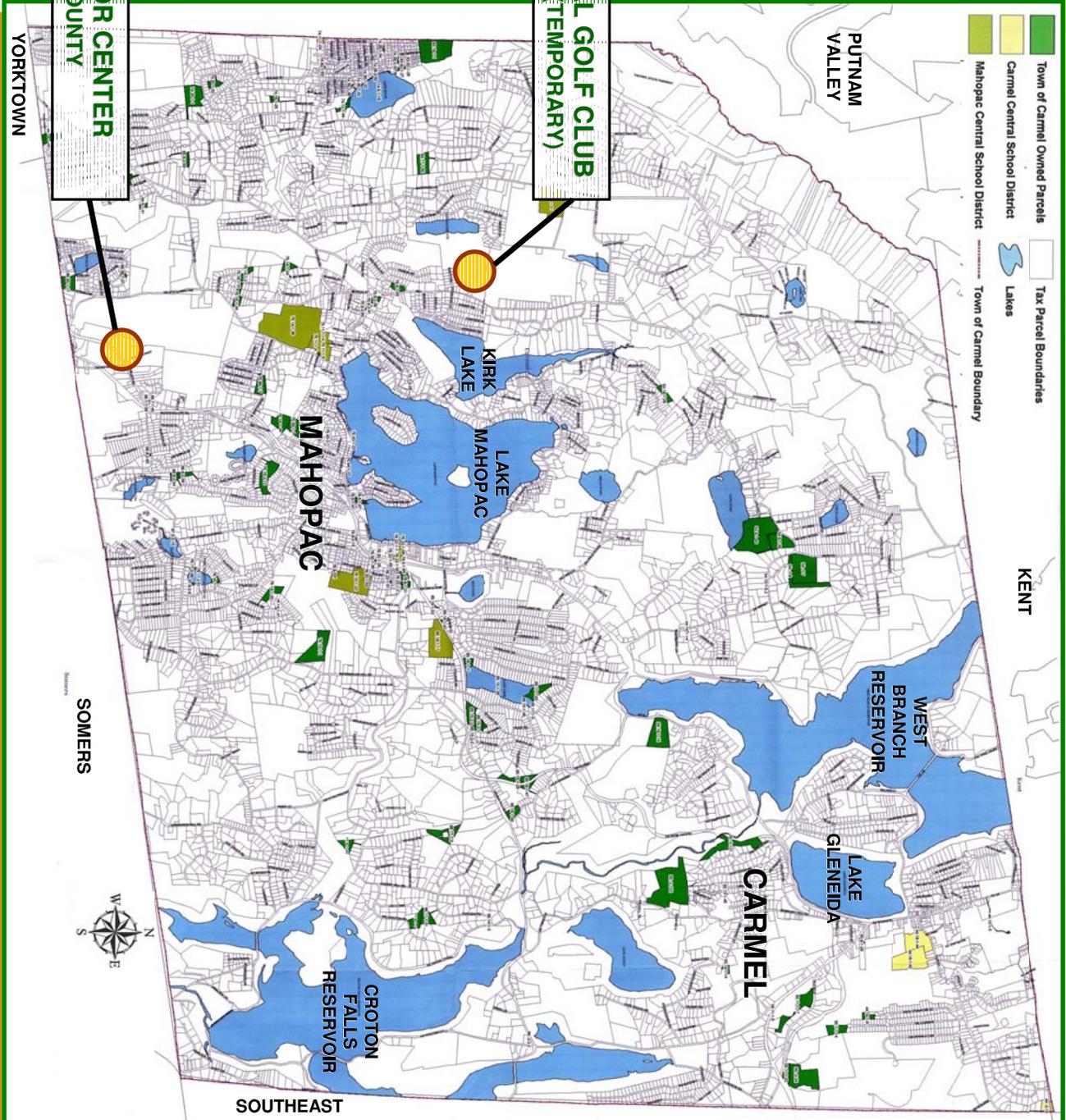


Town of Carmel  
Recreation Department  
Map Date: 10/15/2014  
Map Scale: 1:25,000  
Map Projection: NAD 83 UTM Zone 18N  
Map Source: Aerial Imagery, Parcel Data, and Other Publicly Available Data

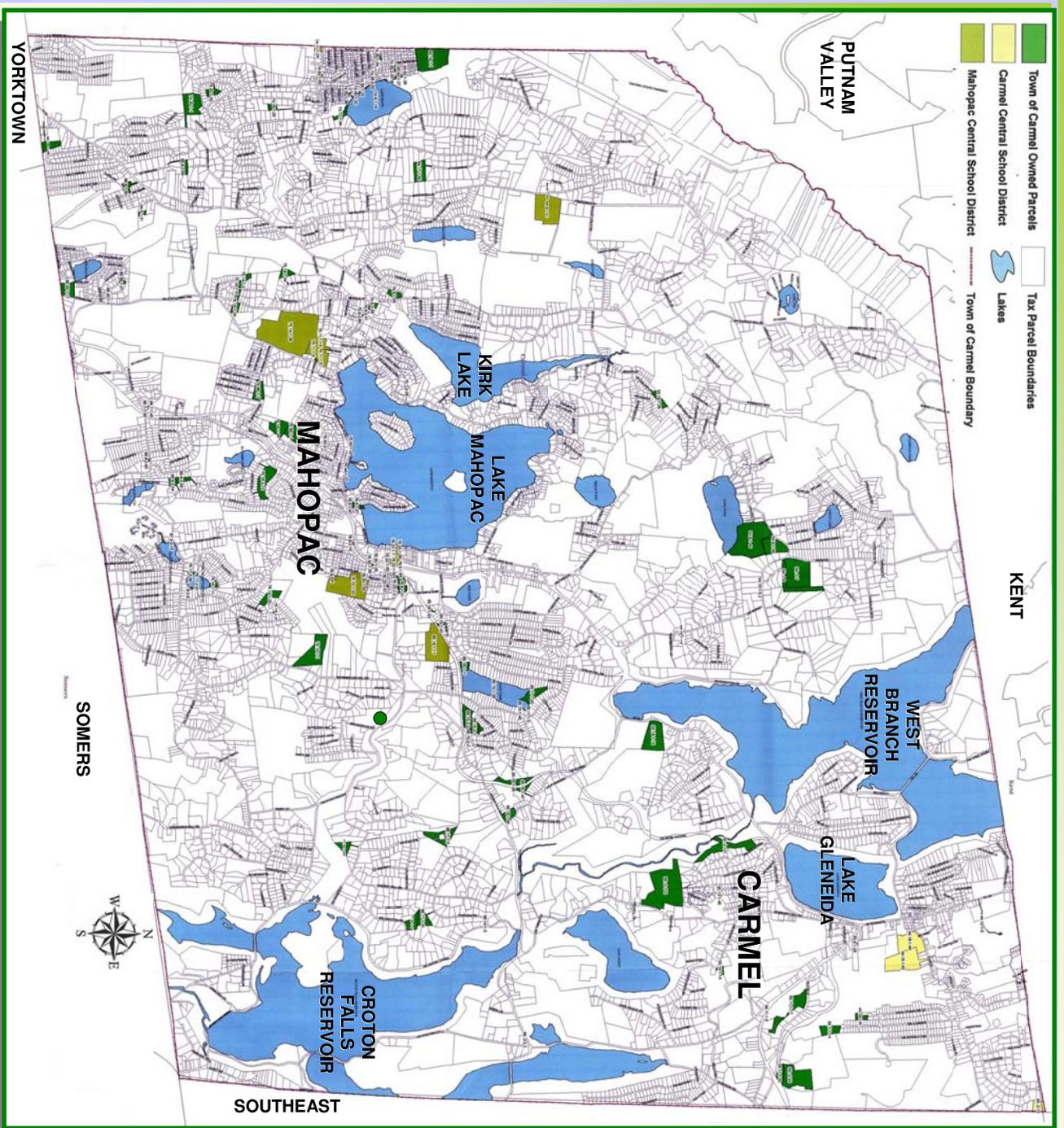
# MAP - TOWN AND SCHOOL PASSIVE & SPECIAL RECREATION SERVICE AREAS



# MAP- EXISTING SENIOR CITIZENS CENTERS



# TOWN OF CARMEL RESOURCE MAP-RECREATION LANDS



## 9. PLANNING AND THE PUBLIC INPUT PROCESS

The Recreation and Parks Master Plan was developed through an interactive process of collaboration between interested residents of the Town, Town Recreation and Parks Department engineering and planning staff, the Recreation and Parks Advisory Committee and the consultant, Ward Associates, P.C. The process included an analysis of existing conditions data, facilitation of public input survey and meetings, identification of opportunities and development of recommendations and development of maps and documents to convey these recommendations.

The process began in the summer of 2006 with review of past master plans and documents and site analysis of existing parks and schools. In the fall of 2006, after initial meetings with Recreation and Parks Department staff and the Recreation and Parks Advisory Committee, the public input process began by way of meetings with special interest groups including senior citizens, environmental & special needs, arts and sports groups. At the same time, a recreation and parks survey was prepared by the consultant with input from the Recreation and Parks Advisory Committee and sent out to all residents of the Town to gather input on community needs regarding recreation and parks. 14,400 surveys were sent out and 478 completed surveys were returned, a disappointing, but still useable response.

Using the information gathered from the review of existing master plans and documents, public input meetings and the recreation and parks survey, goals and objectives, including specific actions were established for improvements to the Town's recreation and park facilities based on current national standards developed by the National Recreation & Park Association (NRPA) and local input. An implementation strategy was then developed to accomplish the established goals, objectives and specific actions over the next 10 years.

## NATIONAL STANDARDS FOR PARKS & RECREATION

The quantity of facilities currently available to the public at parks and schools in the Town of Carmel was compared to standard guidelines developed by the National Recreation & Parks Association (NRPA). The guidelines address minimum, not maximum, goals to be achieved and are interpreted according to the particular situation to which they are applied and specific local needs.

| ACTIVITY/FACILITY        | NRPA STANDARD NO. OF UNITS PER POPULATION | NRPA NO. OF UNITS RECOMMENDED FOR CARMEL (34,741) | CURRENT FACILITIES IN TOWN OF CARMEL PARKS & SCHOOLS | CURRENT SHORTAGE VS. MIN. STANDARD |
|--------------------------|---|---|--|------------------------------------|
| Basketball               | 1 per 5,000                               | 6.9   | 2  | 4.9                                |
| Tennis                   | 1 per 2,000                               | 17.4  | 12   | 5.4                                |
| Baseball (inc. LL)       | 1 per 5,000                               | 6.9   | 7  |                                    |
| Lighted Baseball         | 1 per 30,000                              | 1.2   | 2  |                                    |
| Softball (used by youth) | 1 per 5,000                               | 6.9   | 4  | 2.9                                |
| Multi-purpose Fields     |   |   |  |                                    |
| Field Hockey             | 1 per 20,000                              | 1.7   |  |                                    |
| Football                 | 1 per 20,000                              | 1.7   |  |                                    |
| Soccer                   | 1 per 10,000                              | 3.5   |  |                                    |
| MP Fields Total          |   | 6.9   | 6 (full size)  | 0.9                                |
| 1/4 Mile Running Track   | 1 per 20,000                              | 1.7   | 2  |                                    |
| Swimming Pools           | 1 per 20,000                              | 1.7   | 0  | 1.7                                |

The chart shows that the Town currently does not meet the minimum standard for quantity of basketball courts, tennis courts, softball fields and multi-purpose fields for public use. Other facilities that the Town currently does not meet the minimum standard not included on this chart include badminton, volleyball and handball. The consultant has recognized that *lacrosse field* is not included in the NRPA standard guidelines. Lacrosse is a popular sport in Carmel with increasing participation and additional facilities (multi-purpose fields) are required to meet this demand.

## PUBLIC INPUT- RECREATION & PARKS SURVEY

One of the first steps of the Recreation, Parks and Open Space Master Plan is to begin to gather input on the recreation issues that are important to the community. After the initial project kick-off meetings and site visits, a survey instrument was developed using input from the Recreation & Parks Department and Advisory Committee as well as examples from surrounding communities that had recently completed surveys. The draft survey was submitted to the Town for review and was revised several times before the final document was completed. The completed survey was then sent out via bulk mail through the United States Postal Service to Mahopac, Carmel and Mahopac Falls zip codes. Approximately 14,400 surveys were mailed. Residents were asked to mail or return the survey to Carmel Town Hall or the Department of Recreation and Parks at Sycamore Park by October 31, 2006.

478 completed surveys were returned to the Town for processing. Recreation & Parks staff processed the survey results using Microsoft Excel and EZ Analyze, a program specifically designed to sort information from surveys and questionnaires. The consulting staff at Ward Associates, PC, then analyzed the results and comments. The key findings are as follows.

- The majority of respondents were married females, aged 35-60.
- 82% of the respondents had a family income of \$50,000 or more, with 43% over \$100,000.
- Of the six town parks listed in the survey, Sycamore Park had the highest reported usage by respondents with 50% using the park occasionally and 17% using the park often. Chamber Park was next highest, with 37% using the park often or occasionally.
- Of the Putnam County parks listed, the most popular was Putnam County Veterans Memorial Park, with 59% using the park occasionally or often.
- According to the survey results, the Putnam County Trailway is heavily used, with 50% of respondents using the trail often or occasionally.
- Franklin D. Roosevelt State Park (40%) & Clarence Fahnestock Memorial State Park (49%) are both frequently used by residents of Carmel.
- Of the Carmel CSD and Mahopac CSD public schools listed, the Mahopac High School campus was most heavily used, with 47% using the facilities at least occasionally.
- 51.8% of the respondents were somewhat satisfied with the Town's park facilities.

## PUBLIC INPUT- RECREATION & PARKS SURVEY

### RECREATION & PARKS SURVEY- KEY FINDINGS (cont.)

- The majority of respondents feel that there are not enough activities for teens and the quality of programs offered should be improved.
- Residents generally feel that more park & recreation space as well as open space and natural areas are needed.
- The majority of respondents feel that they should not be charged user fees at Town owned facilities. They do think that non-residents should pay an additional fee for recreation programs.
- 76% of respondents would like to have more information about recreation activities offered by the Town.
- Town residents who responded to the survey strongly agree that open space and passive recreation opportunities are important. They also unanimously agree that recreation is important to their families.
- Nearly 60% of respondents would take lessons in art, ballet, music, drama and other creative and artistic efforts if they were made available. Nearly 80% would like to see more cultural arts events including concerts and plans.
- 82% of respondents agreed that the Town should have an indoor facility/community center for use of Town residents.
- 73% of respondents agreed that the Town should have a public pool complex for use of Town residents.
- 73% of respondents agreed that the Town should have a Senior Citizens Center.
- When asked what types of facilities they would like more access to, the top priorities were as follows:
  - oAquatic Facilities
  - oNature Areas & Trails
  - oPlaygrounds
  - oMulti-purpose Athletic Fields

# PUBLIC INPUT- RECREATION & PARKS SURVEY

## RECREATION & PARKS SURVEY- KEY FINDINGS (cont.)

•When asked to rate the importance of the Town providing certain recreation programs, the top priorities were as follows:

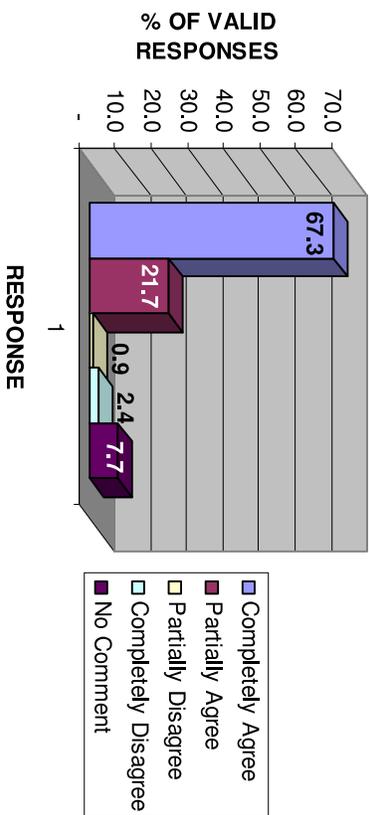
- oSwimming
- oTeen Programs
- oHealth & Fitness Programs
- oPerforming Arts Events
- oSenior Citizens

- The majority of respondents would be willing to support a bond issue to pay for new recreation and Park facilities. A larger majority would be willing to pay additional costs related to operation and programs.
- 72% of the respondents would be willing to pay a fee to use certain facilities and programs.
- Respondents were given the opportunity to recommend improvements or changes to the Town Recreation & Parks Department facilities and programs. Many provided comments and the following were the most prevalent.
- Residents would like to have an indoor and/or outdoor swimming pool complex similar to those in surrounding towns.
- Many would like to have an indoor recreation center.
- There should be more programs and facilities to serve the large teenage and senior citizens population.
- Residents would like to have a senior citizens center.
- Although they would like to see new and improved parks and recreation facilities, the majority does not want higher taxes to pay for the improved services.
- Residents of Carmel would like to see some park facilities developed in the Hamlet.
- Many would like to see more public access to Lake Mahopac and the other lakes and waterbodies around the Town.

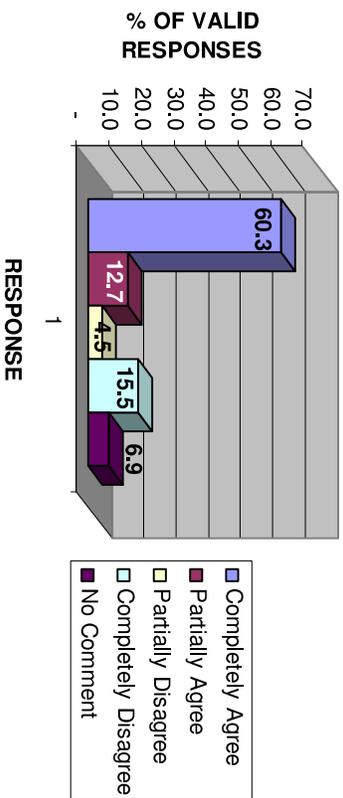
# PUBLIC INPUT- RECREATION & PARKS SURVEY

## RECREATION & PARKS SURVEY RESULTS

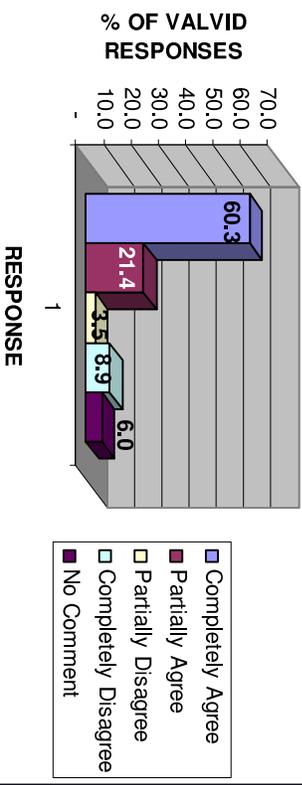
### RECREATION IS IMPORTANT TO OUR FAMILY



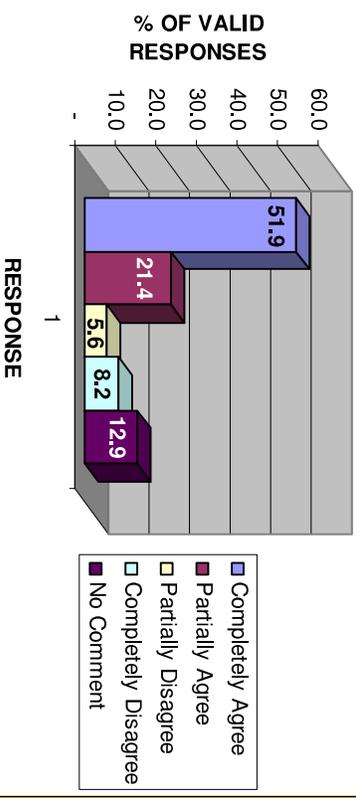
### THERE SHOULD BE A PUBLIC POOL COMPLEX FOR TOWN RESIDENTS



### THERE SHOULD BE AN INDOOR FACILITY/COMMUNITY CENTER FOR USE OF TOWN RESIDENTS



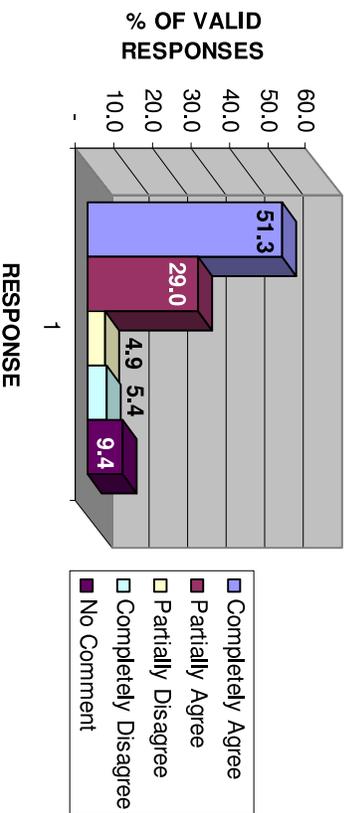
### THERE SHOULD BE A SENIOR CITIZENS CENTER



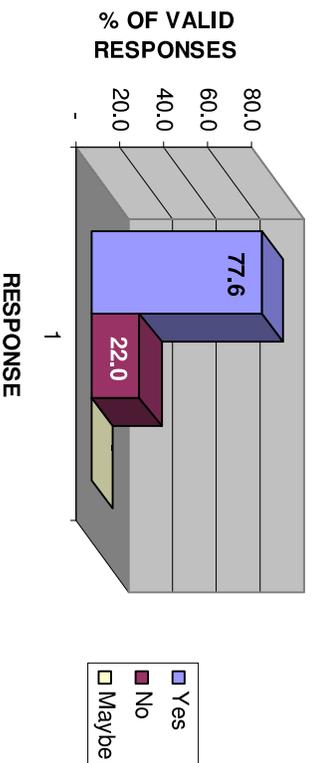
# PUBLIC INPUT- RECREATION & PARKS SURVEY

## RECREATION & PARKS SURVEY RESULTS

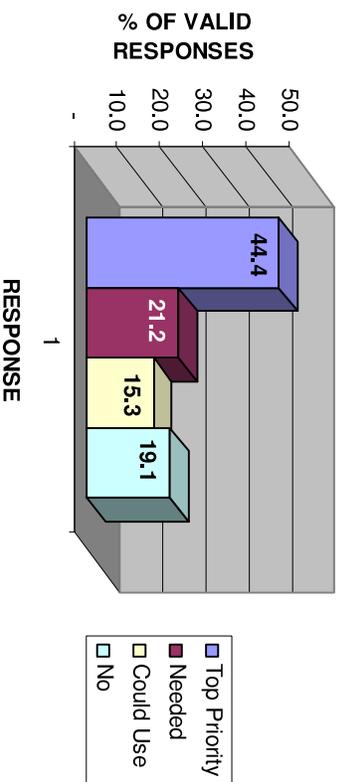
**THERE SHOULD BE MORE CULTURAL ARTS EVENTS INCLUDING CONCERTS AND PLAYS**



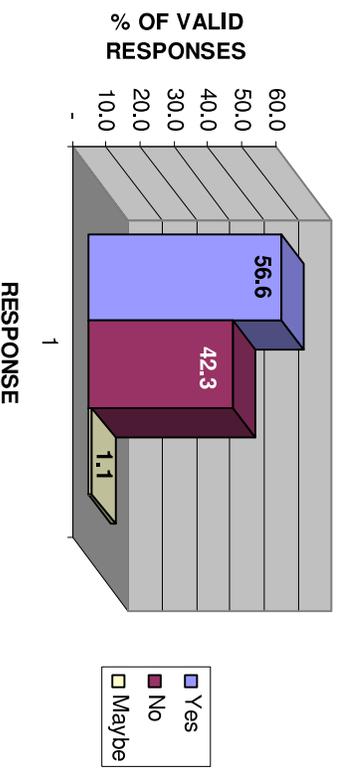
**IF YES, WOULD YOU BE WILLING TO PAY ADDITIONAL COSTS RELATED TO OPERATION AND PROGRAMS?**



**PLEASE RATE THE IMPORTANCE OF THE TOWN PROVIDING SWIMMING**



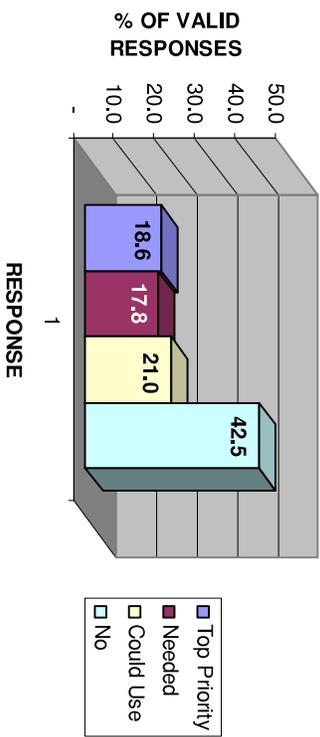
**WOULD YOU BE WILLING TO SUPPORT A BOND TO PAY FOR THESE FACILITIES?**



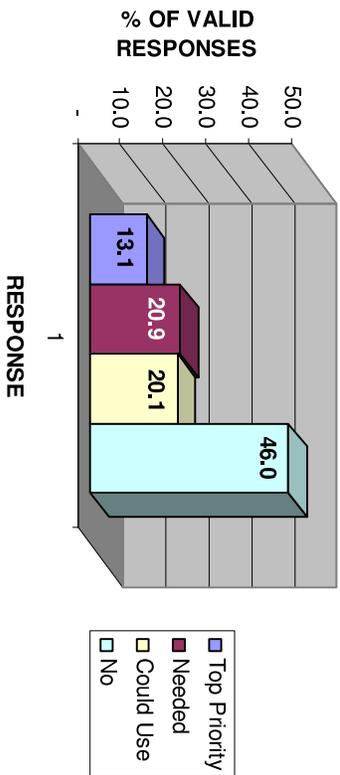
# PUBLIC INPUT- RECREATION & PARKS SURVEY

## RECREATION & PARKS SURVEY RESULTS

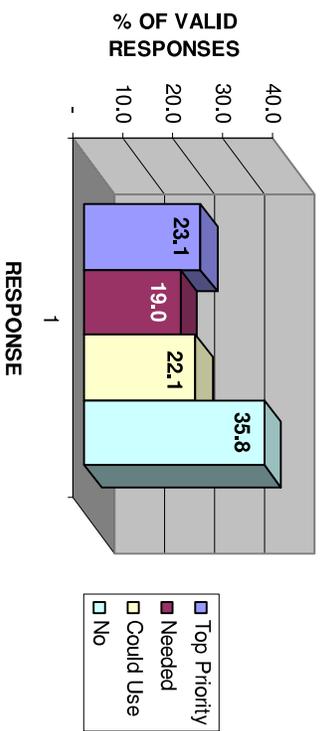
**WE WOULD LIKE MORE ACCESS TO LIGHTED BALLFIELDS AND COURTS**



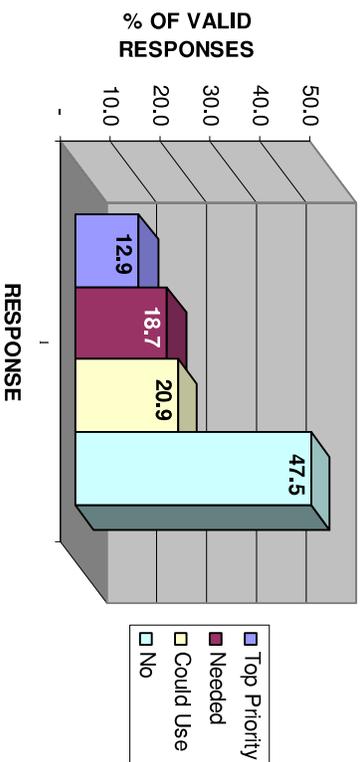
**WE WOULD LIKE MORE ACCESS TO SOCCER FIELDS**



**WE WOULD LIKE MORE ACCESS TO MULTI-PURPOSE ATHLETIC FIELDS**



**WE WOULD LIKE MORE ACCESS TO SOFTBALL FIELDS**



## PUBLIC INPUT PROCESS- MEETINGS

During the master planning process there were a number of open meetings held at Sycamore Park and Carmel Town Hall to update residents on progress and allow public input into the planning process.

### Special Interest Groups- Thursday, October 5, 2006

Representatives of special interest groups in the Town of Carmel were invited to discuss their groups and offer input into the Recreation & Parks Master Plan.

#### Senior Citizens- 3:00 PM

- St. James Elders
- Carmel Drop-In
- Koehler Senior Center
  - o12,500 SF w/ nutrition center, adult day care, home delivered meals, senior net, recreation rooms, kitchen and dining facility.
- Office for the Aging

#### Arts- 5:00 PM

- Putnam Arts Council
- Putnam Chorale
- Putnam Symphony Orchestra

#### Sports- 6 PM

- Mahopac Men's Softball
- Mahopac Sports Association
- MSA Basketball
- MSA Baseball
- Carmel Central School District
- Putnam Hockey Association

#### Environmental/Special Needs- 4:00 PM

- Putnam Coalition to Preserve Open Space
- Keep Putnam Beautiful
- Friends Network
- Putnam County Office for People with Disabilities
- PARC Recreation Coordinator
- 4H/Cornell Cooperative Extension
- Putnam Recreation Program for the Handicapped

## PUBLIC INPUT PROCESS- MEETINGS

### **Recreation & Parks- Open Meeting- October 5, 2006 at 7:30 PM**

Town residents were invited to attend the monthly meeting of the Recreation & Parks Advisory Committee to voice their views on ways to improve and strengthen Recreation programs.

### **Recreation & Parks Advisory Committee Meeting**

#### **Master Plan Phase 1- Preliminary Report-Thursday, January 4, 2007 at 7:30 PM**

Conditions Surveys of Recreation and Parks Facilities, Recreation, Parks & Open Space Map & Inventory

•Ward Associates, P.C., presented a slide show of the Town of Carmel parks and parkland available for development. The presentation included a Town map showing the location of all parks, public schools and the Putnam County Trailway and an inventory of all recreation facilities within the parks.

•Camarda Park Conceptual Plans

•3 alternative conceptual plans were presented including the full build-out plan prepared by Insite Engineering and representatives and the committee discussed their thoughts on the alternatives presented.

### **Camarda Park Conceptual Plans- Tuesday, January 9, 2007 at 7:00 PM**

•At an open meeting at Sycamore Park, Ward Associates, P.C., presented a slide show of the 3 alternative conceptual plans developed for Camarda Park and the public was asked for their input and comments.

### **Camarda Park Master Plan- Tuesday, January 30, 2007 at 7:00 PM**

•At an open meeting at Sycamore Park, Ward Associates, P.C., presented the recommended master plan and preliminary cost estimates for the development of Camarda Park and the public was asked for their input and comments.

### **Recreation & Parks Advisory Committee Meeting- Thursday, February 1, 2007 at 7:30 PM**

•The committee discussed the options for Camarda Park and chose Alternative B to recommended to the Town Board.

### **Town Board Meeting- Wednesday, February 7, 2007 at 7:00 PM**

•The consensus Master Plan alternative B was recommended to the Town Board for approval.

## PUBLIC INPUT PROCESS- MEETINGS

### **Airport Property Conceptual Plan- Thursday, March 8, 2007**

- Background information on the Airport Property, the Town lease agreement with Putnam County and preliminary conceptual plans developed by Ward Associates, P.C., with input from the Recreation & Parks Advisory Committee, were presented to the public for input and comments.

### **Airport Property Master Plan- Tuesday, March 29, 2007**

- Ward Associates, P.C., presented background information on the property and the revised Master Plan for development of a Town park with an athletic field complex. Revisions were made to the plan based on comments from the previous meeting.

### **Conditions Survey of Public School Facilities- Thursday, September 6, 2007 at 7:30 PM**

- Ward Associates, P.C., presented a slide show of the outdoor facilities currently available at the Carmel and Mahopac Central School District properties throughout the Town of Carmel. Facilities at public schools are included when determining the amount of recreation properties and facilities in the Town.

### **Community Recreation Center- Meeting for Public Input- May 15, 2007 at 7:00 PM**

- Ward Associates, P.C., presented a slide show on community recreation centers in surrounding communities including preliminary plans showing how a facility this size would fit at Sycamore Park. Town residents were invited to view the show and offer input into the design of a community recreation center for the Town.

### **Baldwin Meadows Park Conceptual Plan- Thursday, June 21, 2007 at 7:00 PM**

- An open meeting was held at Sycamore Park where background information on the property and a preliminary conceptual plan for the development of Baldwin Meadows Park were presented. After the presentation, the public was given the opportunity to offer their comments on the proposed plan.

## **PUBLIC INPUT PROCESS- MEETINGS**

### **Recreation & Parks Advisory Committee Meeting- Master Plan Phase 3- Preliminary Report**

**Thursday, September 6, 2007 at 7:30 PM**

- Ward Associates, P.C., updated the Committee on progress made on the overall master plan and park specific site master plans.
- Conditions Survey of Public School Facilities
- Ward Associates, P.C., presented a slide show of the outdoor facilities currently available at the Carmel and Mahopac Central School District properties throughout the Town of Carmel. Facilities at public schools are included when determining the amount of recreation properties and facilities in the Town.

### **Community Recreation Center- Meeting for Public Input from Senior Citizens- Senior Citizens Drop-in**

**Wednesday, November 28, 2007 at 10:30 AM**

- Ward Associates, P.C., presented preliminary plans for a Town community center, including building layout, facilities and possible locations. Seniors in attendance were given the opportunity to comment on the plans and recommended sites.

## 10. SPECIFIC ACTIONS AND IMPLEMENTATION STRATEGY

### SPECIFIC ACTIONS- GENERAL

- Adopt Recreation & Parks Master Plan
- Provide additional access to and use of the abundant number of lakes and water bodies for aquatic recreation activities such as swimming, boating, fishing, viewing and nature study.
  - Collaborate with Mahopac CSD to plan and develop an aquatic facility for recreational and educational boating and/or other uses to take advantage of Lake Access property on Lake Mahopac.
  - Take advantage of DEP owned water bodies and properties for any recreation activities that are allowed by that agency.
  - Educate the community; beginning at an early age, on DEP owned land and water, including why it is protected and what recreational and educational uses are allowed.
- Assess all Town-owned recreation land that is currently not being used for recreation.
  - Incorporate into Town park system land best suited for current and future recreation and parks needs (e.g. neighborhood & mini- parks, natural resource areas, community/senior center, swimming pool, athletic fields, court games, dog run).
  - If feasible, Town-owned land to be incorporated into parks system should be located in areas of Town that are currently under-served, especially the southeast quadrant of Town and Hamlet of Carmel. Some possibilities are as follows:
    - o St. Michael's Town Recreation Land
    - o Wellington Drive Town Recreation Land
    - o Watermellon Hill Town Recreation Land
    - o Rose Drive Town Recreation Land
- Review and, if necessary, update Town requirements for recreation land and fees to be provided by residential and commercial developers.
  - Adopt recommendations of 2006 Senior Recreation and Recreation Fee Study prepared by Saccardi & Schiff, Inc.
- Plan for and add recreation and maintenance staff and equipment required to program and maintain proposed recreation and park facilities.
- Continue to reinvest in existing parks.

# SPECIFIC ACTIONS AND IMPLEMENTATION STRATEGY

## SPECIFIC ACTIONS-SHORT TERM (1-2 YEARS)

- **Improve barrier free access to all recreation and park facilities.**
  - Perform in depth accessibility assessment at all existing recreation and park facilities and develop plan for necessary upgrades to be accomplished in order of importance.
  - Require all proposed, future and facilities currently being planned and developed to meet state, local and national ADA requirements for barrier free access.
- **Employ certified playground safety inspector to perform safety audit for all existing children's playgrounds at parks (and public schools) in the Town.**
  - Upgrade or remove equipment or surfacing that does not meet current C.P.S.C., A.S.T.M. and A.D.A guidelines for safety and accessibility. All new playgrounds shall conform to these requirements.
  - Develop schedule for regular inspections and maintenance of playgrounds in accordance with National Playground Safety Institute (NPSI) guidelines.
  - Educate recreation staff on playground safety issues and consider attending Certified Playground Safety Inspector course offered by NPSI (National Park Service).
- **Complete development of Paul Camarda Park in the Hamlet with multi-purpose athletic field for baseball, open lawn for non-organized activities, children's playground, court games area, walking trail and support building with comfort stations and concession.**
  - Secure additional public and private funding for construction of fencing, landscaping, athletic equipment and park amenities needed to complete the facility that are not included in the current improvements contract.
- **Continue planning process, including community input for development of a Town Recreation & Senior Center at Sycamore Park.**
  - Prepare marketing plan to promote project and investigate funding sources (e.g. Town, private, county, state, national)
- **Complete planning, design and development for Phase 1 improvements at Baldwin Meadows Park.**
  - Secure private and public funding for development of multi-purpose athletic field, children's playground, parking and park amenities.
  - The recommended long term goal, in concurrence with the development of the adjacent proposed Union Place development for connections to proposed utilities, is to develop a community swimming pool complex with competitive pool, diving pool and wading or interactive spray pool, bathhouse, court games and additional parking. The multi-purpose fields will then be eliminated, and the Airport Athletic Field Complex expanded to incorporate the lost field.

## SPECIFIC ACTIONS AND IMPLEMENTATION STRATEGY

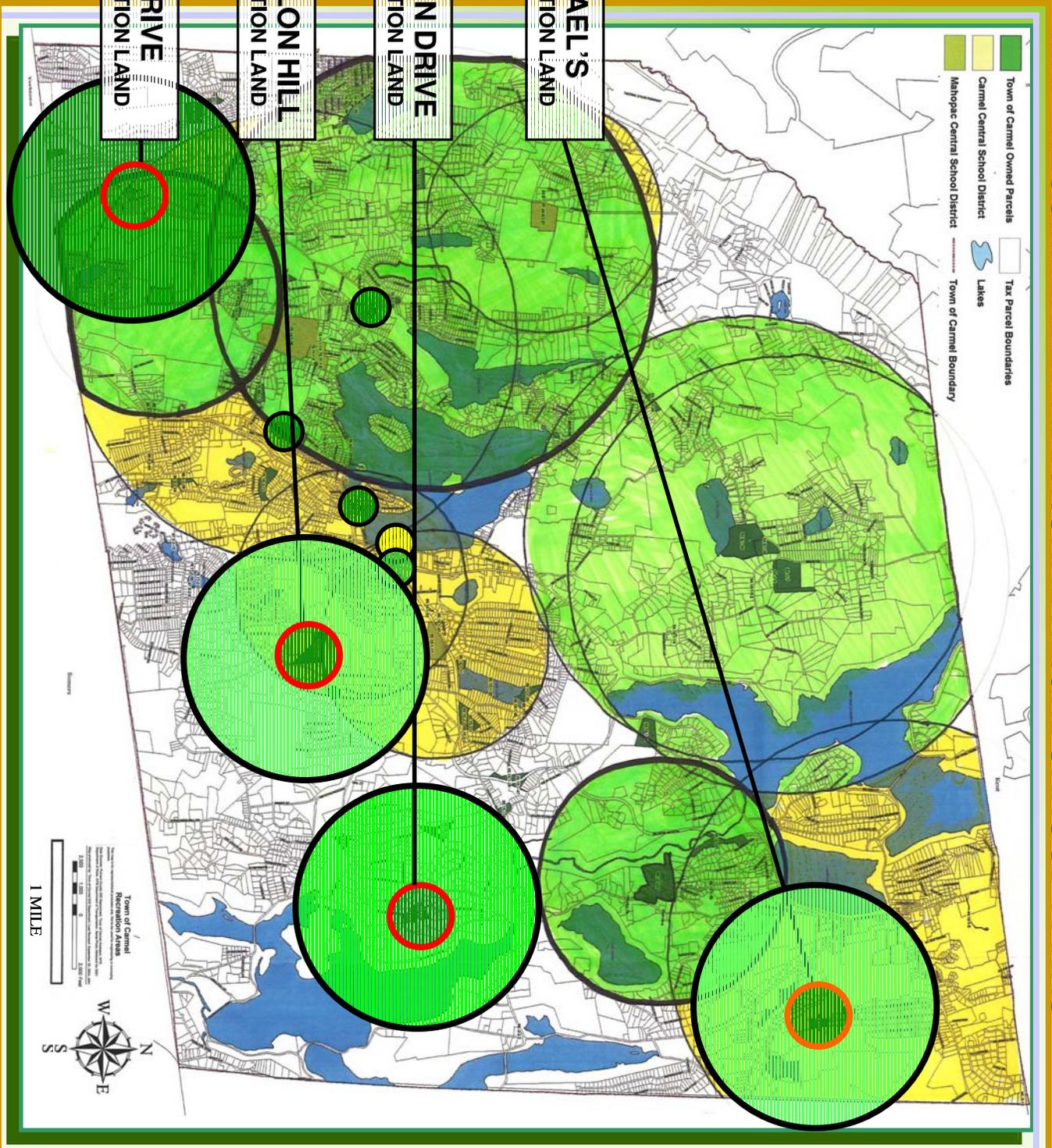
### SPECIFIC ACTIONS-MID TERM (3-5 YEARS)

- **Complete planning, design and development for Town Recreation & Senior Center at Sycamore Park.**
  - Improvements to include outdoor interactive spray play area, redevelopment of open lawn, bocce and court games and additional parking.
  - Evaluate condition of existing Recreation & Parks building and other facilities in Sycamore Park that could be improved concurrently during construction of community center.
- **Add *neighborhood parks* in areas of Town that currently are not adequately served.**
  - If feasible, plan and develop neighborhood parks on existing recreation land owned by the Town.
  - If existing recreation land will not support neighborhood park facilities, acquire additional land in underserved areas.
- **Complete planning, design and development of *community park* at former Mahopac Airport property leased from Putnam County**
  - Town's Soccer & Lacrosse Sports Complex with multi-purpose athletic fields for soccer and lacrosse, children's playground, group picnic area and support building with comfort station and concession.
  - Secure project funding from grants or private sources for construction of site work, park and athletic equipment not included in Town funding.

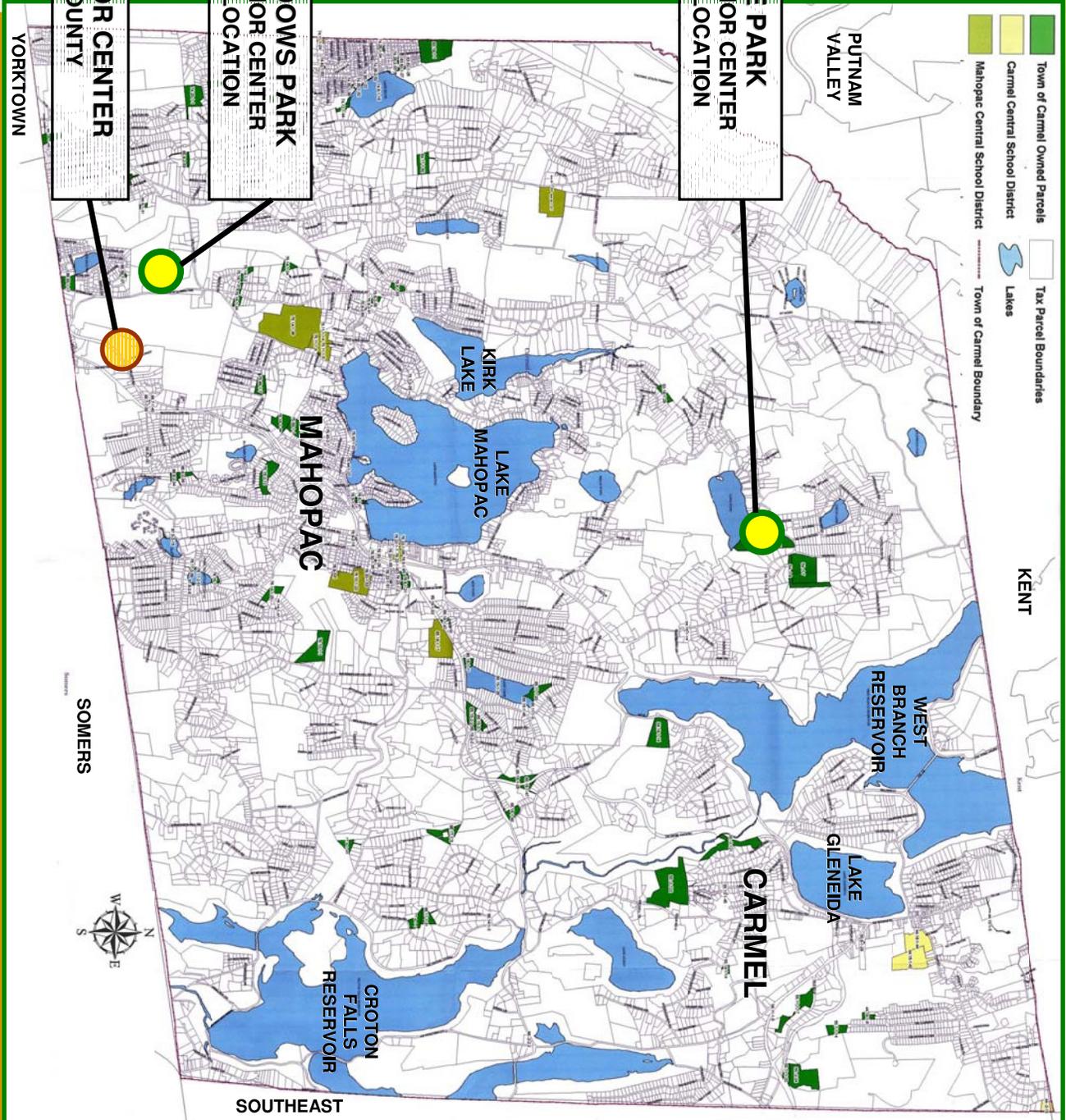
### SPECIFIC ACTIONS-LONG TERM (5-10 YEARS)

- **Complete planning, design and reconfiguration of Jimmy McDonough Memorial Park as the Town's Baseball/Softball Sports Complex.**
- **Complete planning, design and development of Long Term Plan for Baldwin Meadows Park.**
  - Long term- swimming pool complex with competitive pool, diving pool and wading or interactive spray pool, bathhouse, court games and additional parking. Work with developer of proposed Union Place mixed use development for septic and utility connections and requirements.
- **Review and update Recreation & Parks Master Plan in accordance with changing needs of community (2017).**

# MAP- RECOMMENDED ADDITIONAL NEIGHBORHOOD PARKS



# MAP - ALTERNATIVE LOCATIONS FOR PROPOSED COMMUNITY/SENIOR CENTER



- Town of Carmel Owned Parcels
- Carmel Central School District
- Mahopac Central School District
- Tax Parcel Boundaries
- Lakes
- Town of Carmel Boundary

**SYCAMORE PARK  
COMMUNITY/SENIOR CENTER  
ALTERNATIVE LOCATION**

**BALDWIN MEADOWS PARK  
COMMUNITY/SENIOR CENTER  
ALTERNATIVE LOCATION**

**KOHLER SENIOR CENTER  
PUTNAM COUNTY**

YORKTOWN

KENT

PUTNAM  
VALLEY

WEST  
BRANCH  
RESERVOIR

LAKE  
GLENEIDA

CARMEL

KIRK  
LAKE

LAKE  
MAHOPAC

MAHOPAC

CROTON  
FALLS  
RESERVOIR

SOUTHEAST

SOMERS



## 11. RECREATION AND PARKS BUDGET AND SOURCES OF FUNDING

The operating budget for Recreation and Parks Department programs and facilities was \$1,123,336.27 in 2005, \$1,148,485.08 in 2006 and \$1,148,656.00 in 2007. Additional funding for park planning and development, maintenance and improvements comes out of the recreation fees paid by developers. With the addition of Paul Camarda Park to the system in 2009, and Baldwin Meadows Park and the Airport Sports Complex in subsequent years, the budget will need to address programming, staffing and maintenance of these new facilities.

Funding can also be obtained from several other sources, including, but not limited to:

- Private Funding Sources
  - MSA, CSA
  - Local Business
- County Funding Sources
- New York State State Funding Sources
  - Environmental Protection Fund
    - Parks Program
    - Historic Preservation Program
    - Heritage Areas Program
    - Acquisition
- Federal Funding Sources
  - Conservation and Reinvestment Act (CARA)
  - Land and Water Conservation Fund (LWCF)
  - Wetlands Reserve Program
  - Urban Parks and Recreation Recovery Fund (UPARR)
  - Watershed Protection and Flood Prevention Grants
  - The Transportation Equity Act for the 21<sup>st</sup> Century (TEA-21)
    - Bicycle Transportation and Pedestrian Walkways