



## VILLAGE OF MAMARONECK

Village Hall at the Regatta

123 Mamaroneck Avenue, Mamaroneck, NY 10543

T. 914.777.7703

Kathleen Gill, Village Manager



# PROPOSAL

RFP - REQUEST FOR PROPOSALS

## **Harbor Island Park Master Plan**

VILLAGE OF MAMARONECK

COPY

DUE 12/30/2025 AT C.O.B.



**BBS**

ARCHITECTS  
LANDSCAPE ARCHITECTS  
ENGINEERS

[WWW.BBSARCHITECTURE.COM](http://WWW.BBSARCHITECTURE.COM)

## SUBMITTED BY

John Longo, ASLA

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In 2025, BBS proudly marks its 50th anniversary, celebrating half a century of innovation, creativity, and dedication to exceptional Architectural, Landscape Architectural, and Engineering design.

Founded in 1975, the firm has played a key role in shaping the built environment, delivering public projects that inspire and enhance communities across New York State.

With a commitment to our clients, collaboration, and craftsmanship, we look forward to building further on this legacy and continuing to create public spaces and places that stand the test of time.

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# 1 | COVER LETTER

Letter of Interest



ARCHITECTS  
LANDSCAPE ARCHITECTS  
ENGINEERS

FREDERICK W. SEEBA, PE, MANAGING PARTNER

LAWRENCE SALVESEN, AIA, PARTNER

KEVIN J. WALSH, AIA, PARTNER

KENNETH G. SCHUPNER, AIA, PARTNER

JOSEPH B. RETTIG, AIA, PARTNER

GARY W. SCHIEDE, AIA, PARTNER

ROGER P. SMITH, AIA, FOUNDING PRINCIPAL

December 18, 2025

Village of Mamaroneck  
123 Mamaroneck Avenue  
Mamaroneck, New York 10543

Attention: **Kathleen Gill, Village Manager**

Re: **LETTER OF INTEREST**

**RFP – Harbor Island Park Master Plan**

Village of Mamaroneck (Release Date November 20, 2025)

BBS No. 25-384

Dear Ms. Gill:

We are pleased to present this proposal to the Village of Mamaroneck for the update of the 2004 Master Plan for Harbor Island Park, in hopes that this effort marks the beginning of a long-term and successful partnership. We recognize that Harbor Island Park is not only one of the Village's largest public green spaces, but also a vital neighborhood resource - serving families along Route No. 1, welcoming athletes, boaters, dog owners, residents, and providing much-needed open space and waterfront access in one of the most vibrant and diverse municipalities in Westchester County. We understand how critical this master plan update will be in **preparing Harbor Island Park to meet evolving community needs** while balancing recreation, access, resiliency, and neighborhood character.

As **BBS Architects, Landscape Architects and Engineers (BBS)**, we bring (50) years of dedicated service to municipalities across Westchester County and New York State. Our *Landscape Architectural and Site Design Group* has planned and designed parks and recreation facilities in Mamaroneck and nearby communities including Greenburgh, Harrison, Blind Brook–Rye, Scarsdale, and throughout the Westchester County Parks system - from Tibbetts Brook Park in Yonkers to Saxon Woods in White Plains. In the Town of Mamaroneck specifically, our work includes the Hommocks Park Ice Rink Renovation and supporting facilities re-design, where we helped modernize a heavily used recreation facility while addressing operational needs, user experience, and long-term functionality. These experiences provide us with both technical expertise and a deep familiarity with the local context, community expectations, and the careful balance required between recreational demand and fiscal responsibility.

Our planning approach is rooted in collaboration and informed decision-making. This is exemplified by our work with **Fields for Kids of Larchmont–Mamaroneck**, a 501(c)(3) organization, where BBS led a comprehensive, community-wide athletic fields study spanning the Village of Mamaroneck, Town of Mamaroneck and Village of Larchmont. That effort included existing conditions analysis, programming, planning, cost estimating, and project phasing, and culminated in a multi-municipal roundtable discussion with school districts and elected officials. **The Fields for Kids study addressed the same core challenges facing Harbor Island Park today** - limited space, aging infrastructure, competing user demands, and the need for realistic, phased implementation strategies - making it directly relevant to this master planning effort.

## A LOCAL TEAM WITH REGIONAL EXPERIENCE

Our planning team combines in-house landscape architects, civil engineers, architects, and MEP specialists to deliver well-coordinated, innovative, and cost-conscious solutions. We believe in working hand-in-hand with Village leadership, stakeholders, and residents, and in shaping plans that reflect a community's unique history and aspirations. For Harbor Island Park, this means reinforcing beloved amenities - such as the beachside pavilion, ballfields, courts, playgrounds, dog park, open green space, water play area, and especially the beach and waterfront - while thoughtfully exploring opportunities for enhancements such as walking paths, pickleball and basketball courts, improved event spaces, and more waterfront-oriented amenities.

**Curt Coronato, RLA, Associate**, will serve as your Project Manager. Curt has led numerous athletic facility and recreational master plans throughout Westchester County and Connecticut, including the Fields for Kids Comprehensive Study, and most recently, Jimmy McDonough Memorial Park Master Plan for the Town of Carmel, athletic master planning for Bedford Public Schools, and other planning efforts for the Town of Greenburgh, Blind Brook-Rye Public Schools, SUNY Westchester, and SUNY Purchase. His experience guiding municipalities through public engagement, planning consensus, and implementation makes him ideally suited to lead the Harbor Island Park Master Plan update.

## WHY OUR TEAM

**We know Mamaroneck. We know Westchester.** We've planned and designed parks, fields, courts, and trails across the County and understand the open space pressures, maintenance realities, and community expectations in dense, diverse communities like the Village of Mamaroneck.

**We listen first.** The strongest master plans grow from meaningful community engagement. We have facilitated hundreds of public meetings, workshops, and on-site engagement sessions to ensure every voice - from children to seniors - is heard. For Harbor Island Park, we will meet the community where it is, including at the park itself.

**We make plans you can build.** Our master plans are practical, actionable, and based on realistic budgets, phasing strategies, and implementation pathways - so they move from vision to construction with confidence.

**Experience at every scale.** Whether renovating a single facility or reimagining an entire park, we plan and design spaces that are functional, inclusive, and built to endure.

**Guided by partnership.** We view this master plan update not simply as a planning exercise, but as an opportunity to help the Village shape the next chapter for Harbor Island Park - ensuring it remains a place where neighbors gather, children play, recreation thrives, and the Village's diverse character is celebrated for generations to come.

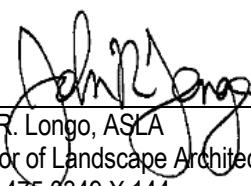
We are excited about the opportunity to collaborate with you and the community on this important planning initiative and to create a roadmap that reflects Mamaroneck's unique identity and long-term vision.

Sincerely,



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Curt T. Coronato, RLA  
Project Manager | Associate  
T.631.475.0349 X.142  
coronato@bbsarch.com



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John R. Longo, ASLA  
Director of Landscape Architecture | Sr. Associate  
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## 2 | COMPANY BACKGROUND

Capability Statement (Qualifications Summary)

**BBS**ARCHITECTS  
LANDSCAPE ARCHITECTS  
ENGINEERS[www.BBSArchitecture.com](http://www.BBSArchitecture.com)

# CAPABILITY STATEMENT

Founded in 1975 and incorporated in 1989, BBS is a full-service Architectural and Engineering firm currently operating in New York and Connecticut. Our primary markets are educational and municipal / local government; we also operate in the office, healthcare, hospitality, historic preservation, retail, residential, and religious sectors. MEP+IT Engineering are all in-house, as are Landscape Architecture and Civil Engineering.

We embrace the *Integrated Design Process* to create enduring value for our clients.  
We balance the practical with the extraordinary!

## Core Competencies

### ARCHITECTURE

- Architectural Design
- Interior Design, incl. FFE
- ADA + Accessibility Design
- Existing Conditions Evaluation + Facility Studies
- Feasibility Studies
- Building Code Review + Compliance Design
- Forensic Architecture
- Historic Preservation + Restoration
- Sustainable Design + LEED
- Peer Design Review Services
- CADD + Drafting Services

### ENGINEERING

- Mechanical Engineering
- Electrical Engineering
- Plumbing Engineering
- Life Safety + Fire Protection System Design
- IT System + Network Design
- Security System Design
- Asbestos + Hazardous Material Abatement Design
- Forensic Engineering
- Energy Efficiency + Photovoltaics

### LANDSCAPE ARCHITECTURE + CIVIL

- Landscape Architectural Design
- Site Master Planning + Design
- Athletic Field, Track + Spectator Facility Design
- Parks + Recreation Facility Design
- Recreation Facility Surveys, Inventory

### PLANNING

- Spatial Planning
- Facility Master Planning
- Learning Environment Planning
- Building Program Development
- Concept Development
- Cost Estimates + Budgeting
- 2D and 3D Visuals, Renderings + Virtual Walkthroughs

### CONSTRUCTION ADMINISTRATION

- Pre-Construction Cost Estimating
- Pre-Construction Project Scheduling
- Construction Bidding Assistance
- Owner's Representation
- Construction Administration
- Construction Close-out Services

## POINT-OF-CONTACT

John Longo, ASLA  
Senior Associate  
(631) 475-0349 Ext.144  
longo@bbsarch.com

## LOCATIONS

**New York Metropolitan:**

244 East Main Street  
Patchogue, New York, 11772

**New York Capital:**

100 Great Oaks Boulevard, Suite 115  
Albany, New York, 12203

## ENTITY DATA

**TIN:** 11-3039128**DUNS:** 078675005**CAGE Code:** 8YED2**NAICS Codes:****541310**

Architectural Services

**541320**

Landscape Architectural Services

**541330**

Engineering Services

**541340**

Drafting Services

**541410**

Interior Design Services

**PSC Codes:****Category C1**

C1AA	C1AB	C1AZ	C1CA	C1CZ
C1DA	C1DB	C1DZ	C1EB	C1EZ
C1FA	C1FB	C1FD	C1FE	C1FZ
C1GD	C1GZ	C1JA	C1JZ	C1LZ
C1PA	C1QA			

**Category C2**

C211	C212	C213	C214	C219
C221	C222	C223		





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ENGINEERS

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# CAPABILITY STATEMENT

## Differentiators

Having planned and designed over \$4.0 billion in public construction, we are one of the top educational facility designers in the U.S. Northeast Region; an *Engineering News Record* Top 100 Design Firm in New York; No. 20 on the *Building Design & Construction*'s nation-wide 2019 School Sector Giants list; and a 2020 Top Workplace on Long Island.

We designed the first LEED-certified public school in New York State in 2008, Hampton Bays Middle School.

## RELEVANT PRESENT + PAST PERFORMANCES

### Village of Scarsdale, Scarsdale UFSD

Comprehensive Athletic Fields Study

### Westchester County

County-wide Athletic Fields Study and Master Plan, incl. Tibbets Brook, Saxon Woods

### Town of Mamaroneck, Village of Larchmont, Village of Mamaroneck

Fields for Kids Comprehensive Fields Study and Master Plan

### Village of Irvington

Village-wide Master Plan for Parks & Recreation Facilities incl. parks, fields, courts, playgrounds

### Town of Philipstown, Haldane CSD

Comprehensive Athletic Fields Study, incl. new Haldane HS stadium, 9D Complex improvements

### Nassau County

County-wide athletic field evaluation

### Town of Greenburgh

Town-wide athletic facility assessment and improvements, incl. East Rumbrook Park, A.F. Veteran Park

### Town of Carmel

Town-wide Comprehensive Athletic Fields Study, incl. Camarda Park, Airport Property Field Complex

### Town of Kent

Town-wide Parks, Recreation, and Open Space Master Plan

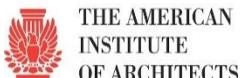
### Clarkstown CSD

District-wide school athletic facility assessment and (re)design

### Village of East Hills

Master Plan to convert a former National Air Guard base into a new Village administration and recreation complex.

## SELECT AFFILIATIONS



National Trust for  
Historic Preservation  
*Save the past. Enrich the future.*



American Society of  
Landscape Architects



NATIONAL SOCIETY OF  
PROFESSIONAL  
ENGINEERS



NCEES  
advancing licensure for  
engineers and surveyors





# MUNICIPAL CLIENTS

Amityville, Village of, NY  
Amsterdam, City of, NY  
Ardsley, Village of, NY  
Avon, Town of, CT  
Babylon, Town of, NY  
Bellport, Village of, NY  
Bloomfield, Town of, NY  
Brewster, Town of, NY  
Briarcliff Manor, Village of, NY  
Brightwaters, Village of, NY  
Bronxville, Village of, NY  
Brookhaven, Town of, NY  
Brookline, Town of, MA  
Camden, City of, NJ  
Carmel, Town of, NY  
Cedar Grove, Town of, NJ  
Clarkstown, Town of, NY  
Concord, City of, NJ  
Connecticut MetroCOG  
Cooperstown, Village of  
Cortland, Town of, NY  
Croton-on-Hudson, Village of, NY  
Dobbs Ferry, Village of, NY  
Dover, Town of, NJ  
Dunmore, Borough of, NJ  
East Hampton, Town of, NY  
East Hills, Village of, NY  
East Orange, City of, NJ  
Eastchester, Town of, NY  
Ellensburg, City of, NY  
Englewood Cliffs, Town of, NJ  
Fairfield, Town of, CT  
Flower Hill, Village of, NY  
Frankfort, Village of, NY  
Freeport, Village of, NY  
Garden City, Village of, NY  
Glen Cove, City of, NY  
Great Neck, Park District, NY  
Greenburgh, Town of, NY  
Greenport, Village of, NY  
Greenwood Lake, Village of, NY  
Harrietstown, Town of, NY  
Hartford, City of, CT  
Hempstead, Town of, NY  
Herkimer, County of, NY  
Herkimer, Village of, NY  
Holmdel, Town of, NJ  
Huntington, Town of, NY  
Ilion, Village of, NY  
Irvington, Village of, NY  
Islip, Town of, NY  
Kingston, City of, NY  
LaGrange, Town of, NY  
Lake Success, Village of, NY  
Lancaster, City/County, PA  
Larchmont, City of, NY  
Lewisboro, Town of, NY  
Little Falls, City of, NY  
Long Beach, City of, NY  
Long Branch, City of, NJ  
Mamaroneck, Town of, NY  
Mamaroneck, Village of, NY  
Manchester, City of, NH  
Massapequa Park, Village of, NY  
Mineola, Village of, NY  
Monroe, Village of, NY  
Mount Kisco, Town of, NY  
Nassau, County of, NY  
New Castle, Town of, NY  
New Market, Town of NH  
New Rochelle, City of, NY  
New York City, NY  
Newburgh, City of, NY  
North Hempstead, Town of, NY  
North Hills, Village of, NY  
Northport, Village of, NY  
Old Field, Village of, NY  
Orange, County of, NY  
Orangetown, Town of, NY  
Ossining, Town of, NY  
Oyster Bay, Town of, NY  
Patchogue, Village of, NY  
Patterson, City of, NJ  
Peekskill, City of, NY  
Pelham, Town of, NY  
Pleasantville, Village of, NY  
Port Jefferson, Village of, NY  
Port Jervis, City of, NY  
Poughkeepsie, City of, NY  
Ramapo, Town of, NY  
Rhinebeck, Village of, NY  
Rockland, County of, NY  
Rockville Centre, Village of, NY  
Rye, City of, NY  
Saranac Lake, Village of, NY  
Scarsdale, Village of, NY  
Sloatsburg, Village of, NY  
Somers, Town of, NY  
Southampton, Town of, NY  
Southold, Town of, NY  
Spring Valley, Village of, NY  
Stamford, City of, CT  
St. Johnsville, Town of, NY  
Suffolk, County of, NY  
Syracuse, City of, NY  
Tarrytown, Village of, NY  
Thomaston, Village of, NY  
Tonawanda, Town of, NY  
Tuckahoe, Village of, NY  
Valley Stream, Village of, NY  
Wappinger Falls, Village of, NY  
Westchester, County of, NY  
Yonkers, City of, NY

## 3 | PROJECT PORTFOLIO

*Project Experience: Parks & Recreation and Athletic Facility / Site Projects, incl.*

Current / Recent Site Conceptual and Master Planning Examples,  
Athletic Facility Designs, Tennis/Pickleball, Basketball Courts, Playgrounds and Water Play, Outdoor Learning Areas,  
Courtyards and Hardscapes, Site Support Buildings, Parking Lot + Site Improvements

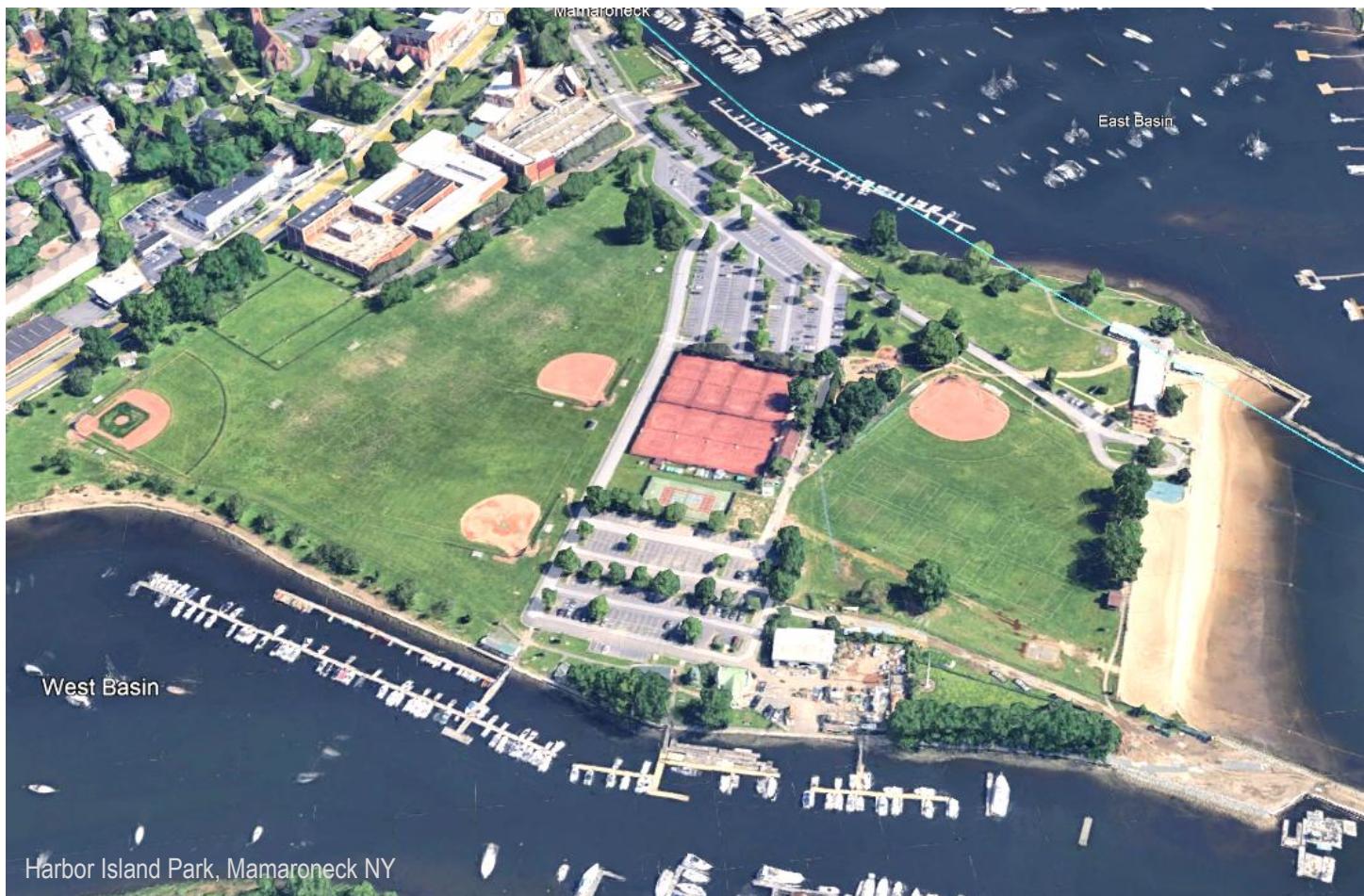
# PROJECT EXPERIENCE

## **MUNICIPAL PARKS & RECREATION**

Often referred to as an art discipline of “place-making,” our Landscape Architects strive to combine aesthetics and technical functionality to create superior outdoor spaces and landscapes that people want to spent their time in. From designing parks, recreation and athletic facilities to developing major system-wide recreation master plans, BBS Landscape Architects and Civil Engineers provide visionary solutions that are tailored to the specifics and goals of our clients’ projects.



Hommocks Park Ice Rink, Town of Mamaroneck



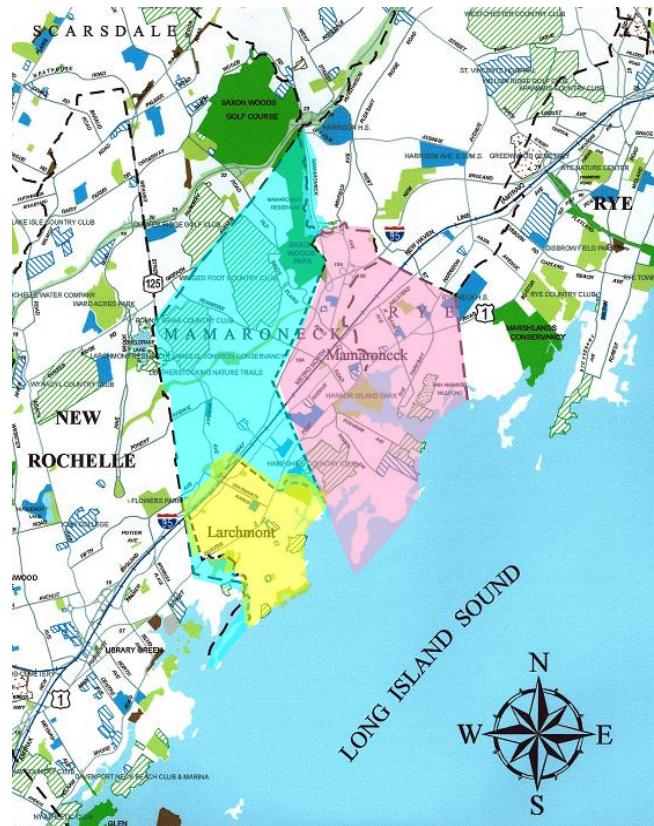
## FIELDS FOR KIDS COMPREHENSIVE FIELD ANALYSIS + STUDY Larchmont-Mamaroneck, New York

**CLIENT**  
Fields for Kids  
Larchmont-Mamaroneck NY

**COMPLETION**  
2008

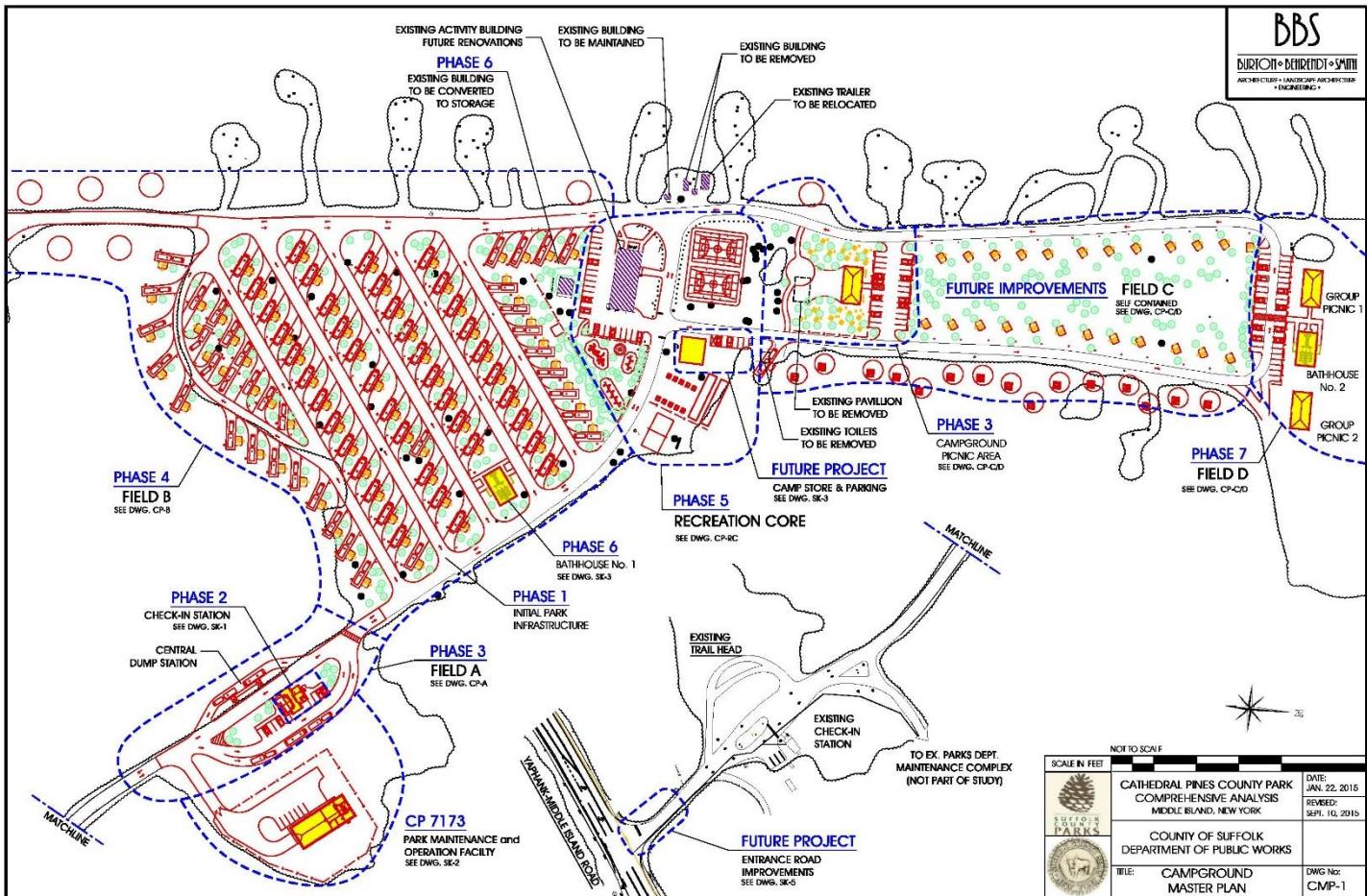
BBS team members partnered with Fields for Kids of Larchmont-Mamaroneck, a 501(c)(3) not-for-profit organization dedicated to improving athletic and recreational facilities, to prepare a comprehensive, community-wide athletic fields study for the Larchmont-Mamaroneck tri-municipal area. The study encompassed the Town of Mamaroneck, the Villages of Larchmont and Mamaroneck, and their associated school districts, and was undertaken to better understand existing field conditions, patterns of use, and unmet community needs. The overall goal was to identify practical, data-driven strategies to address the growing shortage of adequate playing fields serving both school-based and community programs.

The study found that the existing inventory and condition of athletic fields were insufficient to meet current demand. In recent years, field use has intensified while available field space has declined due to school building expansion projects, changes in municipal programming, and fields rendered unplayable by poor drainage and overuse. These factors have placed increasing strain on remaining facilities,



limiting access and compromising playability for youth, scholastic, and recreational users throughout the tri-municipality area.

To respond to these challenges, BBS team members provided a full scope of services including existing conditions analysis, programming, planning, cost estimating, and project phasing. The study evaluated short- and long-term improvement scenarios and implementation strategies to guide future investment and coordination among stakeholders. The effort culminated in a facilitated roundtable discussion with representatives from all three municipalities, local school districts, and elected officials, establishing a shared understanding of priorities and laying the groundwork for collaborative solutions to improve athletic field capacity and quality across the community.



# CATHEDRAL PINES COUNTY PARK COMPREHENSIVE ANALYSIS, MASTER PLAN + DESIGN

Middle Island, New York

**CLIENT**  
Suffolk County  
Department of Public Works

**COMPLETION**  
On-going

BBS Landscape Architectural team was retained by the County to develop a "Comprehensive Analysis" for the modernization and most efficient use of the existing park and campgrounds and to determine whether there is a need to develop new camping sites, recreation facilities and support infrastructure. Working closely with the County, BBS evaluated and documented all aspects of current conditions and carried out an inventory of existing facilities. Noting how to best use and develop the campgrounds in the future, all recommendations by BBS were substantiated by detailed evaluations and estimates. In addition, a comprehensive recreation survey (online and mail questionnaire) was performed to gather input from active park users and general public to further ascertain the direction of the Master Plan.

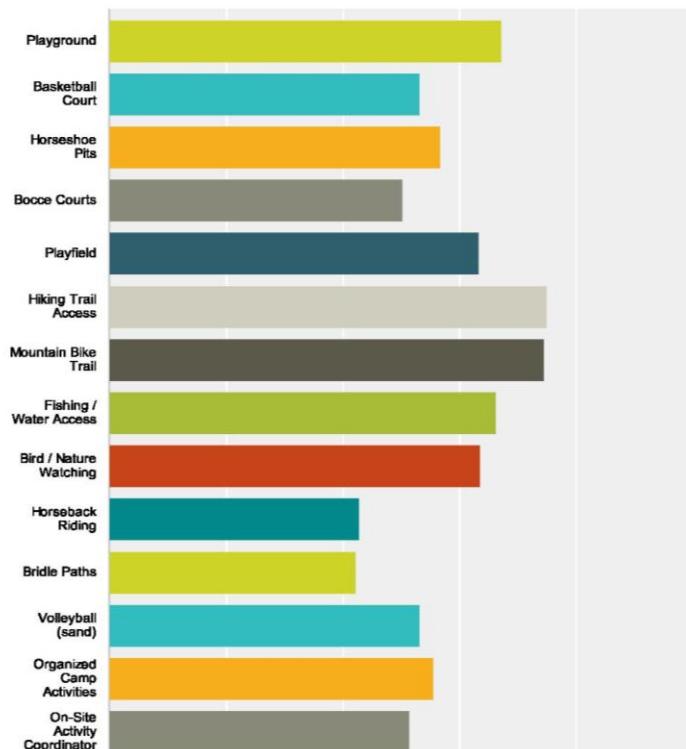
The improvements were scheduled to be done in several phases, depending on the funding appropriation by the County. In the first phase, BBS performed a full Comprehensive Analysis with estimates and preliminary base plan drawings showing proposals. In the second phase, BBS is currently providing full A/E design AND construction administration services based on the approved Master Plan.



**Q47 In order of importance, please rate how important having the following recreation amenities and activities at the campground is to you and your family.**

Answered: 223 Skipped: 103

The design addresses the access and service road alterations throughout the park, parking area development, all utilities, storm drainage, erosion protection (during construction), site lighting/parking and field lighting, field confirmation of existing conditions and dimensions, permitting with New York State DEC ("Wild Scenic & Recreational Rivers Act" and "NYS Freshwater Wetlands Act"), Central Pine Barrens Commission, and Suffolk County Department of Health.







## EAST RUMBROOK PARK ANNEX / ELMWOOD PRESERVE MASTER PLAN

White Plains, New York

### CLIENT

Town of Greenburgh  
Department of Parks and Recreation

### COMPLETION

On-going

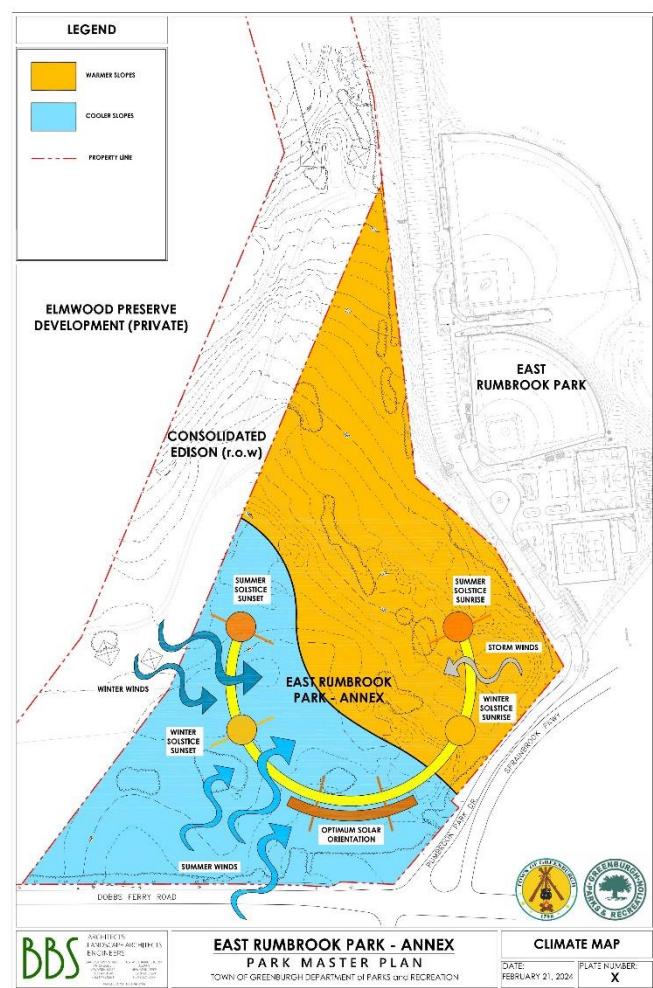
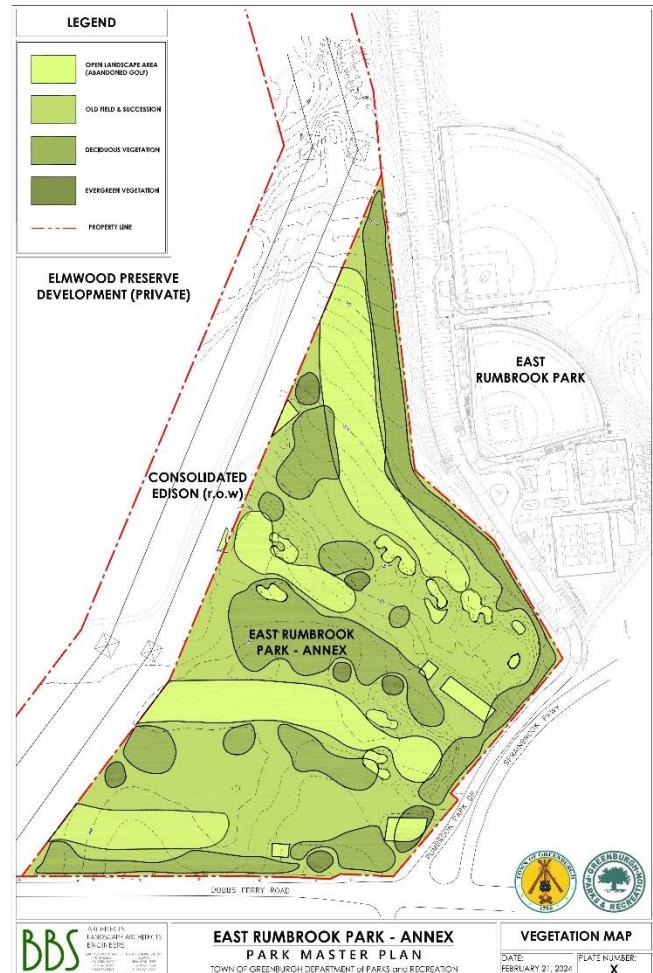
The East Rumbrook Park Annex Master Plan incorporates a wide range of athletic, recreational, and community amenities designed for long-term functionality and environmental sustainability. The park's access drive will be re-configured to provide seamless entry, connecting to a newly designed park "boulevard" with a central traffic circle to optimize circulation. The primary parking facility will accommodate visitors with strategically placed solar carports, forming part of a commercial solar initiative that enhances energy efficiency while providing shade. Additionally, NYSDOT-coordinated road and ramp realignments will improve site access, reducing congestion and enhancing safety for both vehicles and pedestrians.

Athletic facilities are a key component of the master plan, featuring a 360' x 225' synthetic turf soccer and cricket pitch, designed to meet regulation standards for both sports while ensuring year-round usability. A dedicated futsal court (82' x 50') will provide a high-intensity play environment with resilient surfacing for small-sided soccer. Two Little League baseball fields will be constructed: one configured exclusively for 60' base paths and another designed for both 60' and 70'

base paths, allowing for league flexibility. These fields will feature professional-grade dugouts, backstops, and 35' high foul ball netting, ensuring safe play areas for athletes and spectators. The park will also house a universal and accessible playground, spanning approximately 10,000 square feet, with ADA-compliant surfacing, inclusive play structures, and sensory elements to accommodate children of all abilities.

Community-focused amenities have been integrated into the plan to enhance visitor engagement. A picnic pavilion with an adjacent designated picnic ground will offer structured and informal gathering areas, complementing a fully equipped comfort station featuring modern restroom facilities. A community and pollinator garden, spanning approximately 5,000 square feet, will serve as an educational and ecological resource, incorporating native plantings that support biodiversity while providing opportunities for community participation. The future dog park relocation from adjacent East Rumbrook Park will introduce a secure, fenced area with separate small and large dog sections, agility elements, and controlled access to ensure a safe environment for visitors.

A multi-use park trail system, extending over 1.5 miles, will provide pedestrian connectivity throughout the park, incorporating both paved and natural paths for walking, jogging, and passive recreation. Stormwater management systems, including bioretention areas, permeable paving, and drainage swales, will be implemented throughout the site to mitigate runoff and support environmental sustainability. These integrated design elements, combined with the high-performance sports facilities and community-centric spaces, position Elmwood Preserve as a premier recreational destination that balances modern amenities with environmental stewardship.



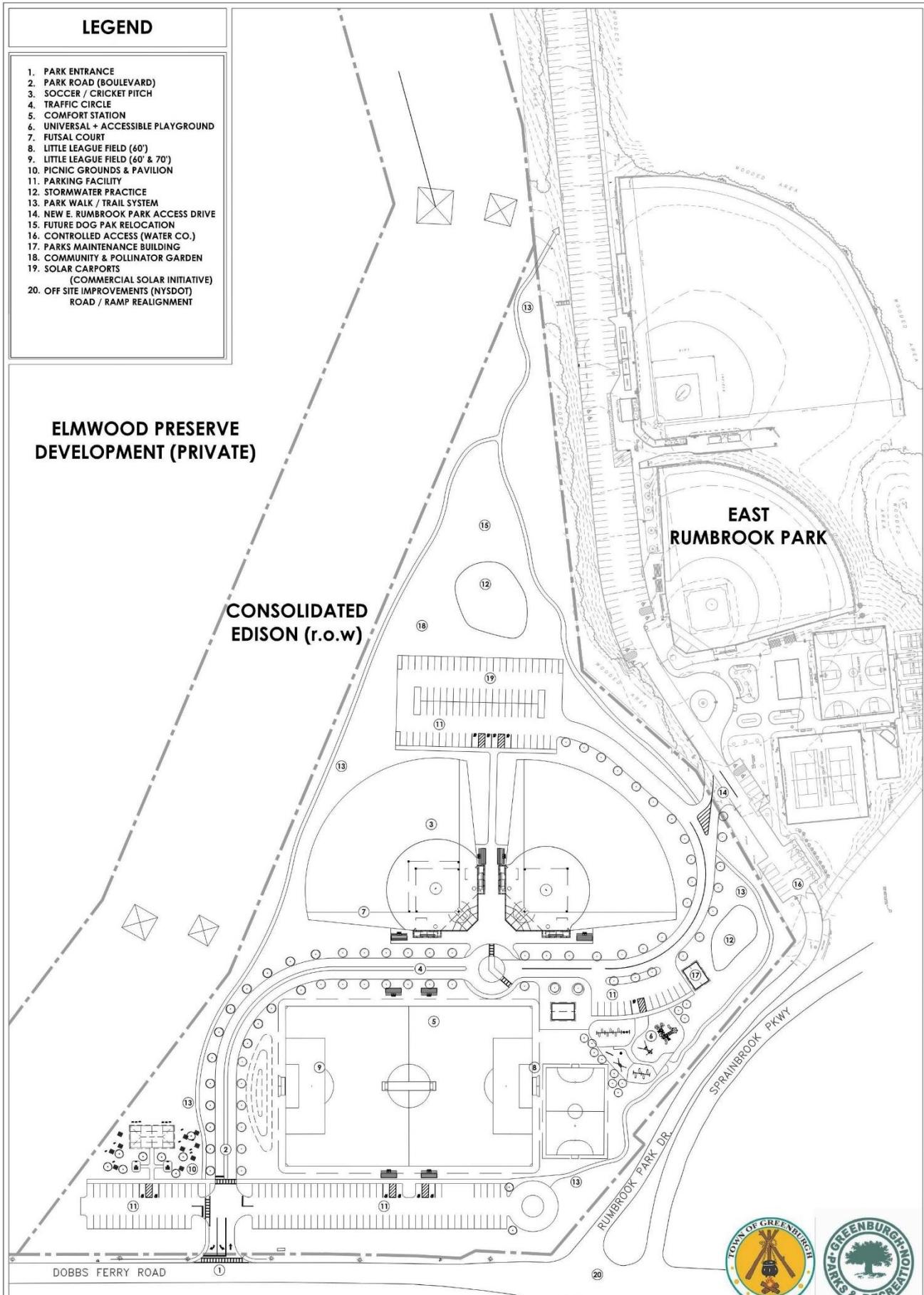
## LEGEND

1. PARK ENTRANCE
2. PARK ROAD (BOULEVARD)
3. SOCCER / CRICKET PITCH
4. TRAFFIC CIRCLE
5. COMFORT STATION
6. UNIVERSAL + ACCESSIBLE PLAYGROUND
7. FUTSAL COURT
8. LITTLE LEAGUE FIELD (60')
9. LITTLE LEAGUE FIELD (60' & 70')
10. PICNIC GROUNDS & PAVILION
11. PARKING FACILITY
12. STORMWATER PRACTICE
13. PARK WALK / TRAIL SYSTEM
14. NEW E. RUMBROOK PARK ACCESS DRIVE
15. FUTURE DOG PAK RELOCATION
16. CONTROLLED ACCESS (WATER CO.)
17. PARKS MAINTENANCE BUILDING
18. COMMUNITY & POLLINATOR GARDEN
19. SOLAR CARPORTS  
(COMMERCIAL SOLAR INITIATIVE)
20. OFF SITE IMPROVEMENTS (NYSDOT)  
ROAD / RAMP REALIGNMENT

## ELMWOOD PRESERVE DEVELOPMENT (PRIVATE)

## CONSOLIDATED EDISON (r.o.w.)

## EAST RUMBROOK PARK



ARCHITECTS  
LANDSCAPE ARCHITECTS  
ENGINEERS  
244 ELM MAIN STREET  
PAKETSON  
NEW YORK 11772  
112-330-0000  
E. 631-475-6956  
www.BBSARCHITECTURE.com

187 WOLF ROAD, SUITE 205  
ALBANY  
NEW YORK 12005  
120-475-0000  
E. 518-621-2656

## EAST RUMBROOK PARK - ANNEX PARK MASTER PLAN

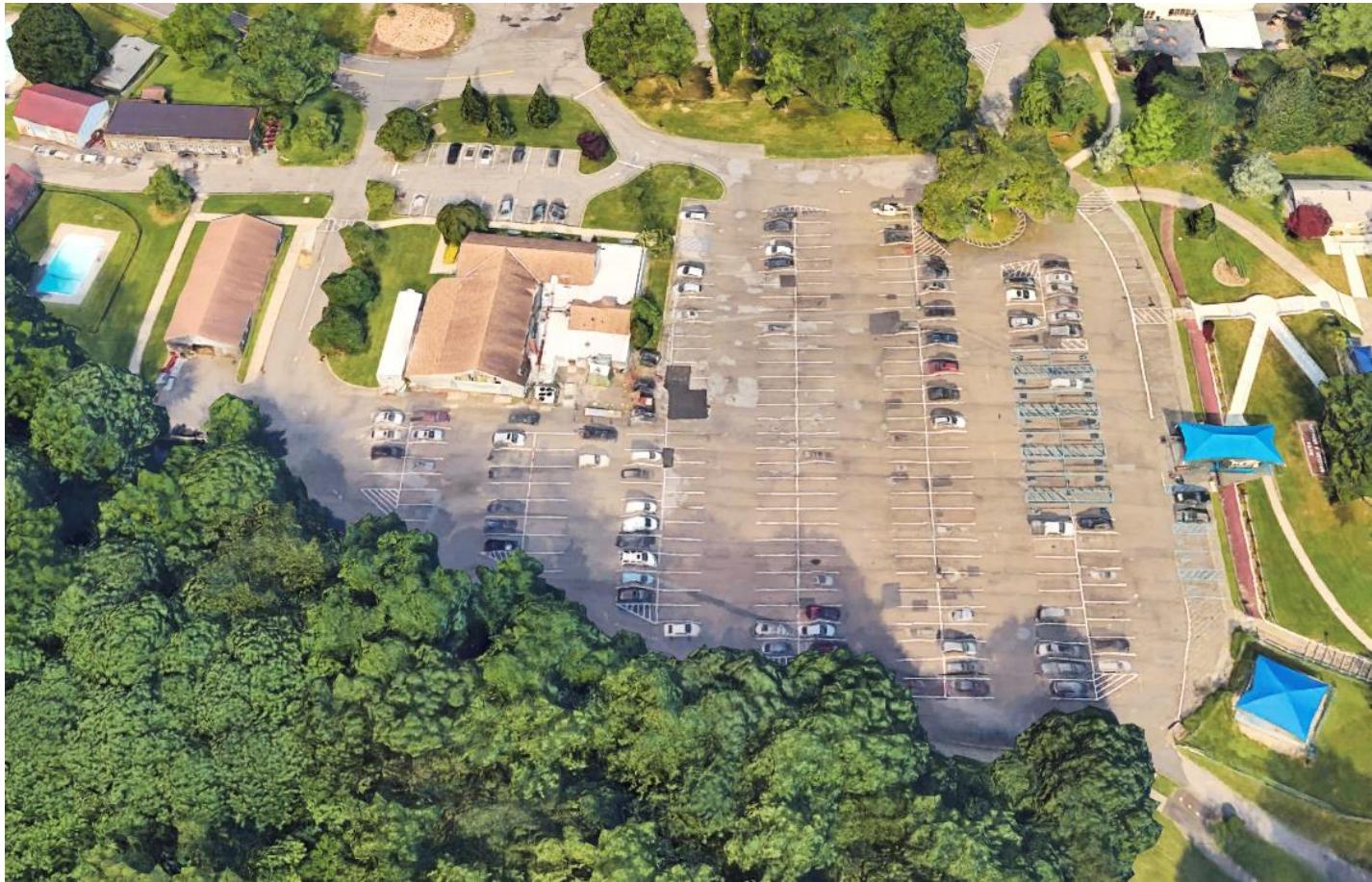
TOWN OF GREENBURGH DEPARTMENT OF PARKS and RECREATION

## PARK CONCEPT 2

DATE:  
FEBRUARY 21, 2024

PLATE NUMBER:  
X





## ANTHONY F. VETERAN PARK EAST PARKING LOT MASTER PLAN

Ardsley, New York

### CLIENT

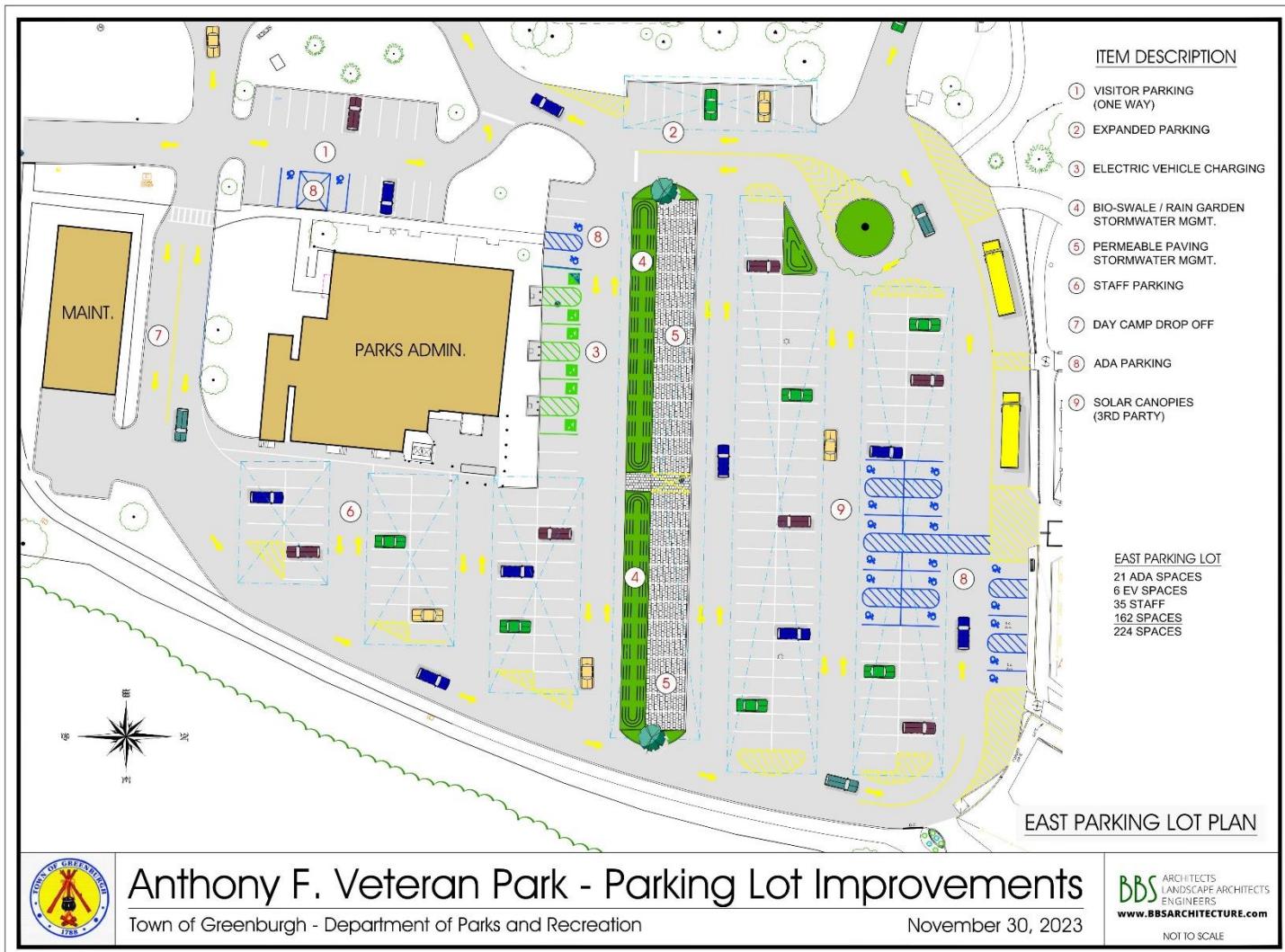
Town of Greenburgh  
Department of Parks and Recreation

### COMPLETION

On-going

The Master Plan for parking lot improvements at Anthony F. Veteran Park is to enhance capacity, accessibility, and environmental sustainability while optimizing traffic flow and user convenience at this popular Town venue. The newly reconfigured East Parking Lot will feature a one-way visitor parking layout, ensuring efficient circulation and minimizing congestion at the site. A significant expansion of parking capacity will accommodate 224 total spaces, including 162 general parking spots, 35 designated staff spaces, and 21 ADA-compliant parking stalls strategically placed for proximity to park amenities.

A major component of the plan is the integration of sustainable infrastructure, particularly through advanced stormwater management solutions. The design includes bio-swales and rain gardens, strategically placed to mitigate runoff, enhance groundwater recharge, and introduce natural landscaping elements. Select portions of the parking lot will incorporate permeable paving, reducing surface water accumulation and improving drainage efficiency.



The modernization of the parking facility also includes a focus on energy efficiency and electric vehicle (EV) infrastructure. A total of six EV charging stations will be installed, providing visitors with accessible charging options. The plan also calls for the implementation of solar canopies, developed through a third-party solar initiative, which will provide shaded parking while generating renewable energy for the park's operational needs.

In addition to improving visitor experience, the plan considers the operational needs of the park, incorporating a designated day camp drop-off zone to streamline parent and bus access. Staff parking will be clearly delineated to ensure functionality, while enhanced pedestrian connectivity between the lot and park facilities will improve safety and accessibility. These improvements reflect a commitment to both functional efficiency and environmental responsibility, ensuring Anthony F. Veteran Park remains a well-equipped, forward-thinking recreational destination.

PREPARED BY:  
BBS ARCHITECTS, LANDSCAPE  
ARCHITECTS & ENGINEERS  
JANUARY 10, 2024

SITE ANALYSIS PLAN  
JIMMY McDONOUGH MEMORIAL PARK  
TOWN OF CARMEL, NEW YORK



## JIMMY McDONOUGH MEMORIAL PARK MASTER PLAN UPDATE

Carmel, New York

**CLIENT**  
Town of Carmel  
Department of Recreation and Parks

**COMPLETION**  
2024

When BBS planners created the 2008 Master Plan for Jimmy McDonough Memorial Park, we established a vision for core community amenities that would serve the Town of Carmel for years to come. The 2024 update to the Master Plan continues to reinforce those priorities, including such recreation items as a playground, a multi-use building with restrooms and meeting space, and significant drainage improvements across all athletic fields. By focusing on these essential elements, we ensured that the park's foundational facilities will remain reliable and functional for both recreation and community use.

As we advanced the 2025 update, we also responded to new needs that had emerged since the original plan. We incorporated a centrally located press box with multipurpose functions, relocated and improved batting cages, and added updated scoreboards, fencing, and protective netting around the ballfields. We also redesigned property circulation through expanded parking, revised traffic patterns, and improved emergency access. These enhancements built on the framework of the 2008 plan while addressing today's safety, functionality, and the growing demand for organized athletics.



PRELIMINARY MASTER PLAN FOR SITE IMPROVEMENTS AT JIMMY McDONOUGH MEMORIAL PARK  
TOWN OF CARMEL, NEW YORK

BBS ARCHITECTS  
LANDSCAPE ARCHITECTS  
ENGINEERS

APRIL 11, 2024

We further broadened the park's offerings beyond traditional ballfields to reflect the changing interests and needs of the local community. The updated plan introduced a concrete skate park, a small concession facility, and upgraded spectator seating areas with protective netting. To support long-term sustainability, we also provided for a new well, irrigation systems, and electrical service at each field. In doing so, we honored the foundation of the 2008 plan while creating a park that now meets the diverse needs of the community and is positioned to serve future generations.





## Central Islip Community Park Master Plan



## CENTRAL ISLIP COMMUNITY PARK MASTER PLAN

Central Islip, New York

### CLIENT

Town of Islip  
Department of Parks, Recreation  
& Cultural Affairs

### COMPLETION

On-hold

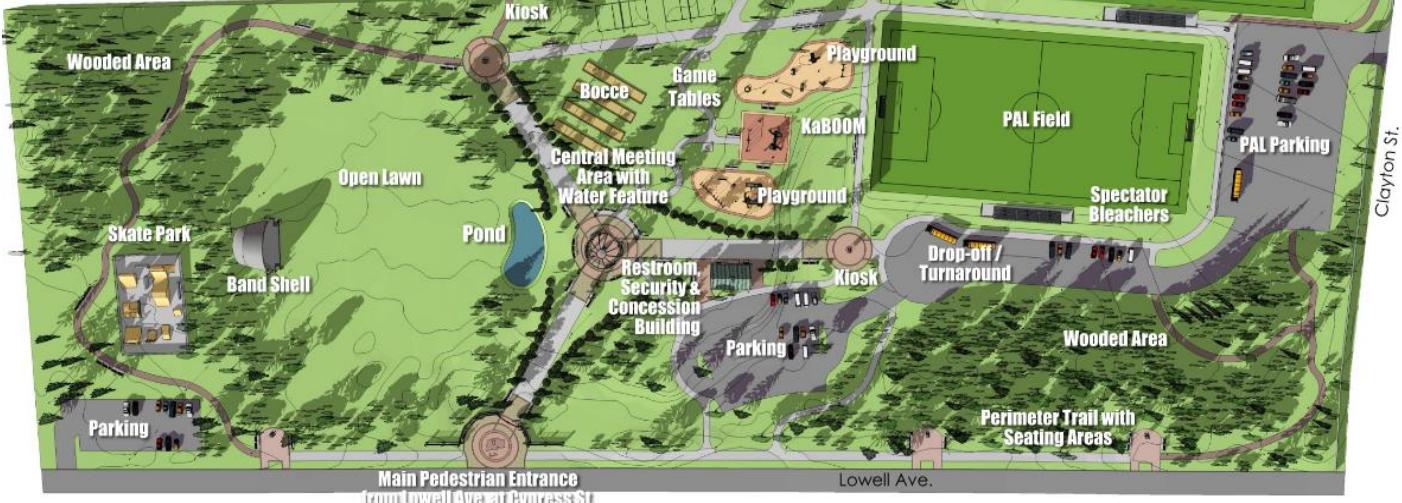
Developed in conjunction with the Town representatives and multiple community groups, the Central Islip Community Park master planning process aims to turn an abandoned site of the former Central Islip State Psychiatric Hospital into a NYC Central Park-like destination for the Town and rest of Suffolk County. BBS joined the existing team of site consultants and developed a Conceptual Plan which addressed both the previous planning efforts by numerous community groups as well as the existing Park facilities - including (2) existing Police Athletic League (PAL) soccer fields with parking in the northern section of the park.

The Master Plan incorporated a number of passive recreation program elements including the "Central Plaza" with adjacent Visitor Building (concession, security, and bathrooms) and a centrally-located water feature with lush landscaped areas to become a focal point of the Central Islip Community Park, both visually and functionally. Design-wise, the Central Plaza was perceived as a formal gathering area, allowing park vistas in all directions and accessed via a tree-lined promenade from the main pedestrian entrance located on Lowell Avenue.



## Central Islip Community Park Master Plan

Master Plan – Plan View  
 June 2014

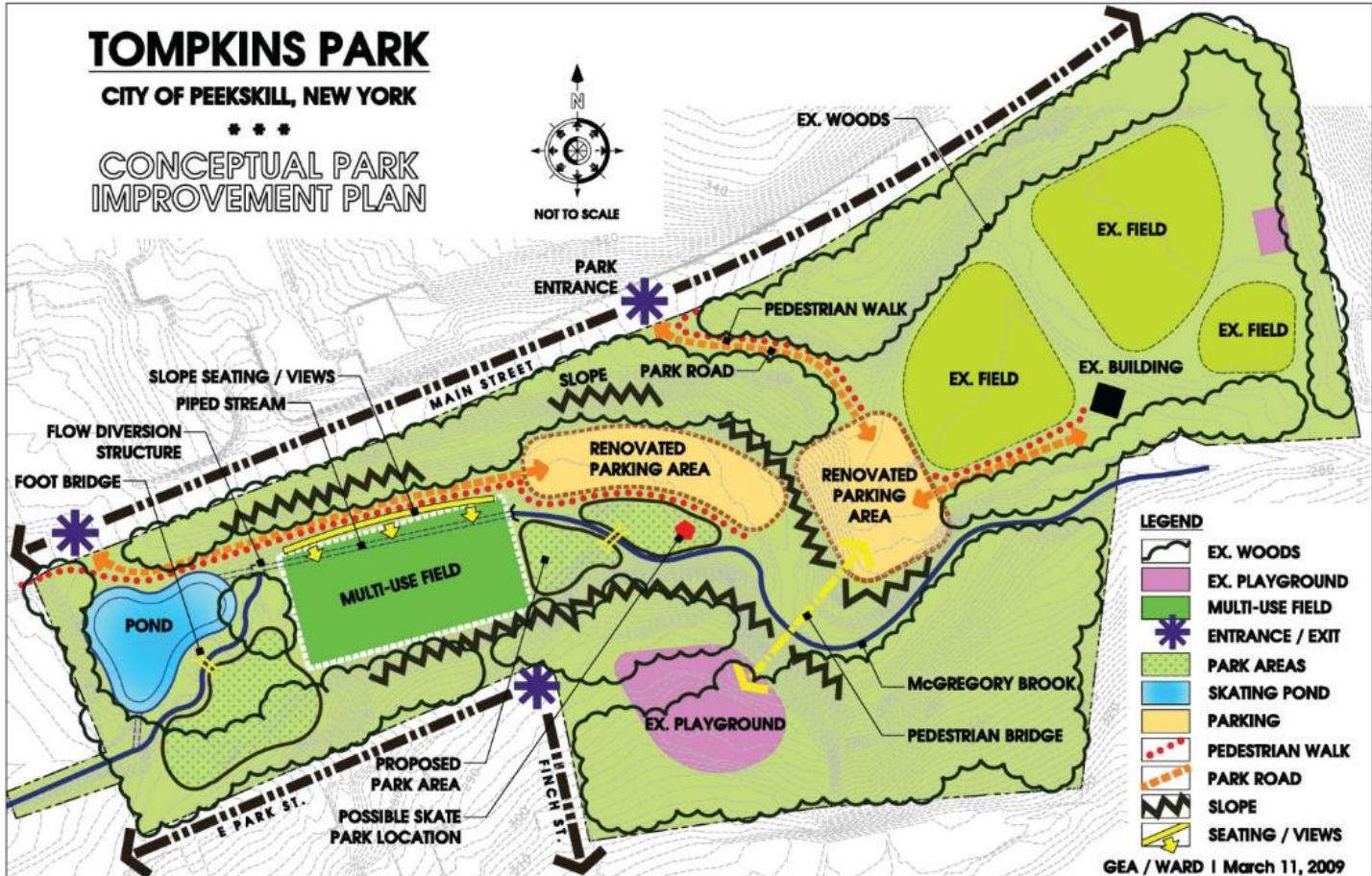


Other park elements include a system of perimeter trails closely following the site topography with multiple seating areas and information kiosks along the trail, individual BBQ/picnic shelters capable of accommodating parties of varying sizes, a band shell surrounded by an open lawn area, slope seating along a fish pond next to the Central Plaza, (3) playgrounds for age-specific youth groups, outdoor adult fitness area stations, (2) lawn volleyball courts, bocce courts and game tables, and a fence-enclosed skate park with an over-flow parking lot. The Master Plan also included various park support amenities and infrastructure such as decorative fencing, entrance walls/archways, decorative lighting, ornamental benches and waste bins, and ornamental plants and landscaped areas.

# TOMPKINS PARK

CITY OF PEEKSKILL, NEW YORK

## CONCEPTUAL PARK IMPROVEMENT PLAN



# TOMPKINS PARK CONCEPTUAL IMPROVEMENT PLAN

Peekskill, New York

## CLIENT

City of Peekskill  
Department of Parks and Recreation

## COMPLETION

On-hold

The City of Peekskill approached consultants with a task of proposing an improvement master plan for the existing 18.4-acre Tompkins Park, including the restoration of Penelope Pond and the McGregory Brook. BBS Landscape Architects, in association with GEA Engineers, developed a concept plan outlining the proposed site improvements, as they related to existing sports facilities, traffic and pedestrian flows, adjacent residential and City properties, as well as natural resources and topography preservation. Based on this conceptual plan, a series of master plan alternates were presented, ranging from high- to low-impact alternatives, addressing the City's call for increased quantity and quality of recreational opportunities and open space while preserving natural beauty of the Park.

The high-impact master plan alternative required that the McGregory Brook, which currently meanders through the site, be piped and extra fill be imported in order to accommodate a new synthetic turf, multi-purpose field, skate park, parking, seating areas, and other new hardscapes. Penelope Pond was to be reclaimed and restored to control seasonal stormwater flooding and double as an ice-skating area in

# TOMPKINS PARK

CITY OF PEEKSKILL, NEW YORK

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## PARK IMPROVEMENTS MASTER PLAN

### PLAN ALTERNATIVE A



# TOMPKINS PARK

CITY OF PEEKSKILL, NEW YORK

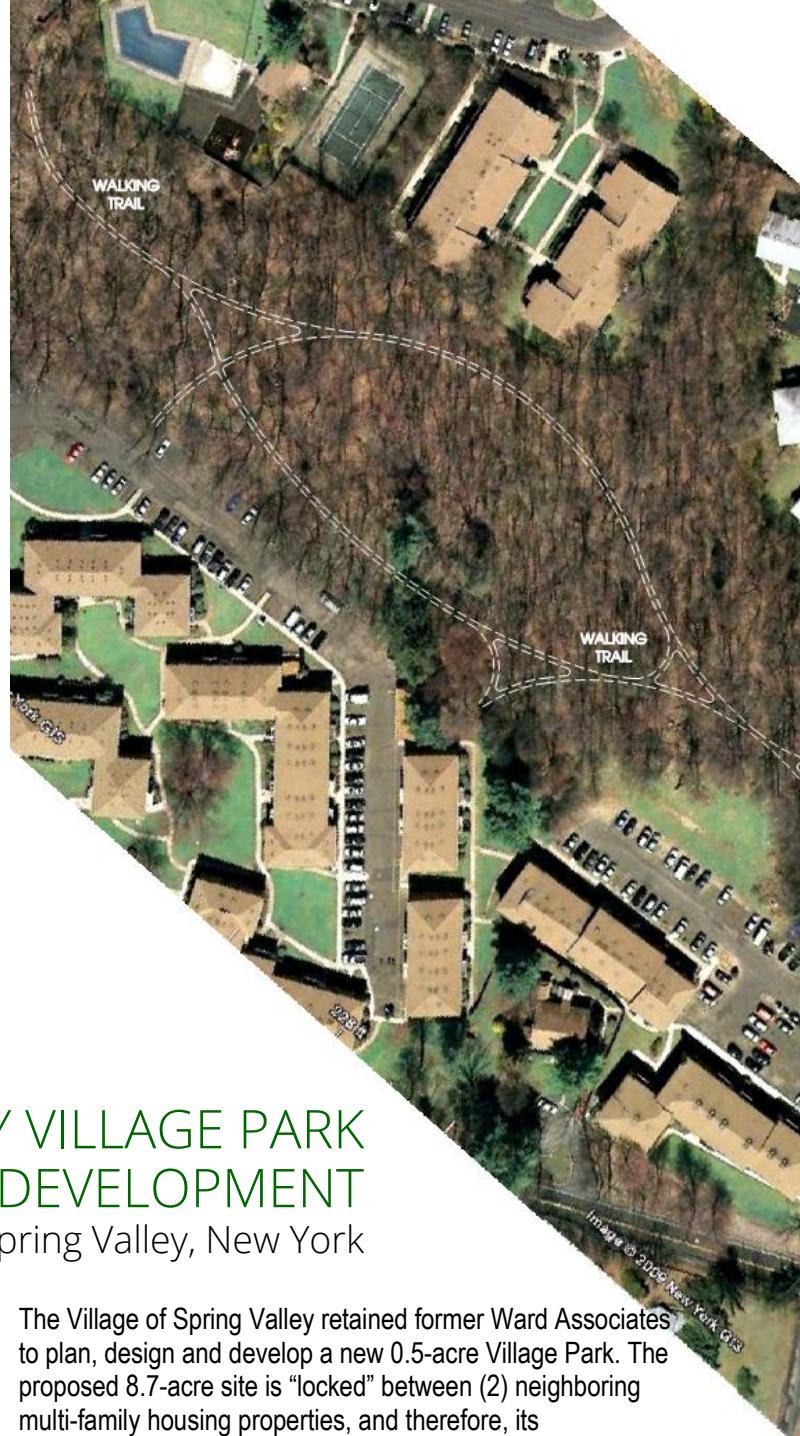
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## PARK IMPROVEMENTS MASTER PLAN

### PLAN ALTERNATIVE B



winter. The low-impact plan alternative embraced the wealth of natural resources and topography of the site, allowing for passive rather than active recreation opportunities. The design solution preserved the McGregory Brook's natural flow channel with stormwater overflow into adjacent wetlands. Park visitors would be able to view and experience wetland eco-systems first-hand as well as to enjoy walking, jogging, and performing other passive recreation activities.



## KENNEDY VILLAGE PARK PLANNING, DESIGN + DEVELOPMENT

Spring Valley, New York

**CLIENT**  
Village of Spring Valley

The Village of Spring Valley retained former Ward Associates to plan, design and develop a new 0.5-acre Village Park. The proposed 8.7-acre site is “locked” between (2) neighboring multi-family housing properties, and therefore, its development required that a thorough investigation and assessment process be completed for the possible environmental impacts. The SEQRA process evaluated impacts on local aquifers, local drainage patterns, vegetation and endangered species habitats, noise and added traffic, and many other potentially adverse conditions. With the negative declaration ultimately secured, the Village proceeded with the Park development which was funded through a Rockland County Community Development Block Grant and a NYS grant for the development of trails.

Program-wise, Kennedy Park includes a network of hiking and walking trails, a picnic shelter, a small comfort station with restrooms, sitting areas with benches and trash receptacles, BBQ grilles and other leisure site amenities, and a small parking area for (10) cars with signage, landscaped areas, fencing, and general site infrastructure including water, sewer, and electric connections.





## KENNEDY PARK – NEW CONSTRUCTION

Besides the trail component, Kennedy Park includes a recreational area a picnic shelter, a small comfort station with restrooms, sitting areas with benches and trash receptacles, BBQ grilles and other leisure site amenities, and a small pervious-paver parking area for (10) cars with signage, landscaped plant beds, and decorative fencing.





## SUFFOLK COUNTY FARM MASTER PLAN EDUCATION + VISITOR CENTER

Yaphank, New York

### CLIENT

County of Suffolk

### COMPLETION

Design On-going

### SIZE

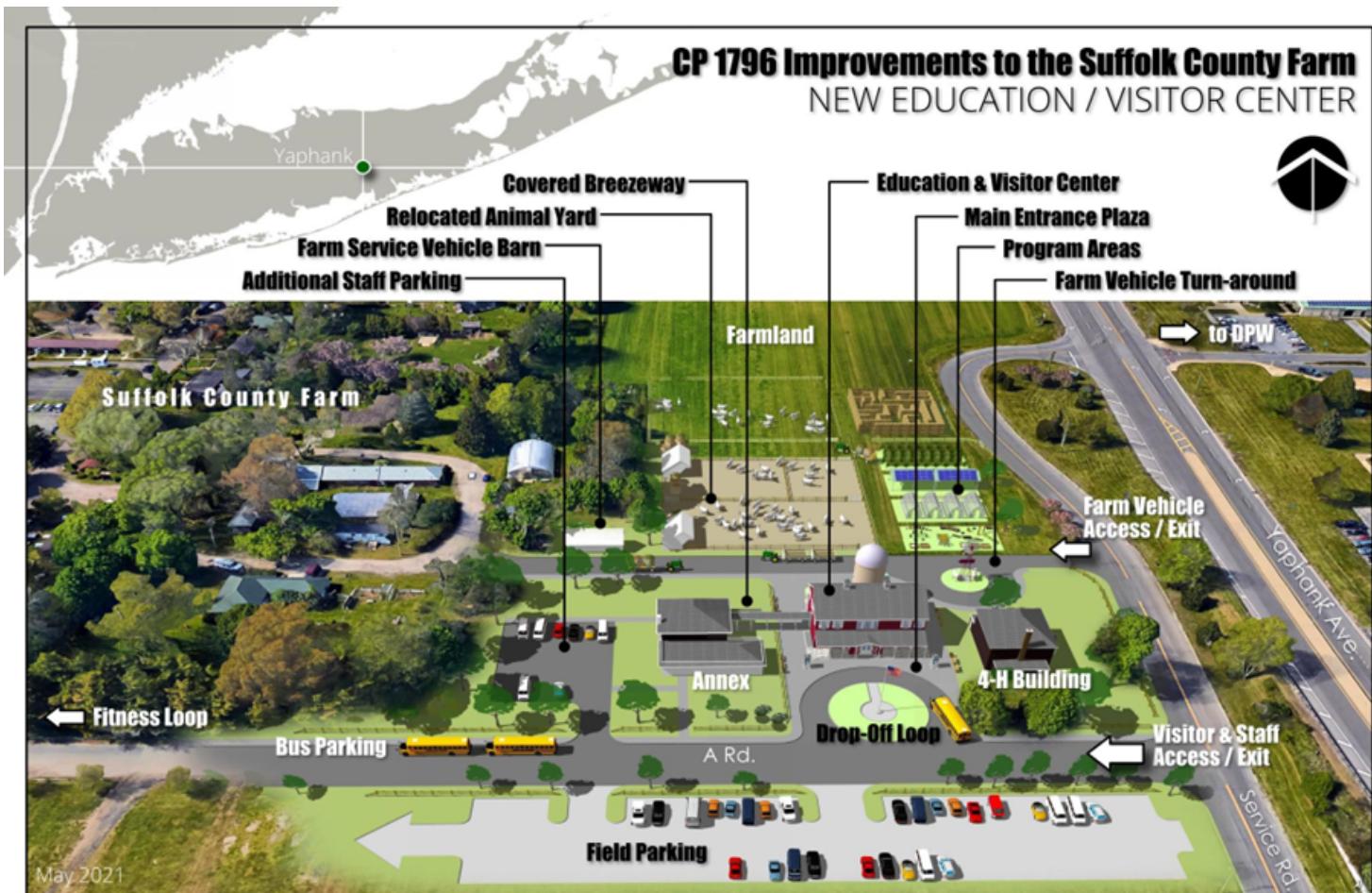
4,800 SF

In 2016, Suffolk County DPW retained BBS to “re-imagine” the southern portion of the Suffolk County Farm property in Yaphank NY, and to develop a new design for a new Suffolk County Farm Education & Visitor Center. Based on County specifications, the new Center was designed as a “green” facility utilizing energy savings and sustainable design as a model laboratory for educating students and visitors on the subject. BBS designed the new structure to blend in with its surroundings, having the appearance of a 2-story barn of approximately 4,800 SF.

The new Suffolk County Farm Education & Visitor Center includes a full basement, main floor and second floor with an option of a connecting breezeway to the adjacent house. The basement will be utilized for storage, mechanical space, and as a technology center. The ground floor features the main reception area with (2) cubicle offices, an exhibit space for interactive displays and signage focusing on local agriculture and tourism, storage closets, public restrooms, an animal examination room, and a covered animal exhibit area.

## CP 1796 Improvements to the Suffolk County Farm

### NEW EDUCATION / VISITOR CENTER



with a large classroom. The upper floor includes an office space for up to (20) people, a conference room, break room with kitchenette, workspace stations, storage areas, and staff restrooms.

As the location of all new programs, the proposed building is intended to become an initial point of every visit to the Suffolk County Farm. To assist the visitors with navigating the site, the Center will offer an interpretive displays and interactive exhibits to provide the initial introduction to the property, giving a deeper understanding of the site's purpose and a century-long history, including its symbiotic relationship with the nearby Suffolk County Correctional Facility. The visitors will be able to experience farm life on Long Island first-hand.

The essential portion of the project was dedicated to educational and interpretive aspects of the farm building itself, providing a display and exhibit area in the Visitor Center lobby. The design team developed various hands-on exhibits and engaging graphics covering a wide range of topics such relevant to Long Island agrotourism, the Suffolk County Farm property, green building features, farm animal care, etc. A curriculum of interpretive programs was developed by the Eastern Suffolk BOCES to facilitate the educational mission and goals of the new Center.

In conjunction with the indoor exhibit area, the site plan improvements provided for several outdoor program areas directly relating to the indoors. These areas showcase a wide range of curriculum topics including, for example, ins and outs of a self-sustainable farm, a community garden to educate about growing own foods, a sheltered farmers market, nature play and education area, organic vineyard, a paved map of Long Island (highlighting local agriculture and wine producing destinations), and changing or seasonal display areas.





## MASTER PLAN FOR THE PARK AT EAST HILLS FORMER AIR NATIONAL GUARD BASE ADAPTIVE RE-USE

East Hills, New York

**CLIENT**  
Village of East Hills

The Village of East Hills purchased 50-acres of Air National Guard surplus property from the federal government in 2000. BBS team members worked with the Village Board and (22) facility committees to develop master plans for demolition and abatement of several abandoned buildings and structures including the extensive system of the above-ground steam piping. The subsequent full A/E design of site improvements included new sports fields, tennis and basketball courts, picnic areas, jogging and nature trails, amphitheater plaza, dog park, swimming pool complex, (2) playgrounds, parking, and site landscaping.

Overall design also included extensive upgrades to existing Village buildings and facilities (Village Hall building, security building, Village theater and police station) as well as building new ones, which included Tennis Lounge building, park comfort station, and several traffic control booths. Village Public Works facilities included several maintenance vehicle garages, repair shop, material staging areas, and salt storage building with a loading dock.



# TURF FIELDS

## FIELD DESIGN EXPERIENCE

With an unprecedented experience in developing athletic fields and sport facilities across the Northeast, **we assist our clients in navigating the overwhelming process of developing (or upgrading) their "field of dreams".**

We have been designing synthetic surface facilities and turf fields since the 1980s, when innovative materials and new products first became commercially available, allowing for a year-round use of athletic facilities. **With our 30+ year track record, we have today well over 8.0 million square feet of artificial surfaces planned, designed, and built.**

**These figures represent one of the most proven turf-field design records for an A/E firm in the region.** They also speak to the quality of our athletic facility planning and design process, and to the ability of our landscape architects and civil engineers to communicate effectively with our clients and their communities during various stages of athletic facility projects.

## 2025

**Blind Brook-Rye UFSD Middle School / High School**  
Rye Brook, NY  
Baseball Field Replacement - 101,000 SF

**SUNY Purchase College**  
Purchase, NY  
New Multi-Use Soccer / Lax / Softball Field - 130,000 SF

**Roslyn High School**  
Roslyn, NY  
Multi-Use Soccer / Lax / Baseball Field - 100,400 SF

**Monticello High School**  
Monticello, NY  
Multi-Use Football / Soccer Field 87,350 SF

**Garden City High School**  
Garden City, NY  
Multi-Use Football / Soccer / Lax Field - 77,800 SF

**Patchogue-Medford High School**  
Medford, NY  
Multi-Use Football / Soccer / Lax Field - 86,700 SF



**Hauppauge High School**  
Hauppauge, NY  
(2) Multi-Use Football / Soccer / LAX  
Baseball and Softball Infields  
200,000 SF

## 2024

**Town of Clarkstown**  
Germonds Park, West Nyack, NY  
Softball Infield  
12,500 SF

**Blind Brook-Rye UFSD**  
**Middle School / High School**  
Rye Brook, NY  
Main Field (Multi-purpose) Replacement -  
78,000 SF

**Chaminade High School**  
Thomas Field, Mineola, NY  
Football / Lacrosse Practice Fields -  
125,000 SF

**Hampton Bays High School**  
Multi-Use Football / Soccer / Lax -  
95,400 SF  
Baseball Field Infield - 23,000 SF  
Softball Field Infield - 11,900 SF

## 2023

**Hempstead High School**  
Hempstead, NY  
Multi-Use Football / Soccer / Lax –  
92,000 SF

**Rockville Centre UFSD**  
**South Side Middle School**  
Rockville Centre, NY  
Multi-Use Football / Soccer –  
78,450 SF

**Huntington High School**  
Huntington, NY  
Multi-purpose Soccer / Lax Field  
Replacements –  
87,400 SF

**Bedford CSD**  
**Fox Lane High School**  
Bedford, NY  
Baseball / Soccer Field  
118,500 SF  
Lax / Soccer Field  
75,250 SF

**Hampton Bays High School**  
Multi-Use Football / Soccer / Lax –  
95,400 SF  
Baseball Field Infield - 23,000 SF  
Softball Field Infield - 11,900 SF







**Roslyn High School**  
Roslyn, NY  
Multi-Use Football / Soccer / Lax – 92,900 SF

**Valley Stream CHSD**  
**North High School**  
Franklin Square, NY  
Baseball Field (full) - 94,000 SF  
Softball Field Infield - 10,500 SF

**Valley Stream CHSD**  
**South High School**  
Valley Stream, NY  
Softball Field Infield & Soccer Field - 67,000 SF

**South Country UFSD**  
**Bellport High School**  
Bellport, NY  
Stadium Field Replacement – 82,800 SF

**2022**  
**Half Hollow Hills CSD**  
East High School  
Dix Hills, NY  
Stadium Field Replacement - 85,600 SF

**Roslyn UFSD**  
East Hills School  
Roslyn, NY  
Varsity Softball Field - 12,100 SF

**Bay Shore High School**  
Bay Shore, NY  
Stadium Field Replacement - 120,000 SF  
Soccer / Lax Field Replacement – 110,000 SF  
Baseball Field Infield - 23,000 SF (2023)

**Bethpage UFSD**  
**John F. Kennedy Middle School**  
Bethpage, NY  
Multi-Use Football / Soccer / Lax – 93,000 SF  
Baseball Field Infield - 22,750 SF  
Softball Field Infield - 11,500 SF

**Oyster Bay High School**  
Oyster Bay, NY  
Multi-Use Football / Soccer / Softball - 83,000 SF

**2021**  
**Harborfields High School**  
Greenlawn, NY  
Multi-Use Football / Soccer / Lax – 93,000 SF

**Bethpage High School**  
Bethpage, NY  
Stadium Field Replacement – 93,300 SF

**Comsewogue High School**  
Port Jefferson Station, NY  
Baseball Field Infield / Warning Track - 33,300 SF  
Softball Field Infield - 11,300 SF

**Northeastern Clinton High School**  
Champlain, NY  
Soccer Stadium - 97,900 SF

**Catskill High School**  
Catskill, NY  
Multi-Use Football / Soccer / Lax - 113,400 SF

**2020**  
**Merrick UFSD**  
**Chatterton Elementary School**  
Merrick, NY  
Little League Infield - 12,150 SF

**Oyster Bay-East Norwich CSD**  
**James H. Vernon School**  
East Norwich, NY  
Multi-Use Football / Soccer - 99,000 SF

**Huntington High School**  
Huntington, NY  
Multi-Use Football / Soccer / Lax – 82,000 SF

**2019**  
**Valley Stream CHSD**  
**Central High School**  
Valley Stream, NY  
Multi-Use Football / Soccer - 66,500 SF

**Port Washington High School**  
Port Washington, NY  
Multi-Use Football / Soccer / Lax – 76,200 SF



## OYSTER BAY HIGH SCHOOL MULTI-USE ATHLETIC FIELD + SITE INFRASTRUCTURE

Oyster Bay, New York

### CLIENT

Oyster Bay-East Norwich  
Central School District

### COMPLETION

2023

On May 6th, the Oyster Bay-East Norwich Central School District marked a momentous occasion with the grand opening of Oyster Bay High School's new multi-use turf field. Central and building administrators, students, and proud community members gathered for the ceremonial purple ribbon-cutting, celebrating a transformative addition to the school's facilities. The new field embodies the district's commitment to fostering spaces that enhance athleticism, teamwork, and school pride for students and the community.

Located on the slope behind the high school, the 83,000-SF turf field was funded through the district's 21st Century Capital Improvements Bond Referendum, which voters approved in 2021. This significant project replaced the outdated grass field with a modern, durable turf surface, capable of hosting various sports such as football, soccer, and lacrosse. The field's design, completed in approximately eight months, provides an all-weather, safe, and versatile playing space that caters to the needs of student-athletes and school programs.



As one of the cornerstone projects of the bond initiative, the turf field reflects a forward-thinking approach to improving school facilities. Its construction demonstrates a collaborative community effort to invest in the future of Oyster Bay High School. Beyond being a space for competition and physical activity, the new field stands as a symbol of the district's dedication to creating opportunities for student growth and strengthening the bond between the school and the local community.





## ROSLYN HIGH SCHOOL ATHLETIC FIELD COMPLEX

Roslyn, New York

### CLIENT

Roslyn  
Union Free School District

### COMPLETION

2023

Designed over the course of the 2022/2023 academic year, the Roslyn High School turf field project was a transformative upgrade to the school's athletic complex. The project began with the demolition and site preparation of the existing field and track, followed by the design of a modern, multi-purpose athletic facility. A new synthetic turf field was installed to accommodate soccer, football, lacrosse, and other sports, offering a durable and low-maintenance surface for athletes. The running track was completely renovated with a bright blue (school color), high-performance surface, designed for both competition and recreational use.

The upgraded sports complex now includes a range of enhancements designed by BBS to elevate its functionality and versatility. A long jump and triple jump area with sand pits, a high jump area, pole vault, and steeplechase facilities were added to support track and field athletes. Field sports lighting was installed, enabling evening practices and games, while a modern scoreboard, flagpole, and perimeter fencing were also added.



Accessibility was also a key focus, with the construction of a new staircase and pathway leading to the press box. High-resolution security cameras were installed to ensure the safety and security of the complex.

These upgrades were essential to keeping Roslyn High School's athletic programs and Physical Education curriculum competitive with other Nassau County school districts while also supporting local community recreation programs. The improvements have not only enhanced the functionality of the existing sports complex on Harbor Hill Road but also ensured that it meets modern standards for safety, performance, and sustainability.





## BABYLON HIGH SCHOOL STADIUM + ATHLETIC FACILITIES

Babylon, New York

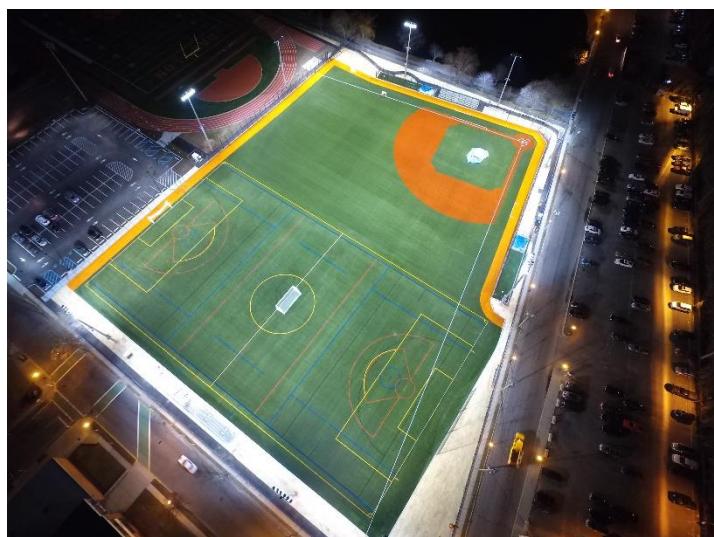
**CLIENT**  
Babylon  
Union Free School District

**COMPLETION**  
2015

**COST**  
\$4,800,000

Located in the heart of the Village of Babylon on the South Shore of Long Island, the Babylon Junior-Senior High School received the most of the \$26.6 million “Renewal Project” facility improvements approved by the Babylon School District’s residents in a bond referendum in December 2013. With improvements to the District’s facilities postponed for decades, the residents decided that a comprehensive overhaul of all 3 school buildings was long overdue.

At almost \$16.6 million, the largest portion of the “renewal” program focused on the Babylon Junior-Senior High School, including the new, \$4.8-million, 400,000-square-foot sports field complex which replaced and expanded the original deteriorated athletic facilities insufficient for the needs of the district’s 1,600 students. The new complex includes a new, 90,000-SF multi-use, synthetic turf football field with a soccer and lacrosse overlay; a 6-lane running track; and spectator bleachers with an elevated press box.



The complex also features a new, 125,000-SF multi-use, synthetic turf combination baseball field and soccer field, with a lacrosse and field hockey overlay. The entire stadium received new parking and a perimeter security system.



## WESTCHESTER COUNTY TIBBETTS BROOK PARK TURF FIELDS + ATHLETIC FACILITIES

Yonkers, New York

**CLIENT**  
Westchester County

**COMPLETION**  
2007-2011

The City of Yonkers requested assistance from Westchester County to provide much needed playing fields and sports areas for local youth since no other available spaces existed within the municipality.

### **Tibbetts Brook Park - North**

As part of the field master plans, our Landscape Architectural team developed multiple designs incorporating synthetic turf fields, partially located on an existing landfill. Ultimately, this County project, located within the City of Yonkers, included the design and development of (3) synthetic turf multi-purpose sports fields to accommodate, football, soccer, lacrosse and field hockey. Also included were spectator bleachers, site amenities, parking for 125 cars, support building with comfort stations, office and storage, sports lighting, parking area and park roadway lighting, retaining walls, existing wetlands mitigation and new wetland area design, site landscaping, underground and surface drainage solutions, and utility infrastructure. The project required extensive NYSDEC and Army Corps of Engineers permitting, and numerous drainage studies - given its proximity to the Tibbetts Brook and adjacent wetlands.



One of the major design challenges was the fact that the complex was to be located in the vicinity of protected wetlands with the Tibbetts Brook passing through the heart of the proposed site. Our design solution included enclosing the Brook in its entirety into a large underground pipe, underneath the fields and athletic facilities, and ultimately discharging it into existing and newly created wetland areas down-stream.

#### **Tibbetts Brook Park - South**

The Project in the lower portions of Tibbetts Brook Park included the design and development of a synthetic turf Gaelic soccer field with (3) smaller fields which overlay the larger field, a synthetic turf Little League Field, and an adjacent natural grass soccer field. All fields were designed as multi-purpose, capable to accommodate (Gaelic) football, soccer, lacrosse and field hockey. The project is on-hold.





## SUNY PURCHASE COLLEGE MULTI-PURPOSE ATHLETIC FIELD FACILITY

Purchase, New York

**CLIENT**  
SUNY Purchase College

**COMPLETION**  
On-going

In early 2023, SUNY Purchase College retained BBS Landscape Architecture & Site Design Group for the planning, design and development of a new multi-purpose synthetic turf field. The project scope also included site storm water management system design, new Musco sports lighting, improvements to field access and new ADA-compliant walkways, and the provision of a raised, pre-fabricated spectator grandstand with integrated press-box, equipment storage, dugouts, and a bullpen.

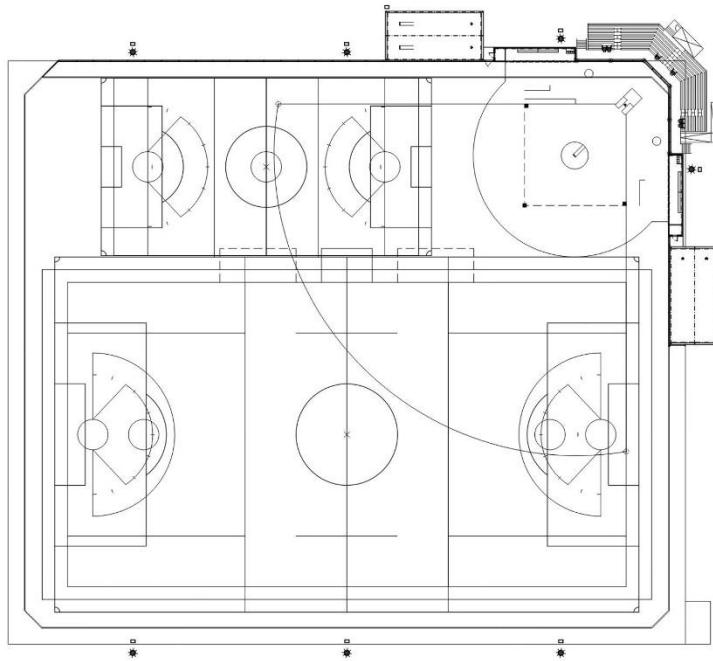
The existing conditions of some of the athletic facilities at the SUNY Purchase athletic complex deteriorated over time and the natural-surface fields became insufficient for the needs of the year-round athletic programs. Following the successful upgrade of the main baseball/multi-use field in 2013/2014, the existing 138,000-SF natural turf field was re-designed as a multi-purpose synthetic turf combination field to accommodate soccer, softball, and lacrosse.

BBS proposed a synthetic turf field system featuring the monofilament turf product designed specifically for contact



sports such as lacrosse or soccer. A 10-FT warning track runs the perimeter of the entire playing surface, encapsulating the main field with line markings for (3) sports, as well as a small lacrosse practice field in the western section of the area. A new 500-seat, raised, pre-fabricated grandstand structure, set on concrete footings and gravel base, was designed complete with an integrated press-box and equipment storage underneath. As the field sits on the gentle slope between two neighboring sports fields, the access walkways along with security lighting were designed to provide a barrier-free, safe access path to the adjacent parking lot and fields.

Other support infrastructure includes new wireless scoreboard systems, ballfield dugouts with team seating and equipment storage, (2) bullpen and (2) batting-cage training areas, a portable homerun fence, perimeter chain-link fencing with lockable gates, new sports flood-lights (Musco-Structure Green) with energy-saving fixtures, reduced light-spill, and enhanced glare-prevention.





## SUNY WESTCHESTER COMMUNITY COLLEGE IMPROVEMENTS TO WEST FIELDS + BARRETT FIELD

Valhalla, New York

**CLIENT**  
SUNY Westchester Community College

**COMPLETION**  
2014

**COST**  
\$2,500,000

Following the 2003 collaboration, SUNY Westchester rehired BBS Landscape Architects to prepare upgrades and new site solutions for additional Physical Education facilities at the College's Valhalla Campus.

Improvements to the West Fields included re-orientation of the lower baseball field so that the outfield point towards the southeast, construction of new backstops, player dugouts, automatic irrigation system, re-grading of the field, and installation of an under-drainage system to improve field drainage. Improvements to the varsity baseball field included a complete re-construction of the field to meet NCAA standards, including new dugouts, backstop, fencing, drainage improvements and warning tracks. A press box with comfort station and concession was also part of the project scope.

Improvements to Barrett Field encompassed re-grading the field, a new under-drain system to improve field drainage, new scoreboard, a new bleacher system opposite the existing grandstand, and replacement of natural turf with grass sod.



In addition to the athletic field improvements, the plans and construction documents were prepared by BBS incorporating a new emergency vehicle access drive. This drive provides access to the West Field baseball fields from the existing Knollwood Gate access drive, and a new pedestrian path connecting the West Field with the Physical Education building to improve pedestrian access and to reduce conflicts between pedestrians and vehicles on Campus.



# TENNIS COURTS + PICKLEBALL

## DESIGN EXPERIENCE

Similarly to the athletic field portfolio, our tennis court design experience revolves mainly around educational-K12 and municipal Parks & Recreation markets of the Northeast region. **We keep up-to-date with current tennis (and other court game) construction standards and latest performance requirements** for playing surface products and materials.

With pickleball (re)gaining popularity in the last decade or so, our most recent pickleball court projects involved the renovation of (5) existing tennis courts at North and South High Schools at Valley Stream to include pickleball overlays, and the development of (4) new stand-alone pickleball courts at East Rumbrook Park for the Town of Greenburgh.



## 2023

**Bellmore-Merrick UFSD**, Grand Avenue School  
**Roslyn UFSD**, Roslyn High School

## 2021

**Northeastern Clinton CSD**, High School  
**Valley Stream CHSD**, North High School (Pickleball Court Overlays)

## 2022

**Hampton Bays UFSD**, Hampton Bays Elementary School  
**Great Neck UFSD**, North Middle School  
**Comsewogue UFSD**, JFK Middle School  
**Town of Greenburgh**, East Rumbrook Park (4 New Pickleball Courts)

## 2020

**Herricks UFSD**, Herricks Middle School

## 2019

**Bellmore-Merrick CHSD**, Mepham High School  
**Bellmore-Merrick CHSD**, Calhoun High School





**Elwood UFSD**, Elwood High School  
**Garden City UFSD**, Garden City High School Tennis Court Reconstruction  
**Herricks UFSD**, Herricks High School  
**North Babylon UFSD**, North Babylon High School  
**North Shore CSD**, North Shore HS  
**Rockville Centre UFSD**, Hewitt ES Tennis Court Replacement  
**Valley Stream CHSD**, South High School (Pickleball Court Overlays)



## 2018

**Bayport-Blue Point UFSD**, J.W. Young Middle School  
**Bellmore-Merrick CHSD**, Kennedy HS  
**Great Neck UFSD**, South MS Resurface Tennis Courts  
**Patchogue-Medford UFSD**, Patchogue-Medford HS Tennis Court Replacement  
**Plainview-Old Bethpage CSD**, Stratford Road ES Tennis Court Reconstruction  
**Sag Harbor UFSD**, Pierson MHS  
**West Islip UFSD**, West Islip High School



## 2017

**Amityville UFSD**, Amityville Memorial High School  
**Comsewogue UFSD**, Comsewogue High School  
**Great Neck UFSD**, North MS Resurface Tennis Courts  
**Port Washington UFSD**, Carrie Palmer Middle School



## 2016

**Babylon UFSD**, Tennis Courts at (3) Schools  
**Bay Shore UFSD**, Bay Shore High School  
**Harborfields CSD**, Harborfields High School and Oldfield Middle School  
**Shoreham-Wading River CSD**, High School Tennis Court Reconstruction  
**Shoreham-Wading River CSD**, High School Tennis Lights



## 2015

**Island Park UFSD**, Hegarty Elementary School  
**North Shore CSD**, HS Tennis Court Reconstruction

**Oyster Bay-East Norwich CSD**, Oyster Bay High School Tennis Court Reconstruction  
**Plainview-Old Bethpage CSD**, JFK High School (2) New Tennis Courts (4) Rehab.  
**Plainview-Old Bethpage CSD**, Mattlin MS (6) New Tennis Courts

## 2013

**Haldane CSD**, Haldane High School  
**Hampton Bays UFSD**, Hampton Bays Elementary School  
**Islip UFSD**, High School & Junior High School  
**Shoreham-Wading River CSD**, High School

## 2012

**Roslyn UFSD**, Roslyn High School Tennis Courts

## 2011

**Merrick UFSD**, Tennis Court Replacement Work District-wide

## 2010

**Harrison CSD**, Harrison High School  
**Valley Stream CHSD**, Central High School

## 2009

**Garden City UFSD**, Garden City HS  
**Hampton Bays UFSD**, Hampton Bays Elementary School  
**Oyster Bay-East Norwich CSD**, James Vernon Elementary School  
**Southold UFSD**, Southold Jr./Sr. HS Tennis Court Reconstruction  
**West Islip UFSD**, West Islip High School

## 2008

**Commack UFSD**, Commack, High School  
**Shelter Island UFSD**, Shelter Island School  
**Southampton UFSD**, Southampton High School



## SPRINGS SCHOOL OUTDOOR PLAY AREA + BASKETBALL COURT

Springs, New York

**CLIENT**  
Springs Public Schools





## THE PARK AT EAST HILLS BASKETBALL COURTS

East Hills, New York

The Village of East Hills purchased 50-acres of Air National Guard surplus property from federal government in 2000. BBS team members worked with the Village Board and (22) facility committees to develop a multi-year development plan for improvements to the site, including sports fields, (4) tennis and (2) basketball courts, several picnic areas, jogging and nature trails, an amphitheater, dog run, leisure pool, (2) playgrounds, parking, and landscaping throughout the park.

**CLIENT**  
Village of East Hills





## SPRING VALLEY MEMORIAL PARK BASKETBALL COURTS

Spring Valley, New York

### CLIENT

Village of Spring Valley  
Department of Housing & Community Development

This project located at Memorial Park in downtown Spring Valley replaced (3) aging and deteriorated basketball courts. It consisted of (2) new regulation-size basketball courts with (2) junior-size courts running crossways. The courts included (12) goals for practice, acrylic color coat surface and chain link fencing. BBS team members provided all preliminary planning and design services, as well as construction documents for bidding and construction administration services.

The basketball court replacement project was Phase I of the Spring Valley's efforts to improve its flagship community park located in the heart of the Village. Phase I also included improvements to the existing softball infield, dugouts, drainage, fencing, court lighting, as well as the adjacent playground and play equipment.





## TOWN OF GREENBURGH MASSARO PARK BASKETBALL COURT + RETAINING WALL / SEATING

Elmsford, New York

CLIENT

Town of Greenburgh





## LET ALL THE CHILDREN PLAY UNIVERSALLY ACCESSIBLE PLAYGROUND

Eisenhower Park | East Meadow, New York

### CLIENT

LATCP Foundation,  
County of Nassau

### COMPLETION

2012

### COST

\$1,250,000

The visionary idea of developing a universally accessible playground for children of all abilities in the heart of Nassau County was first conceived by the then-director of "Let All The Children Play" foundation. The foundation is a Long Island not-for-profit organization dedicated to improving the lives and dignity of all children by developing accessible playgrounds, play areas, and inclusive recreation programs.

The 2-acre playground was built in Eisenhower Park, located in East Meadow, New York. The heavily vegetated site included a number of mature trees; the project aimed to preserve all these trees which required creative landscaping and site engineering solutions. In the end, the BBS landscape architectural team provided comfortable, pleasant playground with extensive shading and the feel of connection with nature.

The new playground is designed to promote interaction among children both with and without disabilities. It is a place where children can discover, learn and socialize.



while developing understanding and sensitivity for one another. BBS' design allows children of different physical and mental abilities, including those in wheelchairs, to play together and share every area and each piece of play equipment on the playground.

The site is divided into two main areas, with one for the 0-5 year age group and a second for 5-12 year-olds. All the equipment and pathways are placed at sufficient distance, which allows locomotion of the wheelchair around the park. The playground has a large amount of seating for parents and guardians. The park also has 4 picnic areas and incorporates an area available for future Nature Exploration Zone.





## JAY STREET TOT LOT

Spring Valley, New York

### CLIENT

Village of Spring Valley

The Jay Street Tot Lot is designed for pre-school age children, is universally accessible and meets all of the current playground safety codes and regulations. The playground is divided into (2) sections - the first contains a play structure complete with slides, climbers, interactive panels and miscellaneous play activity equipment. The second area has a swing set with (4) "tot" swings. All equipment at the playground is set on rubberized safety surfacing, which is colored to match the play equipment. Decorative benches, concrete walkways, safety fencing, guardrails and landscaping are also part of the new Village playground.



# SPOOK ROCK TOWN PARK SPRAY AREA, BATHHOUSE + POOLS

Ramapo, New York

## **Client:**

Town of Ramapo  
Department of Parks and  
Recreation

Phase I: Town of Ramapo commissioned BBS team members to design improvements at the Town's existing community pool facility at Spook Rock. To accommodate the installation of a new spray pad, the demolition of existing Wading Pool, concrete decks, pipe, valves, and all mechanical/electrical equipment was commenced in 2010. New construction included a state-of-the-art 50-ft-diameter water spray pad including various flush mounted and elevated water features (such as spray benches, variable pressure rain rings, mist poles, color-coded bubblers, and other interactive water equipment), new concrete decks, fencing, pipe, valves, regenerative filter system utilizing granular filter media, pumps, chemical and ultraviolet disinfection systems.

Phase IA: Pursuant Health Department regulations and safety requirements, the capital improvement program reconfigured existing Spook Rock bathhouse to accommodate new lifeguard and first aid space, as well as toilet-, shower-, and locker room areas.

Phase II: With design recently completed, the renovation of the Spook Rock Pool facility will include the complete demolition of the existing Main Pool, concrete decks, all deck equipment, and all mechanical/electrical pool equipment. New construction will provide for an 11,120-sf Leisure Pool, complete with interactive spray equipment, waterslide, wading, training, and leisure swimming areas. Project also includes the installation of new concrete decks, tile depth markers, deck equipment, pumps, filters, and automatic chemical monitoring and feed systems.

## **Scope of Services**

Full A/E Services  
Cost Estimating  
M&E Evaluations  
Construction Administration

## **Type of Contracts**

General (Pool) Construction  
Electrical Construction





## PORT JEFFERSON FREE LIBRARY OUTDOOR NATURE AREA

Port Jefferson, New York

**CLIENT**  
Port Jefferson Free Library

**COMPLETION**  
2021 (Design)

Initially presented to the Port Jefferson community in early 2021, BBS Landscape Architects proposed the Outdoor Nature Area at the Port Jefferson Free Library with the intent to provide the Library patrons with a complete experience and to offer a well-designed outdoor area for programming. Upon entering what used to be a residential parcel adjacent directly east of the existing parking lot on Thompson Street, the patrons can experience a secluded, richly landscaped outdoor area carved into the existing slope.

Initially, the Craft Zone (1) provides an opportunity to create and display new artwork publicly or simply lounge on a chair in the sun. A couple of steps further up the meandering bluestone walkway, the sail-shaded Exercise Area (2) offers a wooden deck to practice yoga, light weight-lifting, or similar exercises. Across the path, a Reading Nook (3) is defined by a set of seating masonry walls hid in the shade of a flowering tree and low shrubbery.

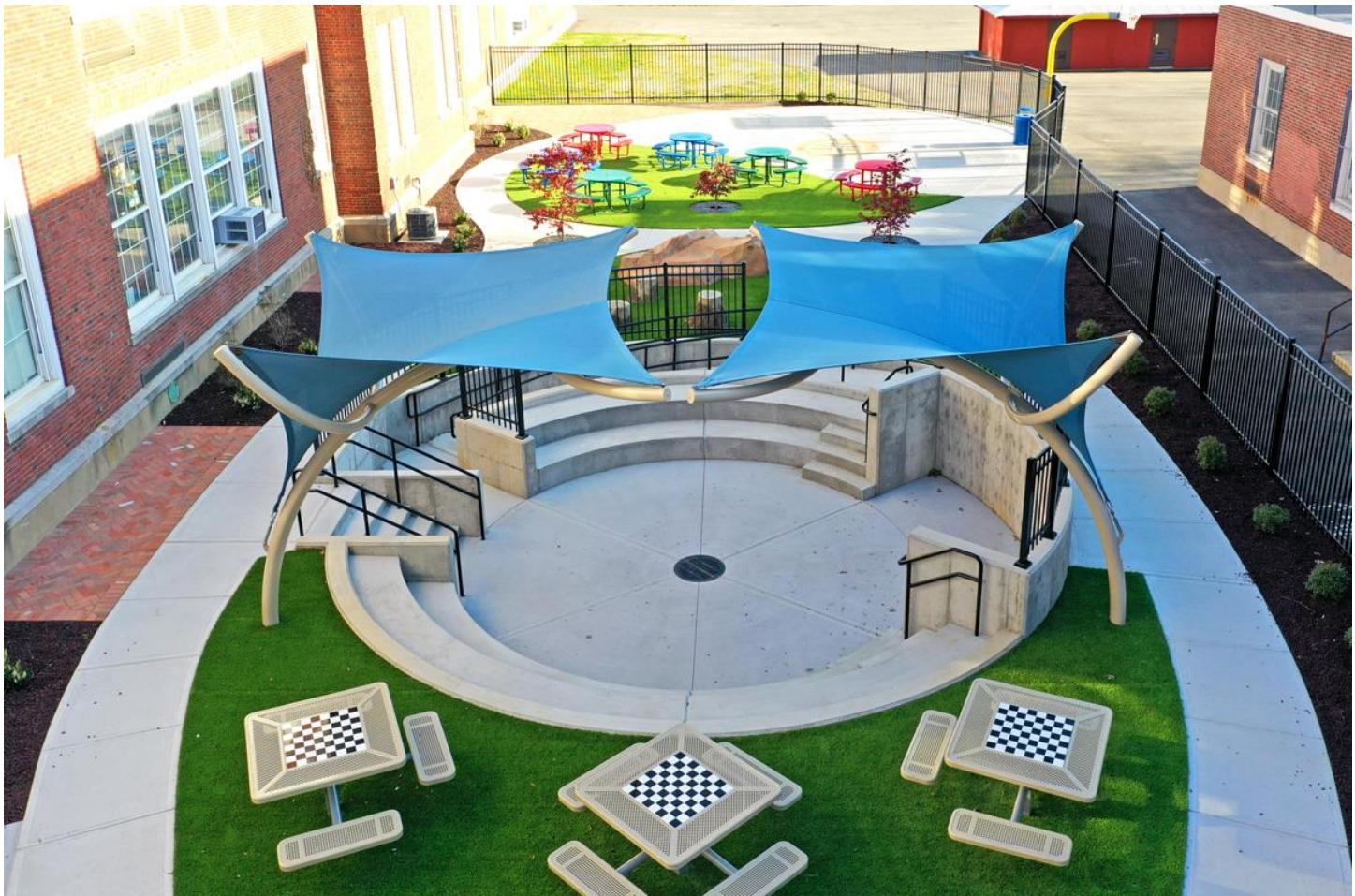
The centerpiece of the Outdoor Nature Area is a large, paved Meditation Zone (4) situated in the upper portion of the upward sloping site. Decorative brick pavers and



bluestones form a labyrinth, intended to relax and rejuvenate one's body and mind. Further up the parcel, a hands-on discovery and experience of various natural materials and elements is delivered at the Nature Explore Zone (5).

Multiple seating types, decorative fencing, and the abundant use of vegetation complement the existing site features and create a well-balanced, tranquil setting for new outdoor (learning) experiences and provide passive recreation opportunities. Intended to be used by local residents of all age groups and abilities, the Library Outdoor Nature Area is located directly in the heart of the picturesque Port Jefferson Village.





## STRATFORD AVENUE SCHOOL OUTDOOR COURTYARD

Garden City, New York

**CLIENT**

Garden City Public Schools



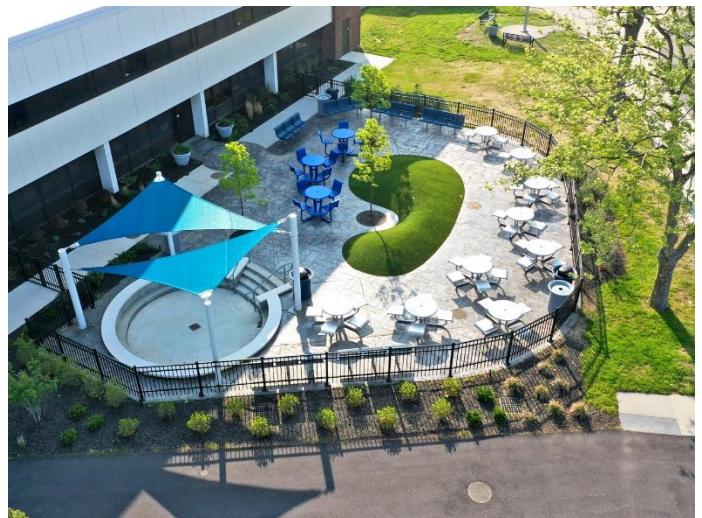


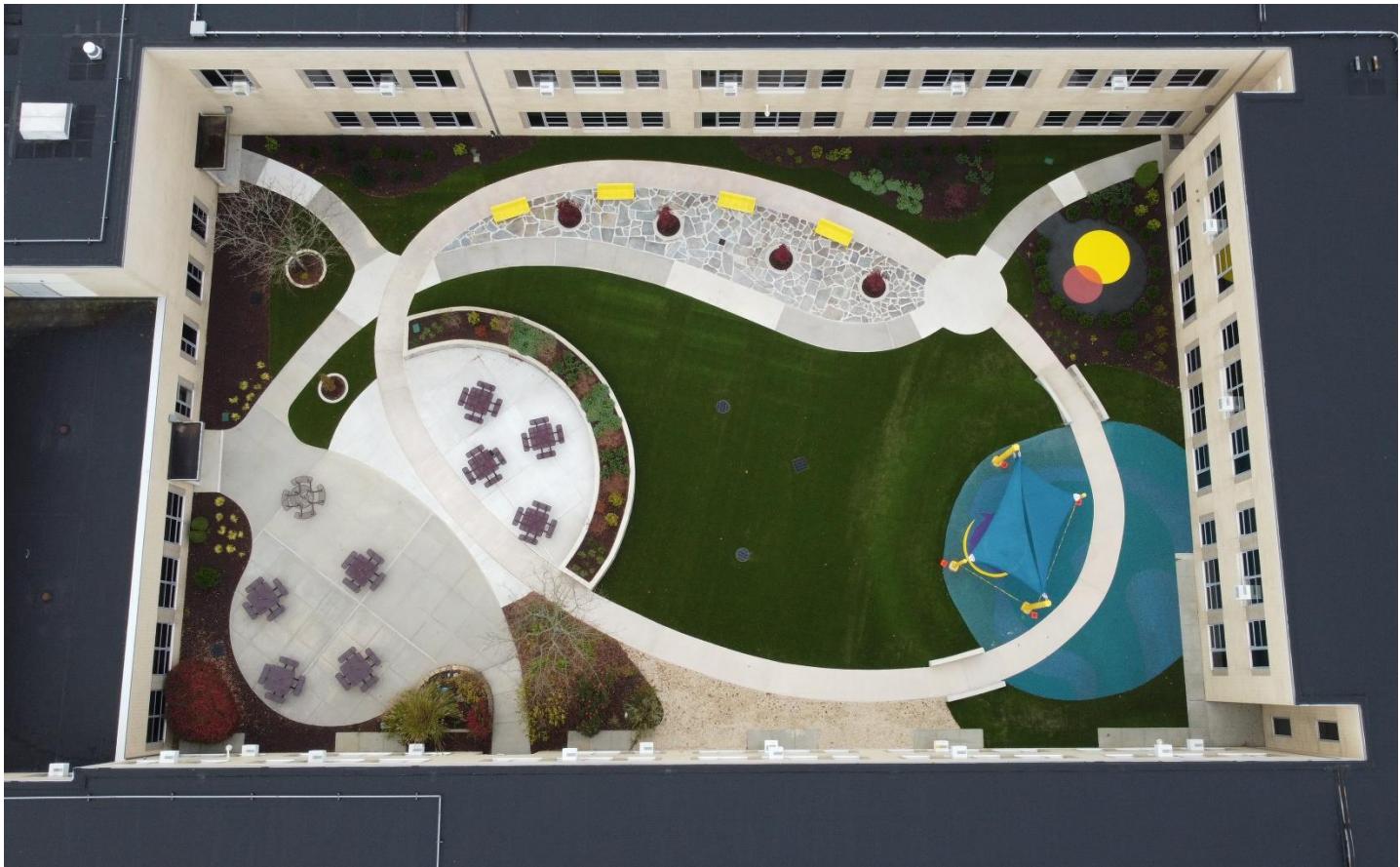
## SHOREHAM-WADING RIVER HIGH SCHOOL OUTDOOR STUDENT LOUNGE

Shoreham, New York

### CLIENT

Shoreham-Wading River Public Schools





## EASTERN SUFFOLK BOCES SEQUOYA CENTRAL ADMINISTRATIVE CENTER - SITE Holtsville, New York

**CLIENT**  
Eastern Suffolk BOCES

**COMPLETION**  
Site 2022  
Building On-going

**SIZE**  
15 Acres

In 2017, BBS was asked by Eastern Suffolk BOCES to provide initial planning and design services for turning the newly purchased Sequoya School Campus in Holtsville, NY, into a brand-new Eastern Suffolk BOCES High School & Central Administration / Conference Center. Both program components, educational and public, for the newly purchased site required a phased approach to the project design/construction sequence, specifically with respect to the proposed school building renovations and extensive site improvements. The site modifications included a complete redesign of the building courtyard as well as major changes to the on-site traffic patterns, pedestrian safety and security, and addressing additional parking needs.

All circulation adjustments and parking additions had to accommodate student-parent vehicles and drop-off/pick-up requirements, buses and minibuses, parking for staff and faculty cars, access for (oversized) emergency vehicles, maintenance and delivery vehicles, and general public and conference visitor traffic.



## SAYVILLE PUBLIC LIBRARY NEW OUTDOOR EVENT PLAZA

Sayville, New York

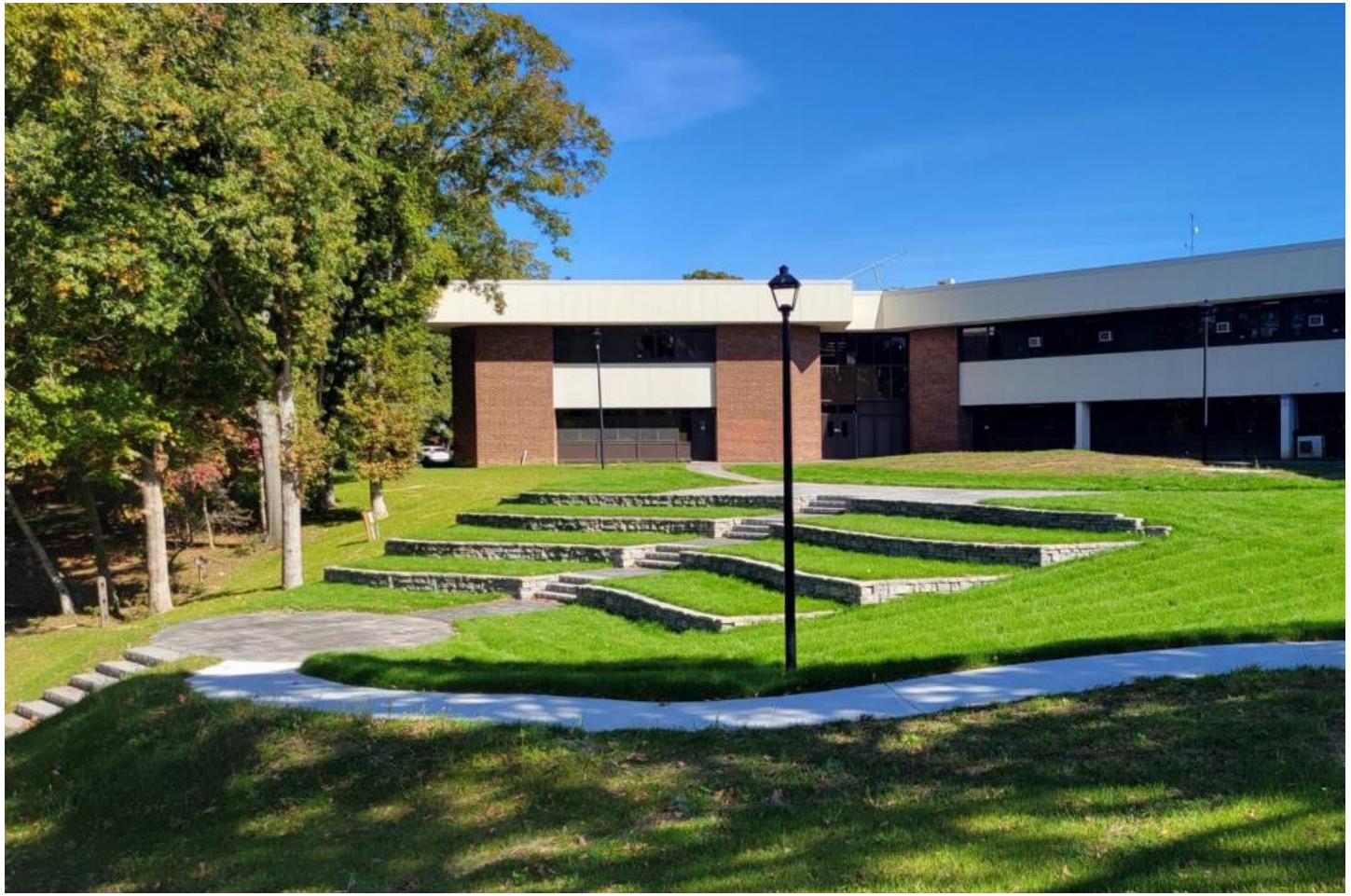
**CLIENT**  
Sayville Public Library

**COMPLETION**  
2015

**COST**  
\$125,000

Located at Greene Avenue in Sayville, the new, 750-SF outdoor plaza and auditorium serves as a Sayville Public Library's multi-functional event area. Adjacent to the southwestern wall of the library building, the semi-circular Children's Area is accessible from inside directly through a dedicated building entrance. BBS Landscape Architects designed the plaza to address the library's need for both an outdoor children's section and an additional programing venue for presentations, book readings, and plays.

The Children's Area features two parallel, curved retaining walls, which double as amphitheater-style seating; a custom-designed steel pergola with a trellis; a paved section; a custom-patterned safety surface play area; a planted landscape section; an architectural steel fence with a gate; and a new underdrain stormwater management system. The designers focused on maximizing the available area and creating a welcoming, comfortable outdoor environment for both children and parents. The textures and colors of Children's Area materials are harmonized with the library building.



## SHOREHAM-WADING RIVER HIGH SCHOOL AMPHITHEATER + SEATING

Shoreham, New York

### CLIENT

Shoreham-Wading River Public Schools





## SPRING VALLEY VILLAGE ON THE GREEN

Spring Valley, New York

### CLIENT

Village of Spring Valley  
Department of Housing & Community Development

The Spring Valley Village Green is located on Main Street at the heart of the Village. It provides a peaceful retreat for locals and visitors alike. Acting as both a destination and a communal gathering spot, it serves as an inviting entrance to the Village. Spanning 0.65 acres, this park rests on land from United Water. At the intersection of Maple Avenue and Main Street.

At its core stands a grand gazebo, gracefully nestled amidst the landscaping. Decorative brick pavers and bluestone pathways wind their way to the gazebo and other park features. Adjacent to the gazebo is a table and seating area, where visitors can relax. The park's ambiance is further enhanced by lush greenery, plantings, decorative benches, and strategically placed trash receptacles. A tall flagpole proudly stands alongside a memorial area, symbolizing the Green's significance beyond its primary function.

### MASTER PLAN

VILLAGE on the GREEN  
VILLAGE OF SPRING VALLEY  
TOWN OF RAMAPO, NEW YORK





## SUFFOLK COUNTY PARKS TEMPLATE CHECK-IN STATION BUILDINGS

at Indian Island, Cedar Point + Montauk Outer Beach Parks, New York

**CLIENT**  
County of Suffolk

**COMPLETION**  
2016

**COST**  
\$1,380,000

BBS developed a master template design for a new Check-in Station building to be utilized by the Suffolk County Parks Department throughout various parks. The design established a new design standard which addresses current and future recreation needs. The template design was developed in such a manner so it could be used on any site, subsoil, and topography, and addresses varying park site utilization conditions.

The Check-in Station design provides for an ample lobby area with a countertop for park visitors, general office space for up to (4) people, a private office, unisex toilet facility, storage closet, kitchenette with "lunch area", and a bump-out for drive-up purposes. Attached to the building is an exterior tool storage and maintenance equipment shed. In the initial phase, the project included siting the proposed template building in (3) County parks, namely at Indian Island (Town of Riverhead), Cedar Point, and Montauk Outer Beach Park (both Town of East Hampton).



Heavily used by the public during the main summer season, various Suffolk County Parks campgrounds required a new check-in station or required their current check-in station be replaced as they were at the end of their life expectancy. BBS was retained to develop a template design which included a flexible building footprint and a rustic/log cabin look to blend in with the existing park setting.





## COMSEWOOGUE HIGH SCHOOL STADIUM FIELD HOUSE / CONCESSION, STORAGE + PRESS BOX

Port Jefferson Station, New York

### CLIENT

Comsewogue  
Union Free School District

### COMPLETION

2022

The new multi-purpose, 1,540-sq.ft. Field House at Comsewogue High School Stadium replaced the outdated press box/storage building. It features permanent bathroom facilities and a concession area with utility/storage room on the ground floor. On the second floor, a 270-sq.ft. Press Room overlooks the multi-sport field with access to a rooftop viewing and filming platform.

The new building features light-gray split-face block above a cultured stone base, aluminum windows, FRP doors, and standing-seam metal hip roofs over the concession and toilet room portions of the Field House. The site improvements accommodated new handicap parking stalls and provided access to the Field House and the grandstand from North Bicycle Path.

The Comsewogue School District held a ground-breaking ceremony on October 23, 2021 before the Warriors' Homecoming game. The building was named in recognition of John N. Swenning Sr. who retired earlier in the year from the Board of Education after (19) years of dedicated service.





## ISLIP HIGH SCHOOL + MIDDLE SCHOOL STADIUM COMFORT STATION + CONCESSION

Islip, New York

BBS was retained by the Islip UFSD to design a support facility that would combine the field equipment storage, public "comfort," and concession functions into a single building at the HS-MS Stadium. The design contained an ADA-compliant restroom area adjacent to the equipment storage and utility enclosure. The design arranged all functions into a simple rectangular building of 30' wd. by 40' lg., covered with a low-pitch, hipped roof spanning the entire building. Extensive use of CMU block, used in earth-tone colors, and the "Islip Buccaneer" pride logo display on the entrance wall was a key element of the project.

The public men's and women's restrooms, including a separate ADA restroom, are located at the northern end of the structure, accessible via a recessed, fenced-in area located completely under the roof overhang. At the other end of the building, a utility and equipment/concession storage areas complement the main function of the 285-sq.ft. Concession & First Aid Room. The room features an outside over-sized window with a roll-up counter, shutter and tracks. The building has a hipped roof composed of fiberglass shingles over simple rafter trusses.

### CLIENT

Islip  
Union Free School District

### COMPLETION

2013





SPRINGS SCHOOL  
CAMPUS CIRCULATION, PARKING, SITE IMPROVEMENTS  
Springs, New York

COMPLETION 2021



## NORMAN J. LEVY LAKESIDE SCHOOL ADA, CIRCULATION + PARKING IMPROVEMENTS

Merrick, New York

COMPLETION 2020



## RIVERHEAD HIGH SCHOOL + MIDDLE SCHOOL CAMPUS ADA, ROADWAY + SITE PARKING IMPROVEMENTS

Riverhead, New York

### CLIENT

Riverhead Central School District

### COMPLETION

2016

Following the successful passing of the \$78.3 million bond, BBS designed all improvements at the District facilities to alleviate overcrowding and to eliminate old temporary classroom space. This major project also addressed much-needed repairs and upgrades to the aging site infrastructure.

Problems with ADA accessibility, insufficient parking, and the conflict between student and parent drop-off / pick-up areas needed to be addressed specifically at the Riverhead High School, Riverhead Middle School, and Pulaski Street Elementary, which are located adjacent to each other and collectively form the Main Campus. The (3) schools share not only athletic and sports facilities and support infrastructure, but also some of the roadways, access points and exit-ways, pick-up/drop-off areas, and parking facilities. In addition, the Transportation Facility with district school buses and vehicles is also located on the campus, adding to the headaches with parking and campus traffic circulation.

Ultimately, \$1.2 million was committed to provide necessary campus improvements, including ADA accessibility, parking lots, pathways, site lighting, drainage, and pavement work.

Riverhead High School, After



Riverhead High School, Before





## 4 | APPROACH + WORK PLAN

Project Narrative

# APPROACH + WORK PLAN

*Our Approach to Updating the Harbor Island Master Plan*

## INTRODUCTION: EXPERIENCE YOU CAN RELY ON

BBS brings extensive experience in planning, designing, and revitalizing waterfront parks and public spaces for municipalities throughout New York State. **We understand the unique balance required to successfully improve parks that are heavily used, historically significant, environmentally sensitive, and deeply valued by their local communities.** Our multidisciplinary team has guided similar master planning efforts from early visioning through public engagement, regulatory coordination, and implementation planning - always with a focus on creating realistic, actionable plans that communities can support and deliver over time.

For the Village of Mamaroneck, we see the update of the Harbor Island Master Plan as an opportunity to reaffirm the Village's commitment to its waterfront and its parks. **Harbor Island Park is more than a collection of recreational facilities - it is a defining community space that connects residents, visitors, and the Village's history to Mamaroneck Harbor and Long Island Sound.** Our approach will be thoughtful, collaborative, and based on the Village's goals, ensuring the updated Master Plan reflects both community values and practical realities.



# SUMMARY: 2004 HARBOR ISLAND MASTER PLAN

The 2004 Harbor Island Master Plan was prepared to establish a long-term vision for Harbor Island Park as the Village of Mamaroneck's primary waterfront park and recreational destination. The plan recognized the park's central role in community life and its unique relationship to Mamaroneck Harbor and Long Island Sound, emphasizing the need to balance recreation, environmental stewardship, and public access to the waterfront.

The Master Plan envisioned Harbor Island Park as a cohesive, accessible, and multi-generational park, strengthening the physical and visual connection between the Village and its shoreline.

Key goals included providing a balanced mix of active and passive recreation, enhancing waterfront views and access, preserving natural resources, and creating a more unified park identity through improved circulation and coordinated design.

## CHALLENGES

Harbor Island Park is located on a 44-acre peninsula flanked by the East and West Basins, with much of the site constructed on historic fill over former tidal wetlands. These conditions were identified as significant constraints affecting drainage, shoreline stability, and long-term maintenance. Additional challenges included aging infrastructure, circulation conflicts among vehicles, pedestrians, cyclists, and service access, and increasing demands on recreational facilities during peak seasons and special events.



## RECOMMENDATIONS

Recommendations focused on maintaining Harbor Island Park as the Village's premier recreational asset, with improvements to athletic fields, courts, open lawn areas, the beach pavilion, and family-oriented amenities. The plan emphasized flexibility to accommodate daily recreational use as well as community events, while enhancing pedestrian connections along the waterfront and within the park interior.

Waterfront access and environmental considerations were central themes, with recommendations to improve shoreline paths and viewing areas, protect sensitive shoreline conditions, and coordinate park improvements with harbor-related uses such as boating, launching, and pump-out facilities. Circulation and parking improvements were also addressed, with an emphasis on improving safety, reducing conflicts between users, and clarifying access during peak use.

## MASTER PLAN RELEVANCE TODAY

Many of the guiding principles established in the 2004 Master Plan - balanced recreation, strong waterfront connections, cohesive design, and phased implementation - remain highly relevant today.

However, changing recreational needs, aging infrastructure, updated accessibility standards, and an increased emphasis on climate resilience highlight the need to update the Master Plan. A comprehensive update provides the opportunity to build upon the strong foundation of the 2004 Plan while addressing current conditions, community priorities, and long-term resiliency for Harbor Island Park and the Village of Mamaroneck.



# UNDERSTANDING THE HARBOR ISLAND PARK MASTER PLAN PROJECT

**Harbor Island Park has long been the heart of the Village of Mamaroneck, serving as a welcoming destination for recreation, relaxation, and community gatherings.** The existing 2004 Harbor Island Master Plan, prepared by AKRF and IQ Landscape Architects, established a strong long-term vision that continues to guide the park development process today. Our first priority will be to fully examine that vision - what has been implemented, what remains relevant, and where conditions or priorities have changed.

Since 2004, the Village of Mamaroneck has **experienced evolving recreational needs, increased awareness of climate impacts on waterfront infrastructure, new accessibility standards, and changing expectations for how public parks function.** Our updated Master Plan will build upon the strengths of the original plan while responding to today's realities, ensuring Harbor Island Park remains resilient, inclusive, and adaptable for decades to come.

# CHALLENGES + CONSIDERATIONS FOR THE MASTER PLAN UPDATE

Updating the Harbor Island Master Plan will require balancing environmental, recreational, operational, and community considerations. Key challenges and considerations may include:

**Environmental + Waterfront Conditions:** Much of Harbor Island Park sits on historic fill over former tidal wetlands, creating unique geotechnical and drainage conditions. Shoreline stabilization, flood resilience, and climate adaptation strategies must protect park facilities and natural resources from rising sea levels, storm surges, and erosion.

**Balancing Active + Passive Recreation:** Harbor Island Park offers athletic fields, tennis courts, playgrounds, a spray park, and passive waterfront spaces. The plan will balance active recreation, special events, and quiet areas while ensuring safe circulation.





**Access + Circulation:** The park serves pedestrians, cyclists, vehicles, and boats. Efficient circulation, parking, and ADA-compliant access are essential, particularly during peak visitation and events.

**Historic + Cultural Context:** Harbor Island Park and Mamaroneck Harbor have a rich history as commercial fishing and shipping hubs. Improvements must respect the historical character while incorporating opportunities to celebrate the Village's heritage.

**Community Expectations + Public Engagement:** The park serves residents of all ages and backgrounds. Thoughtful public engagement will gather diverse perspectives and build consensus on improvements.

**Operational + Capital Planning:** Infrastructure, maintenance, and operational capacity must be considered for long-term sustainability. Phasing should allow for incremental improvements while minimizing disruptions and maximizing funding opportunities.

**Cohesive Design + Aesthetic Quality:** Multiple facilities and activity zones exist within the park. The Master Plan would create a cohesive design language that ties recreational, waterfront, and landscape elements together to enhance the overall user experience and visual identity.

These challenges require a coordinated and strategic approach, informed by technical expertise, community input, and the Village's long-term goals.

## ATHLETIC FIELDS + RECREATION FACILITIES

A key component of the Master Plan update will include providing new athletic fields with supporting infrastructure, designed to meet the Village's long-term recreational needs. Our firm brings decades of experience planning and designing sports facilities for municipal parks and communities in Westchester and across New York. This expertise includes site analysis, drainage and sub-surface preparation, lighting, fencing, and field amenities that ensure safe, high-quality, and maintainable athletic fields.

Our athletic facility expertise was demonstrated in the past when we led the **Fields for Kids Study - a comprehensive, community-wide athletic fields study, spanning the Village of Mamaroneck, Town of Mamaroneck and Village of Larchmont**. That effort included existing conditions analysis, programming, planning, cost estimating, and project phasing, and culminated in a multi-municipal roundtable discussion with school districts and elected officials.



Having planned and designed well over 7.0 million square feet of artificial turf systems, we are a team well-versed in all modern types of playing surface systems. Over the years, our Landscape Architectural and Site Design Group has grown into a reputable turf field designer team which is regularly named on the Building Design + Construction's nation-wide "Top 50 Sports Facility Architecture Firms" list.

## WORK PLAN: OUR COLLABORATIVE PLANNING PROCESS

Successful master planning will depend on strong collaboration, and we view the Village of Mamaroneck as a full partner throughout this process. Early and ongoing coordination with Village leadership and staff will help ensure the plan reflects local knowledge, operational needs, and long-term priorities.

Our process will include structured meetings with Village Department Heads, Parks staff, and other key stakeholders to:

- Review the Village's past and current projects at Harbor Island Park and other Village parks.
- Understand current and anticipated programmatic needs, maintenance considerations, and capital improvement priorities.
- Incorporate guidance and priorities established by the Village Board of Trustees.

By grounding the Master Plan in the Village's day-to-day realities, we help ensure that recommendations are practical, maintainable, and aligned with how Harbor Island Park and the Village's broader parks system are actually used.

## EXISTING CONDITIONS + OPPORTUNITIES ASSESSMENT

A clear understanding of existing conditions is essential to making informed decisions. Our team will conduct a comprehensive assessment of Harbor Island Park that looks beyond individual facilities to how the park functions as a whole.

This assessment will include:

- **Park Facilities + Amenities:** Evaluation of athletic fields, tennis courts, beach pavilion, playgrounds, spray park, boating facilities, support buildings, and park infrastructure.

- **Circulation + Access:** Review of vehicular access, parking, pedestrian and bicycle circulation, connections to surrounding neighborhoods, and waterfront access points.
- **Environmental + Waterfront Conditions:** Consideration of shoreline conditions, drainage, resiliency, and the unique challenges associated with historic fill over former tidal wetlands.
- **Views + Sense of Place:** Identification of key views, visual corridors, and opportunities to strengthen the relationship between the park, Mamaroneck Harbor, and Long Island Sound.

The result will be a clear picture of what is working well today, what requires attention, and where there are opportunities to enhance the park experience while protecting natural resources.

## PUBLIC ENGAGEMENT + COMMUNITY INPUT

Public engagement will be central to creating a Master Plan that reflects the character and needs of the Village. Harbor Island Park serves residents of all ages and backgrounds, and the planning process should reflect that diversity of perspectives.

We will lead a public engagement process that includes **at least (3) public meetings**, designed to be welcoming, accessible, and productive. These meetings will:

- Share background information and key findings in clear, easy-to-understand formats.
- Invite feedback on current park use, desired improvements, and future priorities.

- Help balance active recreation, passive enjoyment, special events, and environmental stewardship.

Engagement tools may include interactive workshops, visual preference exercises, and open discussions to encourage meaningful dialogue. Input gathered during these sessions will directly inform our final Master Plan recommendations.

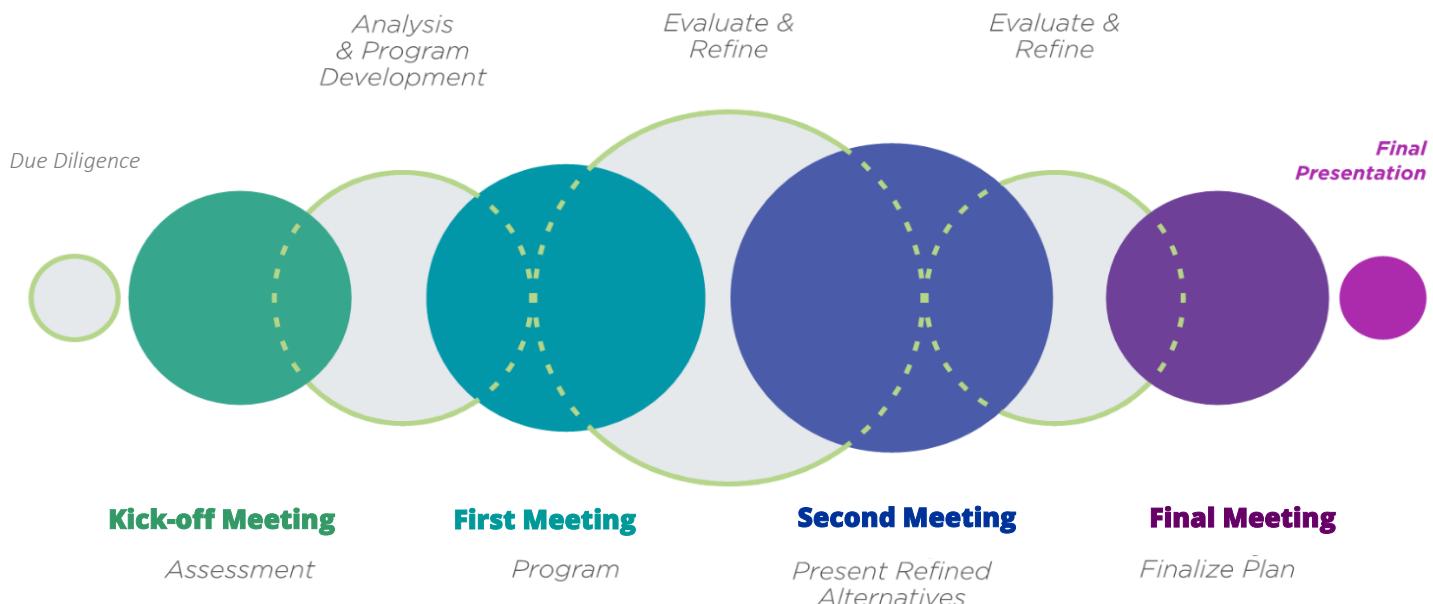
## PROGRAM DEVELOPMENT + CAPITAL PLANNING

Based on input from Village staff, the community, and our technical analysis, we will develop a comprehensive program for Harbor Island Park that addresses both current and future needs.

This will include:

- Evaluation of recreational programs and facilities to ensure they continue to meet the needs of the Village of Mamaroneck.
- Opportunities to improve flexibility for seasonal use and special events.
- Identification of improvements that enhance user experience while supporting efficient operations and maintenance.

Capital improvements will be organized into logical phases, allowing the Village to implement the Master Plan over time. Phasing will consider cost, constructability, operational impacts, and funding opportunities, making the plan a practical tool for budgeting and grant applications.



## RESILIENCE, SUSTAINABILITY + ACCESSIBILITY

Given its waterfront location, resilience is a critical consideration for Harbor Island Park. Our approach integrates climate-responsive strategies that help protect the park while enhancing its long-term performance.

Key considerations will include:

- Shoreline and flood resilience strategies appropriate for Mamaroneck Harbor and Long Island Sound.
- Sustainable design practices that protect natural resources and reduce long-term maintenance demands.
- Universal accessibility and ADA-compliant improvements to ensure all residents of the Village can enjoy the park and its waterfront.

These strategies will be thoughtfully integrated into the overall design, supporting both environmental stewardship and user comfort.

## A CLEAR VISION + IMPLEMENTATION ROADMAP

The updated Harbor Island Master Plan will present a cohesive and attractive vision for the future of the park. Clear graphics, diagrams, and narrative descriptions will help communicate recommendations to the Village Board, staff, residents, and potential funding agencies.

Just as important, the plan will include an implementation framework that can help the Village move from vision to action. This roadmap will support informed decision-making and provide a guide for future investments in Harbor Island Park.

## ANTICIPATED TIMELINE

The following represents our anticipated sequence of tasks for updating the 2004 Harbor Island Park Master Plan. **This timeline is preliminary in nature and subject to minor change** based on a multitude of factors - some of which are out of our control. **However, we can do our part.**

We anticipate that some of the presented tasks may and will run in parallel, ultimately shortening the total timeline possibly by 3-4 weeks.

Project Task	Duration
1. Notice to Proceed (Village)	
2. Information Gathering / Site Analysis	(4) weeks
3. Community Input Meetings (Public Workshops) → Reports	(10) weeks
4. Update 2004 Master Plan - Draft	(6) weeks
5. Review of Draft Master Plan (Village), Revisions → Final Master Plan	(2) weeks
6. Cost Estimating	(2) weeks

Anticipated Timeline (24 weeks)

## OUR COMMITMENT

We are committed to creating a master plan for Harbor Island Park that feels like it could only belong to Mamaroneck - **shaped by your people, inspired by your history, and ready for your future.** We promise to:

- Treat the Master Planning process as a true partnership.
- Bring ideas that honor what's already loved about Harbor Island Park.
- Plan for the Village's needs now and 20 years from now.

## CONCLUSION

When we think about the future of Harbor Island Park, we see more than its open fields, beachfront, pavilions, playgrounds, and other recreational opportunities - **we see a vital community space that must grow thoughtfully alongside the Village's evolving needs.**

Our experience in Westchester tells us that the most successful master plans anticipate potential challenges early on, so solutions are part of the follow-up design process from day one.

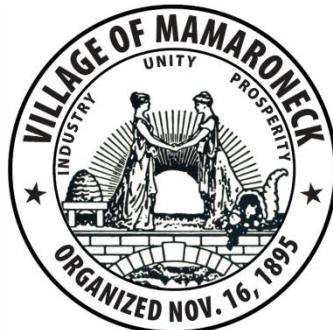
At this time, we appreciate the opportunity to submit our approach to update the 2004 Harbor Island Master Plan. The Village of Mamaroneck's commitment to its waterfront and its parks is evident, and **we would be honored to assist the Village in shaping the next chapter for Harbor Island Park.** We look forward to the possibility of working with you and Village leadership, staff, and the community to create a Master Plan that reflects shared values and everything else the Village of Mamaroneck stands for.

**THANK YOU FOR CONSIDERING BBS!**

## 5 | TEAM MEMBERS

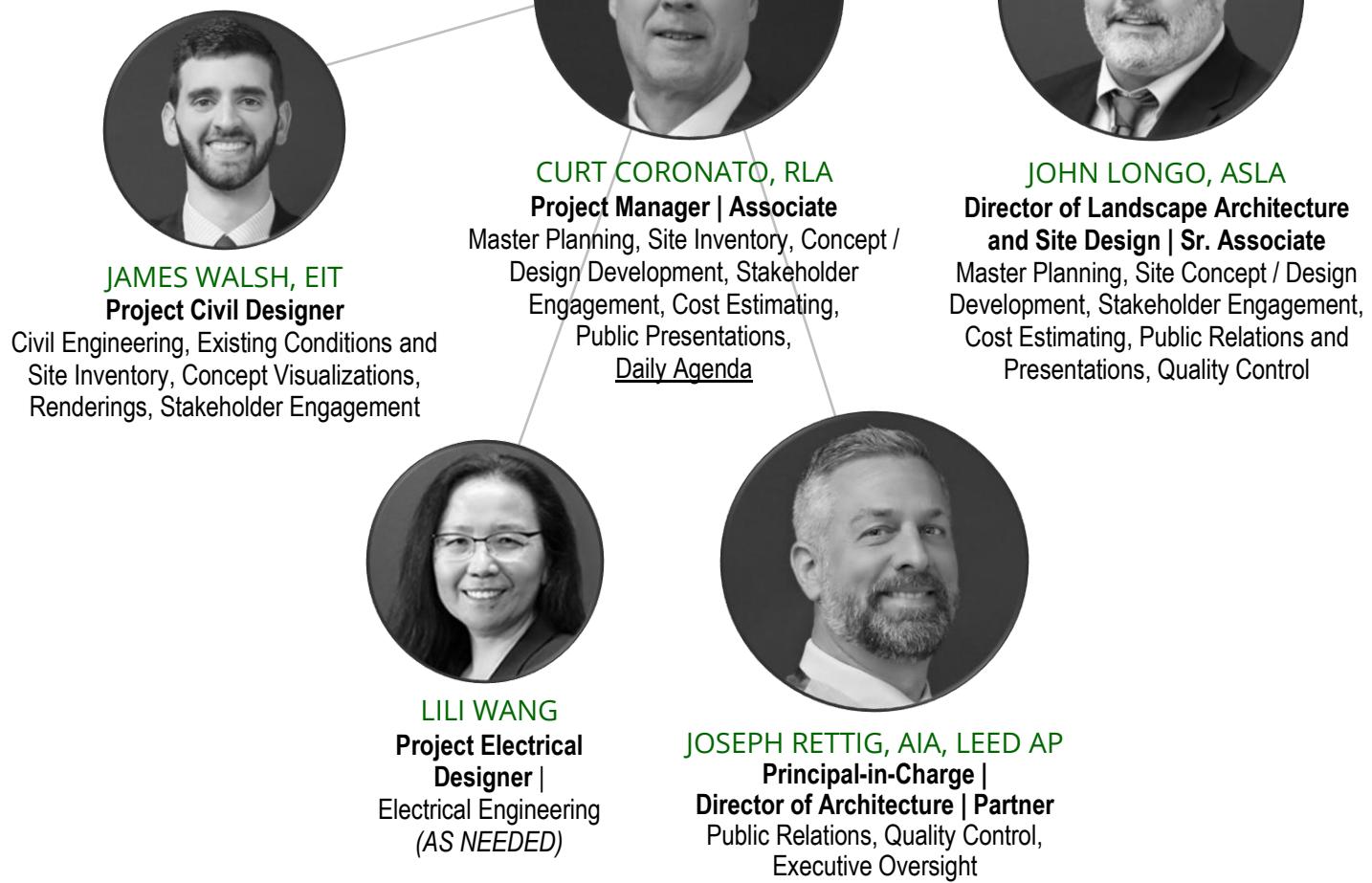
Project Team (Organizational Chart), Key Personnel Resumes

# PROJECT TEAM



## TEAM APPROACH

This chart outlines the spheres of collaboration and teamwork, including anticipated channels of day-to-day communication between the Village of Mamaroneck and our multi-disciplinary team.





## CURT T. CORONATO RLA

**PROJECT MANAGER | ASSOCIATE**  
Master Planning, Concept Development,  
Point-of-Contact

### EDUCATION

Bachelor of Landscape Architecture,  
SUNY Syracuse University

Associate in Applied Science - Landscape Development,  
SUNY Cobleskill College

### REGISTRATIONS + CERTIFICATIONS

Landscape Architecture - New York

### PROFESSIONAL AFFILIATIONS

President, Design Professionals Coalition of Long Island (DPCLI)  
New York State Recreation & Parks Society (NYSRPS)  
Westchester Recreation & Parks Society (WRAPS)  
National Recreation and Parks Association (NRPA)

### CONTACT

[coronato@bbsarch.com](mailto:coronato@bbsarch.com)

With over 35 years of progressive experience as a Landscape Architect, Curt brings an expert approach to our landscape architectural work relating to site design and land development projects. He has a background in all facets of site project development and management, with areas of expertise in site and land-use planning, landscape architectural design, municipal Parks and Recreation studies and design, storm water management systems, erosion and sediment controls, wetlands restoration, site grading and drainage solutions, athletic facility planning and design, playgrounds, aquatic play areas, community centers, etc. Curt's experience includes planning, design and construction administration on a large variety of site development projects for educational and municipal clients across the Greater New York and Southwest Connecticut regions.

In his designs, Curt strives to combine site aesthetics with superb technical functionalities to create outdoor places where people like spending their time and want to return to. In this regard, Curt's professional portfolio features project types including synthetic and natural turf fields (exclusive or multi-use) for football, baseball and softball, soccer, lacrosse, Gaelic football, cricket, and other. He has designed school running tracks, tennis-, paddleboard-, basketball- and volleyball courts, playgrounds and aquatic areas, dog-runs, fitness paths, skating facilities, etc.

Most notably, Curt developed the Stamford City-wide Parks, Recreation & Open Space Master Plan, a massive multi-year recreational facility surveying, inventory, and planning endeavor.

### SELECT PROJECTS

#### **Bedford Public Schools**

Fox Lane HS/MS – New Synthetic Turf Field Facilities

#### **Scarsdale Public Schools**

Butler Stadium - Synthetic Turf Field and Facilities

#### **Westchester County**

County-wide Field Improvements Study  
Tibbetts Brook Park North Complex, incl. Field House  
Tibbetts Brook Park South Complex  
Saxon Woods Park Soccer Field  
Croton Point Park Field Improvements

#### **SUNY Westchester Community College**

Barrett and Westfield Softball / Soccer Field Improvements

#### **Nassau County**

Washington Avenue Park Ballfields  
EBA Park & Preserve Master Plans  
Mitchel Park Athletic Complex  
Inwood Park Master Plan, Athletic Complex

#### **City of Stamford**

Westhill High School Sports Master Plan  
Cove Island Park Improvements  
City-wide School Playground Improvements  
City-wide Parks, Recreation & Open Space Master Plan



## JOHN R. LONGO ASLA

**DIRECTOR OF LANDSCAPE ARCHITECTURE  
+ SITE DESIGN | SENIOR ASSOCIATE**  
Master Planning, Concept Development

### EDUCATION

Bachelor of Landscape Architecture,  
University of Georgia

Associate in Applied Sciences, Ornamental Horticulture,  
Farmingdale State College

### REGISTRATIONS

Landscape Architecture - New York

### PROFESSIONAL AFFILIATIONS

Council of Landscape Architecture Registration Boards (CLARB)  
American Society of Landscape Architects (ASLA)  
New York State Recreation and Parks Society (NYSRPS)  
National Recreation and Park Association (NRPA)

### SPEAKER

NYSRPS, 65th Annual Conference: *“Facility Design: Creation and Design of Municipal Park & Recreation Projects.”*

NYSRPS, 67th Annual Conference:  
*“Swimming Pools: Retrofit or Build New?”*

### CONTACT

longo@bbsarch.com

John is a Senior Associate and Landscape Architecture / Site Design practice director with over 25 years of professional experience. Leading large multi-disciplinary teams in the design of technically complex site projects across the Northeast, John has an excellent understanding of landscape design and site construction requirements as they interface with building architecture and engineering. The diversity of his work, which spans government, institutional, and educational site projects, is a testament to his ability to build strong client relationships, communicate well with a variety of project stakeholders, and lead teams in solving the unique challenges of each and every project.

John's designs strive to combine landscape aesthetics and technical functionality to create superior outdoor spaces and places. From designing "pocket parks", athletic stadia, campuses, and sports facilities to developing recreation master plans, John delivers human-scale, visually appealing landscapes that further enhance the way through which the firm's architecture and buildings are experienced.

### SELECT PROJECTS

#### **Bedford Public Schools**

Fox Lane HS/MS – New Turf Fields and (3) Concession Facilities:  
Baseball/Soccer Field (118,500 SF) and Lax/Soccer Field (75,250 SF)

#### **Blind Brook-Rye Public Schools**

MS/HS Baseball Field Replacement (101,000 SF)  
Main Field (Multi-purpose) Replacement (78,000 SF)

#### **Roslyn Public Schools**

High School Multi-Use Soccer / Lax / Baseball Field (100,400 SF)

#### **SUNY Purchase College**

New Multi-Use Soccer / Lax / Softball Field (130,000 SF)

#### **SUNY Westchester Community College**

Barrett and Westfield Softball / Soccer Field Improvements,  
Spectator Concession Facility

#### **Westchester County**

Saxon Woods Park Soccer Field Stadium  
Tibbetts Brook Park North Athletic Complex, incl. Field House

#### **Nassau County**

Mitchel Park Athletic Complex, Athletic Fields, Master Plan  
Inwood Park Master Plan, North Woodmere Park Master Plan,  
Wantagh Park Master Plan, Eisenhower Park Improvements

# 6 | REFERENCES

Select Client References

# REFERENCES

We invite you to contact the following clients and their representatives to ascertain the quality of our A/E design work and our commitment to project resources and timelines.

## **TOWN OF GREENBURGH**

Various planning and design assignments including:

- (On-going) East Rumbrook Park Expansion - Elmwood Preserve Master Plan
- (On-going) Police Department Site Improvements
- East Rumbrook Park
- Anthony F. Veteran Park
- Webb Park
- Massaro Park
- Secor Woods Park
- Taxter Road Parklet
- Other Town parks and recreation facilities

### **Joseph Lucasey, Commissioner**

Parks & Recreation Department  
11 Olympic Lane, Ardsley, NY 10502  
(914) 989-1800

## **TOWN OF CARMEL**

Various planning and design assignments including:

- (On-going) Jimmy McDonough Park Maser Plan;
- Town-wide Parks & Recreation Master Plan, site analysis, facility inventory, conceptual planning, A/E design.

### **Nina Kallmeyer, Director**

Recreation and Parks Department  
790 Long Pond Road, Mahopac, NY 10541  
(845) 628-7888 ext. 275

## **COUNTY OF SUFFOLK**

Various planning and design assignments including:

- (On-going) New Bathhouses at Cathedral Pines County Park;
- Cathedral Pines County Park Comprehensive Analysis and Master Plan for Park Improvements;
- (On-going) Design of Spray Parks, Playgrounds and Sports Courts at various County Parks
- (On-going) design of a new 6,000-SF Suffolk County Farm Education & Visitor Center, and grounds;
- New template design for (3) County Park Check-in Stations.

### **Kenneth Phalen, RA, Assistant County Architect**

Suffolk County DPW  
335 Yaphank Avenue, Yaphank, NY 11980  
(631) 852-4222

## **TOWN OF SOUTHAMPTON**

- Westhampton Activity Center (new community building and site master plan – design and development)

### **Nick Jimenez, Capital Projects Manager**

Town of Southampton  
116 Hampton Road, Southampton, NY 11968  
(631) 702-1750

# 7 | PROPOSAL

Fee Proposal Letter  
RFP Forms – Schedule A, Schedule B,  
Insurance, Certifications



ARCHITECTS  
LANDSCAPE ARCHITECTS  
ENGINEERS

FREDERICK W. SEEBA, PE, MANAGING PARTNER

LAWRENCE SALVESEN, AIA, PARTNER

KEVIN J. WALSH, AIA, PARTNER

KENNETH G. SCHUPNER, AIA, PARTNER

JOSEPH B. RETTIG, AIA, PARTNER

GARY W. SCHIEDE, AIA, PARTNER

ROGER P. SMITH, AIA, FOUNDING PRINCIPAL

December 18, 2025

Village of Mamaroneck  
123 Mamaroneck Avenue  
Mamaroneck, New York 10543

**Attention:** **Kathleen Gill, Village Manager**

**Re:** **FEE PROPOSAL**

**RFP – Harbor Island Park Master Plan**

Village of Mamaroneck (Release Date November 20, 2025)

BBS No. 25-384

Dear Ms. Gill:

On behalf of BBS Architects, Landscape Architects and Engineers, we are pleased to submit our fee proposal to the Village of Mamaroneck for the update of the 2004 Master Plan for Harbor Island Park. With 50 years of service to municipalities across Westchester and New York State, and a strong portfolio of local Parks and Recreation planning projects, we bring the regional expertise and community-focused approach needed to help the Village create a meaningful, actionable plan for one of its most important open spaces.

Our team understands the Park's unique role within the Village - providing essential recreational amenities and waterfront access while facing exciting opportunities and pressures from nearby community. We are committed to working closely with the Village, stakeholders, and residents to ensure that the final Master Plan reflects Mamaroneck's priorities, while establishing a clear, cost-effective roadmap for implementation.

Thank you for your time and consideration.

Sincerely,

---

Curt T. Coronato, RLA, CPSI

Project Manager | Associate

T.631.475.0349 X.142

coronato@bbsarch.com

## A. SCOPE OF WORK

The Village of Mamaroneck (the “Village”), acting by and through its Office of the Village Manager, is requesting proposals from qualified proposers to prepare a **Proposal to Update the Harbor Island Master Plan** that was put together in 2004 by AKRF and IQ Landscape Architects. The Harbor Island Master Plan establishes a long-term vision for the Village of Mamaroneck’s Harbor Island Park.

The Village is primarily a residential community on Long Island Sound with several parks, a harbor and a beach. US Route-1, Interstate-95 and Metro North Railroad are major transportation corridors running through the Village. The community is primarily suburban, with a mix of housing stock, as well as a busy downtown business corridor and a light industrial area. The Village comprises about 3 sq. miles of land area, coastal waters and approximately 9 miles of coastline. The Village operates under a Council-Manager form of government.

Harbor Island is the heart of the Village of Mamaroneck - a welcoming destination where people of all ages and backgrounds can relax, play, and enjoy the beauty of the waterfront. The park is essential to bringing the community together and strengthening the connection between the village and its shoreline. The Village should continue to build on these strengths by thoughtfully balancing park use and future improvements: offering a mix of active and passive recreation and special events; protecting and enhancing views and access to the harbor and Long Island Sound; preserving natural resources; and creating an attractive, cohesive design throughout all park facilities.

Anticipated scope of work will include conducting meetings with Village Department Heads and other key staff to assess the following:

- Village’s past and current project update visions, current and anticipated programmatic and capital needs.
- Other priorities as established by the Board of Trustees.
- Public engagement; at least 3 public sessions.

## B. ASSUMPTIONS + LIMITATIONS

In presenting our fees to the Village, we have made the following assumptions:

1. Indemnification / Hold Harmless language that applies to the extent the Architect is deemed responsible for damages to the Village and is consistent with BBS’s professional liability coverage.

## C. FEE PROPOSAL

With regards to the Scope of Work, Assumptions + Limitations, and the stated project budget, we propose that the compensation for our professional efforts be a **lump sum fee in the amount of**

**Thirty-Nine Thousand Five Hundred Dollars ( \$39,500 ).**

Any A/E services beyond the specified Scope of Work and Additional Services would be billed hourly based upon the below noted *Hourly Rates*.

## D. REIMBURSABLE EXPENSES

Our fee proposal includes all anticipated reimbursable expenses. Any extraordinary, unforeseen project-related expenses would be billed at cost and only upon mutual agreement.

## E. CONFLICT OF INTEREST + INDEPENDENCE

To the best of our knowledge, there currently exists no conflict of interest, in fact and/or appearance. We hereby affirmatively certify that we are fully independent of the Village of Mamaroneck. We are not aware of any professional relationships giving rise to potential conflicts of interest which we may be entering into during the proposed duration of your professional services contract.

If such situation arises in the future which would create a potential or actual conflict of interest in contracting with or representation of the Village, BBS will immediately inform the Village representatives of such situation, and, in conjunction with the Village, will determine an appropriate action to resolve it.

## F. INSURANCE REQUIREMENTS

As per the RFP requirements, evidence of our insurance coverage is enclosed for your review.

Kindly call if you have any questions. **Thank you for considering BBS.**

Attachments:

Schedule A  
Schedule B  
Excluded Services  
Hourly Rate Schedule

## SCHEDULE A

### **REQUIRED INFORMATION:**

A. Proposer's Name **BBS Architects, Landscape Architects & Engineers, PC**

B. Proposer's Address **244 East Main street, Patchogue, NY 11772**

C. Proposer's Telephone Number **631.475.0349**

D. Proposer's Fax Number **631.475.0361**

E. Proposer's Federal ID Number **11-3039128**

F. Proposer's State of Incorporation/Organization/Filing **New York**

G. Proposer's Contact Person's Name and Title **Curt Coronato, RLA, CPSI (Associate)**

H. Proposer's Contact Person's Telephone **631.475.0349 Ext. 142**

I. Proposer's Contact Person's Email Address **coronato@bbsarch.com**

J. The year the proposer was founded. **1975**

K. Total number of employees employed by the proposer. **75**

L. Provide a list of client references, from within the past three (3) years, for services of similar size and nature as those solicited by this RFP. These references will preferably, if possible, be government or other public entities, and preferably located within New York State. Preferably, at least three (3) references will be provided. Include the organization's name, addresses, and telephone numbers; the name and title of the organization's representative/contact; and the nature of the services provided by the proposer. **Kindly refer to Section 6**

M. Resumes of key personnel, including identifying the individual who will serve as the primary points of contact for the Village on a routine basis. **Kindly refer to Section 5**

N. A list of all entities to whom the proposer is proposing to subcontract any portion(s) of the work solicited by this RFP. **None**

## **SCHEDULE B**

**PLEASE NOTE:** Pricing shall be all-inclusive, including, but not limited to, all anticipated time, labor, materials, and expenses of any type or nature (e.g., travel to/from Mamaroneck, New York, etc.) as may be required by the proposer to complete each task identified below (no reimbursements for expenses are permitted).

To reduce the cost to the Village, all work to complete deliverables as outlined in this RFP, including meetings with stakeholders, shall be conducted “virtually” via a web-based platform. Such virtual support shall be reflected in the price proposal (no routine travel).

The Village is tax exempt, and the consultant may not charge any tax.

**We acknowledge these terms and conditions.**

**Kindly refer to our Fee Proposal letter above.**

## EXCLUDED SERVICES

Our fee proposal excludes the following services as is typical in the A/E industry. Many of these services can be performed by BBS or our sub-consultants as Additional Services. Others would need to be performed by independent consultants directly contracted to the Village, for which BBS can advise on necessity and assist in procuring same.

1. Services beyond the stated Scope of Work and Assumptions + Limitations.
2. Creation of Base Building Drawings, which we assume already exist and will be provided to us.
3. Traffic studies, counts, analyses, and traffic signal and roadway improvement design.
4. Land boundary and topographic surveying services, GPR, and mark-out utility locating services.
5. Asbestos, lead, PCB, and other hazardous material identification, testing, and assessment studies.
6. Environmental services, including preparation for NYSDEC permitting for storm water discharge (SPDES and/or SWPPP), SEQRA review, and preparation of EAF's/LEAF's and/or DEIS/FEIS studies and documents.
7. NYSDEC Soil Clean-up Objectives Part 360/375 testing, monitoring, and management.
8. Geotechnical engineering services and subsurface investigations, such as test pits, borings, analyses and bearing capacity of soils and rock, etc.
9. Expense of overtime work requiring higher than regular rates.
10. Project funding consultation, financial performance, and fiduciary liability of any kind.

## HOURLY RATE SCHEDULE

Below is our full list of project titles and corresponding hourly rates. Kindly note that the presented rates are “fully loaded” billing rates, inclusive of but not limited to our direct technical labor, overhead, and profit. We reserve the right to adjust these rates based on the *Regional Consumer Price Index* annually on January 1<sup>st</sup>.

Principals	Rate / Hr.	Landscape Architecture + Civil	Rate / Hr.
Partner.....	\$275.00	Landscape Architect .....	\$195.00
<b>Associates + Directors</b>			
Senior Associate.....	\$225.00	Senior Planner .....	\$195.00
Associate.....	\$205.00	Civil Planner .....	\$180.00
Director of Architecture.....	\$205.00	Draftsperson .....	\$100.00
Director of Engineering.....	\$205.00		
<b>Architecture + Interior Design</b>			
Senior Project Manager .....	\$195.00	Project Manager .....	\$185.00
Project Manager .....	\$185.00	Project Engineer .....	\$175.00
Project Architect .....	\$170.00	Senior Mechanical Engineer.....	\$160.00
Interior Designer .....	\$155.00	Senior Electrical Engineer.....	\$160.00
Senior Architectural Designer.....	\$155.00	Mechanical Engineer.....	\$140.00
Architectural Designer.....	\$130.00	Electrical Engineer.....	\$140.00
Draftsperson .....	\$100.00	Computer Network & IT Specialist .....	\$210.00
		Draftsperson .....	\$100.00
<b>MEP+IT Engineering</b>			
		Project Manager .....	\$185.00
		Project Engineer .....	\$175.00
		Senior Mechanical Engineer.....	\$160.00
		Senior Electrical Engineer.....	\$160.00
		Mechanical Engineer.....	\$140.00
		Electrical Engineer.....	\$140.00
		Computer Network & IT Specialist .....	\$210.00
		Draftsperson .....	\$100.00
<b>Project Administration</b>			
		Senior Construction Administrator .....	\$180.00
		Construction Administrator .....	\$170.00
		Assistant Construction Administrator .....	\$130.00
		Business Administrator.....	\$145.00
		Administrative Staff .....	\$ 95.00

BBS Architects, Landscape Architects and Engineers, P.C.  
Federal Tax I.D.: 11-3039128



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
03/20/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Timothy P. Esler
Fenner & Esler Agency, Inc 467 Kinderkamack Road P. O. Box 60 Oradell		PHONE (A/C, No, Ext): (201) 262-1200
		E-MAIL ADDRESS: certs@fenner-esler.com
		INSURER(S) AFFORDING COVERAGE
		NAIC #
		INSURER A: Hartford Underwriters Insurance Company
		30104
INSURED		INSURER B: Everest National Insurance Company
BBS Architects, Landscape Architects & Engineers P.C. BBS Architects & Engineers, PC 244 East Main Street Patchogue		10120
		INSURER C:
		INSURER D:
		INSURER E:
		INSURER F:

COVERAGES      CERTIFICATE NUMBER: Master 24-25      REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	COMMERCIAL GENERAL LIABILITY			84SBABM0EEA	12/20/2024	12/20/2025	EACH OCCURRENCE	\$ 2,000,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000	
	<input checked="" type="checkbox"/> Contractual						MED EXP (Any one person)	\$ 10,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	\$ 1,000,000	
	POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC						GENERAL AGGREGATE	\$ 4,000,000	
	OTHER:						PRODUCTS - COMP/OP AGG	\$ 2,000,000	
A	AUTOMOBILE LIABILITY			84SBABM0EEA	12/20/2024	12/20/2025	COMBINED SINGLE LIMIT (Ea accident)	\$ 2,000,000	
	ANY AUTO						BODILY INJURY (Per person)	\$	
	OWNED AUTOS ONLY						BODILY INJURY (Per accident)	\$	
	<input checked="" type="checkbox"/> HIRED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$	
	SCHEDULED AUTOS							\$	
<input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		\$							
A	UMBRELLA LIAB			84SBABM0EEA	12/20/2024	12/20/2025	EACH OCCURRENCE	\$ 4,000,000	
	<input checked="" type="checkbox"/> EXCESS LIAB						AGGREGATE	\$ 4,000,000	
	DED <input checked="" type="checkbox"/> RETENTION \$ 10,000							\$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY							\$	
ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y / N					PER STATUTE	OTHE-		
If yes, describe under DESCRIPTION OF OPERATIONS below						\$			
						\$			
						\$			
B	Professional Liability Retro Active Date: Full Prior Acts			AAEP000730251	01/01/2025	01/01/2026	Per Claim Limit	\$ 5,000,000	
							Aggregate Limit	\$ 5,000,000	
							Per Claim Deductible	\$ 35,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured - Certificate Holder as respects general liability where required by written contract. \*Cyber Policy C-4MA1-236352-CYBER-2025; EFF: 01/21/2025 -01/21/2026; Lim: \$2,000,000; Coalition Insurance Solutions, Inc.

## CERTIFICATE HOLDER

## CANCELLATION

Evidence of Coverage

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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THE UNIVERSITY OF THE STATE OF NEW YORK  
EDUCATION DEPARTMENT

THIS IS TO CERTIFY THAT HAVING MET THE REQUIREMENTS OF SECTION 7210 OF THE  
EDUCATION LAW AND IN ACCORDANCE THEREWITH THIS CERTIFICATE OF AUTHORIZATION  
IS GRANTED WHICH ENTITLES

BBS ARCHITECTS LANDSCAPE ARCHITECTS AND ENGINEERS  
PC  
244 EAST MAIN ST  
PATCHOGUE, NY 11772-0000

TO PROVIDE PROFESSIONAL ENGINEERING SERVICES IN THE STATE OF NEW YORK FOR  
THE PERIOD 07/01/2024 TO 06/30/2027.



*Betty Rosa*  
BETTY ROSA  
COMMISSIONER OF EDUCATION

CERTIFICATE NUMBER  
0022022



ARCHITECTS  
LANDSCAPE ARCHITECTS  
ENGINEERS

W W W . B B S A R C H I T E C T U R E . c o m



John Longo, ASLA  
Director of Landscape Architecture | Senior Associate  
longo@bbsarch.com

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244 EAST MAIN STREET | PATCHOGUE | NEW YORK 11772 | T. 631.475.0349 | F. 631.475.0361  
100 GREAT OAKS BLVD, SUITE 115 | ALBANY | NEW YORK 12203 | T. 518.621.7650 | F. 518.621.7655