

TOWN OF NISKAYUNA, NEW YORK

# TOWN PARKS MASTER PLAN

FINAL -JANUARY 2016

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3. Blatnick Park
4. Community Center
5. River Road Park
6. Zenner Road Park

NEXT STEPS

ACKNOWLEDGEMENTS

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# INTRODUCTION & PURPOSE

John M. McDonald Engineering, P.C. was retained by the Town of Niskayuna to complete a Town Parks Master Plan Study to identify the existing features and future plans and goals for the following six Town parks:

1. Avon Crest Park
2. Becker Street Park
3. Blatnick Park
4. Community Center
5. River Road Park, and
6. Zenner Road Park.

This Parks Master Plan is a planning tool which serves as the basis for future long term improvements that will maximize recreational function, usability and balance among the Town park facilities.

Community involvement is a cornerstone to this effort to ensure that the needs of the various recreational uses are considered in the evaluation phase. Town officials have consulted with, and sought important guidance from, Town recreation committees to identify the short and long term deficiencies and needs of each park. Each identified project or initiative has been given a timeframe rating (short term or long term), and associated cost estimates have been developed for each improvement. These items will aid the Town in future budgeting, fundraising and grant solicitation in order to implement the proposed park improvements.

The report provides an inventory of the existing recreational uses and facilities, and discusses the deficiencies along with the proposed improvements at each park.

# STUDY AREAS



## Existing Facilities and Uses

The Town of Niskayuna Master Plan Park Study consists of six parks that the Town maintains for use by it's over 21,000 residents<sup>1</sup>, at the following locations:

1. Avon Crest Park
2. Becker Street Park
3. Blatnick Park
4. Community Center
5. River Road Park
6. Zenner Road Park

This report provides historical information, along with current uses and key features at each park. The McDonald Engineering Team, along with Town Board, Town staff members and community organization representatives met over the course of several months, and site visits were conducted to review the deficiencies and identify various goals/improvements for each park. Input from athletic leagues and other primary park users was collected by the Town for consideration in this Plan.

<sup>1</sup> 2010 United States Census

## Park Locations





# AVON CREST PARK

- Inventory
- Existing Features Map
- Plans and Goals
- Proposed Site Plan Map
- Cost Estimate

# AVON CREST PARK



## ACREAGE

Approximately 10.6 acres.

## CURRENT PARK USE

This park was granted to the Town of Niskayuna as part of the Avon Crest Subdivision from Crest Development in 1970 to provide a recreational use area for the Town residents and is generally used by nearby neighborhood residents.



## EXISTING FACILITIES

Playground

Tennis/Pickleball Courts

Basketball Court

Volleyball Court

Recreational Softball Field

Cricket Field

Small Covered Pavilion/Restrooms

(The pavilion can be rented from the Town on a per diem basis.)



## TOWN AND COMMUNITY PROGRAMS

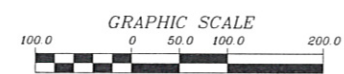
Town summer playground camp

Community softball leagues

Community cricket leagues







NO.	DATE	REVISION	BY
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01	6/18/2014	REVISED ISSUE	JDT

**JOHN M. MCDONALD  
ENGINEERING, P.C.**

7 South Church Street Schenectady, New York 12305  
Ph: 518 382 1774 Fax: 518 382 1776 www.mcdonaldengineers.com

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TOWN OF NISKAYUNA  
SCHENECTADY COUNTY

**TOWN PARKS MASTER PLAN STUDY**

SHEET TITLE:

**AVON CREST PARK  
EXISTING FEATURES**

SCALE: AS NOTED	<b>5</b>
FILE NO.: 37-1401-005	
DATE: JUNE 2014	



# AVON CREST PARK

## EXISTING DEFICIENCIES/PROBLEMS

1. The existing paved tennis/pickleball courts have settled in various areas causing some surface ponding and puddling.
2. The existing basketball court has some minor pavement cracking.
3. The playground equipment is aged and not in close proximity to the pavilion area.
4. The memorial benches need repairs.
5. The softball field is oriented in a way that flying foul balls land too close to the pavilion area.
6. Tennis court fencing is in poor shape.
7. Parking is limited on site.
8. The park sign is outdated.

## PROJECTED FUTURE USE

The future park use will remain the same as the current park use which is primarily recreational.

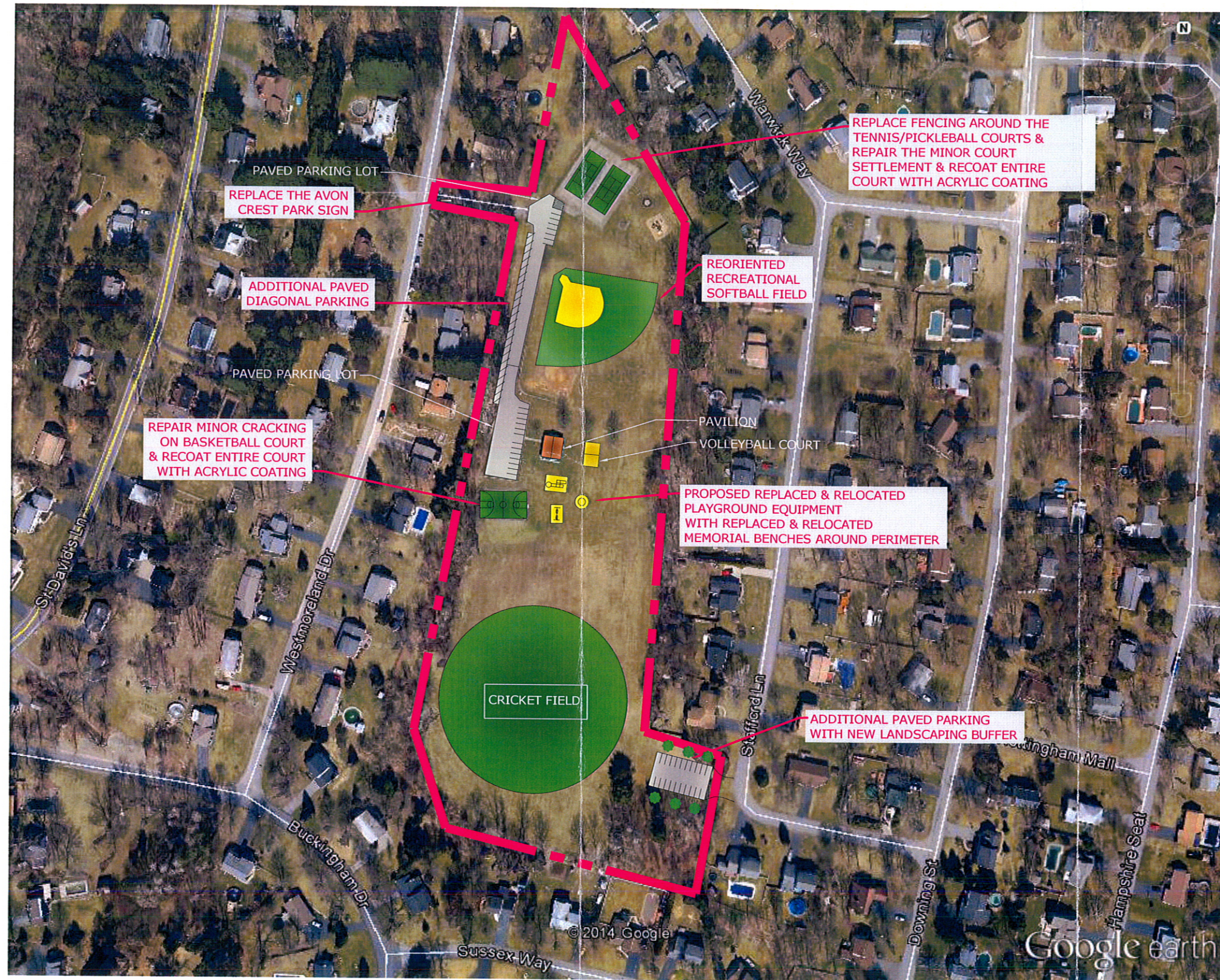
## SHORT TERM GOALS

1. Replace and update the park sign.
2. Replace and relocate with new playground equipment to be located closer to the pavilion area to provide better oversight of children using the playground equipment.
3. Reorient the softball field and associated fencing so that home plate is closer to the tennis courts in an effort to make the pavilion user friendly.
4. Replace the tennis court fencing.
5. Replace and relocate the memorial benches next to the new playground area.

## LONG TERM GOALS

1. The minor court pavement settlement on the existing tennis/pickleball courts will be spot repaired and the entire court will be recoated with an acrylic surface coating.
2. The minor pavement cracking on the existing basketball court will be spot repaired and the entire court will be recoated with an acrylic surface coating.
3. Add parking area off of Strafford Road with a landscaping buffer to ease parking difficulties, as well as widen the current road into the park to allow for diagonal parking near the softball field.





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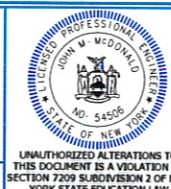
**JME** JOHN M. MCDONALD  
ENGINEERING, P.C.

7 South Church Street Schenectady, New York 12305  
Ph: 518 382 1774 Fax: 518 382 1776 www.mcdonaldengineers.com

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TOWN OF NISKAYUNA  
SCHENECTADY COUNTY

TOWN PARKS MASTER PLAN STUDY

SHEET TITLE:

PROPOSED AVON CREST PARK  
SITE PLAN

SCALE:  
AS NOTED

FILE NO.:  
37-1401-005P

DATE:  
DECEMBER 2014

SHEET NO.:

5P



**Town of Niskayuna  
Town Parks Master Plan  
Preliminary Project Cost Estimate  
Avon Crest Town Park**

July 2015

ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
	<b>SHORT TERM GOALS</b>				
1	Replace & Update the Park Sign	1	LS	\$2,000	\$2,000
2	Replace & Relocate Playground Equipment	1	LS	\$35,000	\$35,000
3	Reorient Softball Field	1	LS	\$10,000	\$10,000
4	Replace the Tennis Court Fencing	486	LF	\$35	\$17,000
5	Replace & Relocate the Memorial Benches	1	LS	\$8,000	\$8,000
<b>SUBTOTAL</b>					\$72,000
<b>CONTINGENCIES (10%)</b>					\$7,200
<b>ENGINEERING, ADMIN., &amp; LEGAL (15%)</b>					\$10,800
<b>SHORT TERM GOALS TOTAL</b>					<b>\$90,000</b>

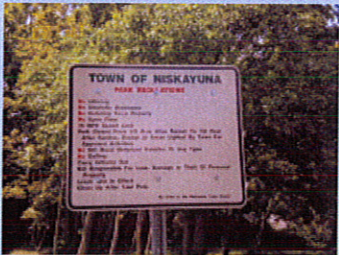
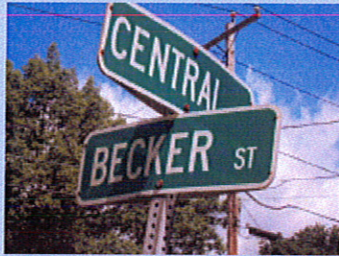
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
	<b>LONG TERM GOALS</b>				
1	Minor Repairs to Tennis/Pickleball Court & Surface Coating	1	LS	\$23,000	\$23,000
2	Minor Repairs to Basketball Court & Surface Coating	1	LS	\$8,000	\$8,000
3	Add Parking & Widen Park Entrance Road	1	LS	\$45,000	\$45,000
<b>SUBTOTAL</b>					\$76,000
<b>CONTINGENCIES (10%)</b>					\$7,600
<b>ENGINEERING, ADMIN., &amp; LEGAL (15%)</b>					\$11,400
<b>LONG TERM GOALS TOTAL</b>					<b>\$95,000</b>

# BECKER STREET PARK

- Inventory
- Existing Features Map
- Plans and Goals
- Proposed Site Plan Map
- Cost Estimate



# BECKER STREET PARK



## ACREAGE

Approximately 0.7 acres.

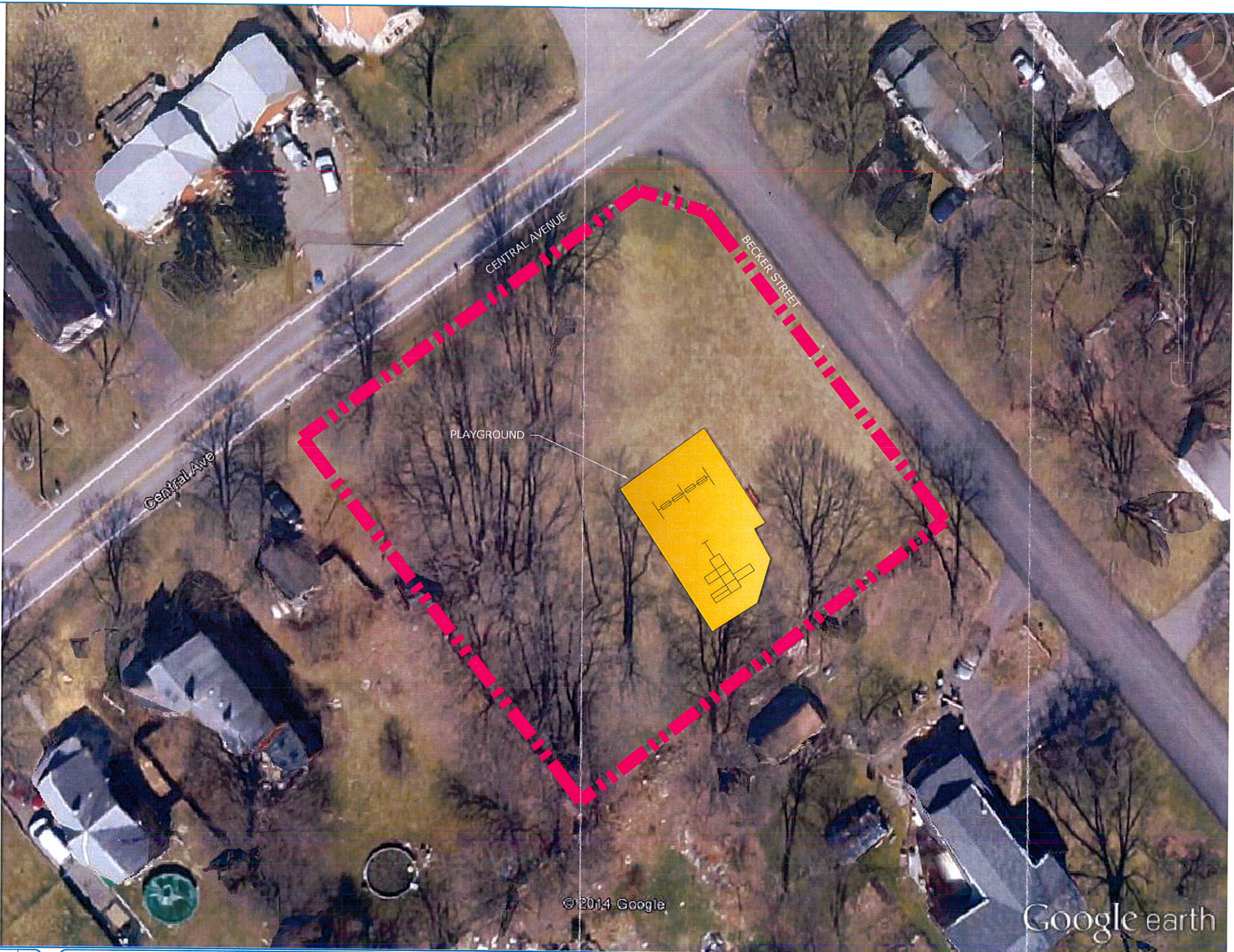
## CURRENT PARK USE

The majority of Becker Street Park was granted to the Town in 1974 by Dora Iovinella. In 1985 an additional parcel was conveyed to the Town by the County of Schenectady. Together the two parcels served as an open space park for the surrounding community for more than 20 years. In 2008 the Town of Niskayuna installed a small playground. The parcel is located at the intersection of Central Avenue and Becker Street. It currently consists of open space and playground equipment.

## EXISTING FACILITIES

Playground Equipment  
Open Area





NO.	DATE	REVISION	BY
00	6/1/2014	ORIGINAL ISSUE	AST
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**JME**

**JOHN M. MCDONALD  
ENGINEERING, P.C.**

7 South Church Street Schenectady, New York 12305  
Ph: 518 382 1774 Fax: 518 382 1776 www.mcdonaldengineers.com

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TOWN OF NISKAYUNA  
SCHENECTADY COUNTY

TOWN PARKS MASTER PLAN STUDY

SHEET TITLE:

BECKER STREET PARK  
EXISTING FEATURES

SCALE: AS NOTED	SHEET NO.:  <b>6</b>
FILE NO.: 37-1401-006	
DATE: JUNE 2014	



# BECKER STREET PARK

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## **EXISTING DEFICIENCIES/PROBLEMS**

1. The playground is in good shape but needs to possibly be upgraded and additional equipment may need to be added.
2. The park sign is outdated.

## **PROJECTED FUTURE USE**

The future park use will remain the same as the current park use which is primarily open space and playground equipment.

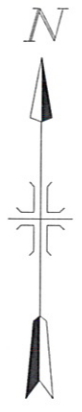
## **SHORT TERM GOALS**

1. Replace and update the park sign.

## **LONG TERM GOALS**

1. Evaluate the need for upgrades and additional playground equipment.





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**JME**

**JOHN M. MCDONALD  
ENGINEERING, P.C.**

7 South Church Street Schenectady, New York 12305  
Ph: 518 382 1774 Fax: 518 382 1776 [www.mcdonaldengineers.com](http://www.mcdonaldengineers.com)

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TOWN OF NISKAYUNA  
SCHENECTADY COUNTY

TOWN PARKS MASTER PLAN STUDY

SHEET TITLE:

PROPOSED BECKER STREET PARK  
SITE PLAN

SCALE:  
AS NOTED

FILE NO.:  
37-1401-006P

DATE:  
DECEMBER 2014

SHEET NO.:  
**6P**



**Town of Niskayuna  
Town Parks Master Plan  
Preliminary Project Cost Estimate  
Becker Street Park**

July 2015

ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
	<b>SHORT TERM GOALS</b>				
1	Replace & Update the Park Sign	1	LS	\$2,000	\$2,000
	<b>SUBTOTAL</b>				\$2,000
	<b>CONTINGENCIES (10%)</b>				\$200
	<b>ENGINEERING, ADMIN., &amp; LEGAL (15%)</b>				\$300
	<b>SHORT TERM GOALS TOTAL</b>				<b>\$3,000</b>

ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
	<b>LONG TERM GOALS</b>				
1	Add and Upgrade Playground Equipment	1	LS	\$35,000	\$35,000
	<b>SUBTOTAL</b>				\$35,000
	<b>CONTINGENCIES (10%)</b>				\$3,500
	<b>ENGINEERING, ADMIN., &amp; LEGAL (15%)</b>				\$5,250
	<b>LONG TERM GOALS TOTAL</b>				<b>\$44,000</b>

# BLATNICK PARK

- Inventory
- Existing Features Map
- Existing Features Map (zoomed in)
- Plans and Goals
- Proposed Site Plan Map
- Proposed Site Plan Map (zoomed in)
- Cost Estimate

# BLATNICK PARK



## ACREAGE

Approximately 188.2 acres.

## CURRENT PARK USE

The Town of Niskayuna purchased the original parkland from Fred and Edna Schecklemann in 1971. At that time the land was a portion of the Witbeck and Shaker Farms. In 1984, the park was renamed from River Road Park to Blatnick Park in honor of Jeff Blatnick. Mr. Blatnick, a Niskayuna born wrestler, battled back from cancer and won an Olympic gold medal in 1984, in Greco-Roman wrestling.

Over time, the park has expanded into property that was once the Town of Niskayuna Landfill (purchased from the Schecklemann family in 1956 and also part of the Witbeck and Shaker Farms). The Town of Niskayuna acquired the adjacent land with baseball fields and a garage in 1975 from Farber Commercial Corporation.

The Town Highway Department maintains an equipment and materials storage area, and the recycling and transfer station. The water and sewer operations building is located in this park as well. The recreational facilities at this park have expanded considerably over the years. The pavilion at this park may be rented from the Town on a per diem basis.

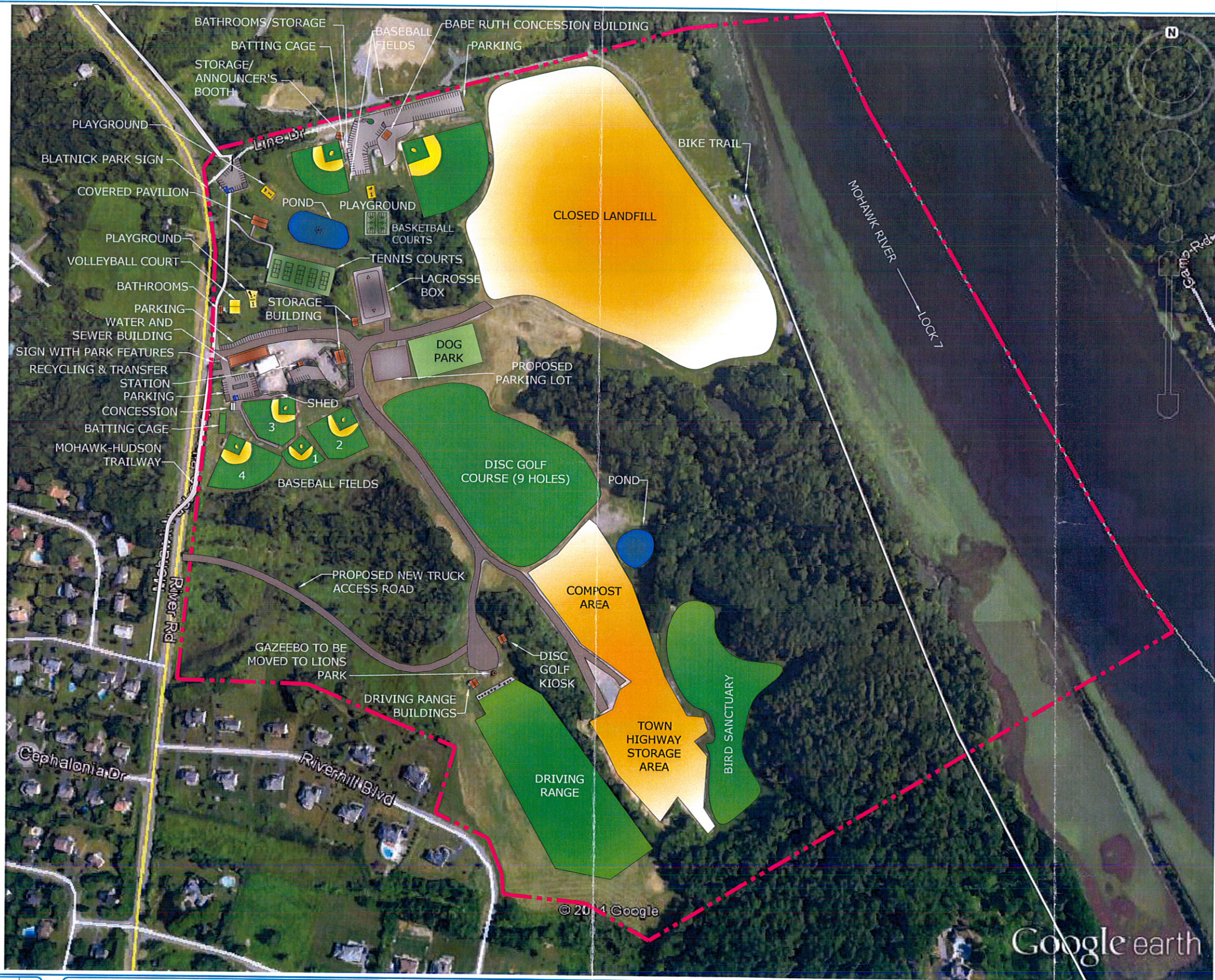
## EXISTING FACILITIES

Baseball Fields	Pond
Basketball Courts	Covered Pavilion
Tennis Courts	Restrooms
Volleyball Court	Disc Golf Course (9 Holes)
Driving Range	Dog Park
Playgrounds	Bird Sanctuary
Parking Lots	Access to Bike Trails
Lacrosse Box	Access to John Brown Hiking Trails

## TOWN AND COMMUNITY PROGRAMS

Town summer playground camp  
Various Town volleyball, tennis, baseball, lacrosse, golf and disc golf programs  
Niskayuna Cal Ripken Jr. Baseball  
Niskayuna Babe Ruth Baseball  
Niskayuna Lacrosse  
Niskayuna Women's Tennis  
Friends of the Niskayuna Dog Park





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02	12/11/2014	REVISED ISSUE	JDT

**JOHN M. MCDONALD  
ENGINEERING, P.C.**

7 South Church Street Schenectady, New York 12305  
Ph: 518 382 1774 Fax: 518 382 1775 www.mcdonaldengineers.com

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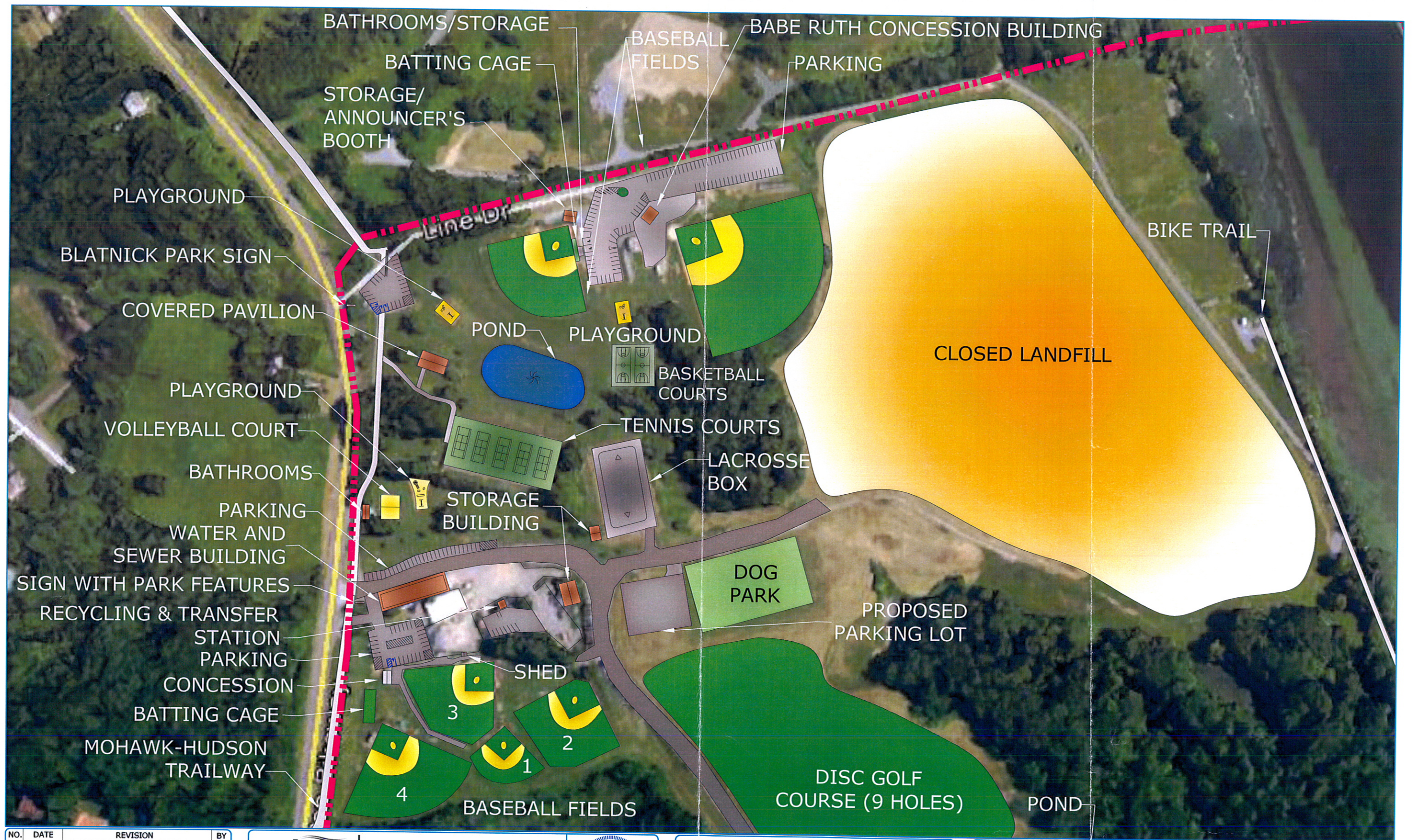
**TOWN PARKS MASTER PLAN STUDY**

SHEET TITLE:

**BLATNICK PARK  
EXISTING FEATURES**

SCALE: AS NOTED	<b>1A</b>
FILE NO.: 37-1401-001	
DATE: JUNE 2014	





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**JOHN M. MCDONALD  
ENGINEERING, P.C.**

7 South Church Street, Schenectady, New York 12305  
Ph: 518 382 1774 Fax: 518 382 1776 www.mcdonaldengineers.com

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TOWN OF NISKAYUNA  
SCHENECTADY COUNTY

TOWN PARKS MASTER PLAN STUDY

SHEET TITLE:

**BLATNICK PARK  
EXISTING FEATURES**

SCALE: AS NOTED	SHEET NO.:  <b>1B</b>
FILE NO.: 37-1401-001	
DATE: JUNE 2014	



# BLATNICK PARK

## EXISTING DEFICIENCIES/PROBLEMS

Blatnick Park was originally a small park area, with the main portion being the Town Public Works Facility, which has evolved over the years into the Town's largest and busiest park. This presents a conflict for traffic access between the Public Works truck/equipment and recreational users. The following problems are noted:

1. The existing Town Highway Department access to their storage area on site is limited and the large Town Highway vehicles have to enter and exit through the main Town Park entrance area.
2. The Water and Sewer Department Building, as well as the Recycling and Transfer Station Facility, are located within the park access and use area. The Water and Sewer Department Building is an aging metal building with insufficient insulation, the layout is not user friendly for the Town needs, and the cost to renovate the old building is too high.
3. The Town Pool and Senior/Community Center are not centrally located in the Town for easy access and use.
4. A multiuse path is needed for pedestrians to safely access the southerly portion of the park.
5. There are existing drainage issues on the Babe Ruth Field and Field #2.
6. The Babe Ruth Concession Building electrical panel and wiring is aged.
7. Field #4 does not have lights.
8. Field #'s 1-4 do not have a nearby concession building and bathrooms.
9. Field #1 and #2 do not have an existing sprinkler system.
10. The tennis courts are used heavily by residents and there is a need for more courts.
11. The Disc Golf area parking and play area is not properly identified. The park sign is outdated.

## PROJECTED FUTURE USE

Blatnick Park has become the busiest and most used park. The Town would like to focus on this park as being the main recreational Town Park which is centrally located in the Town. This will be accomplished by:

1. Constructing a new Town pool and Senior/Community Center so that access would be centrally located for all Town residents.
2. Abandon the existing outdated Water and Sewer building along with the recycling and transfer station.
3. A new Highway Department access road will be constructed southerly of the current driveway that will be used for access to the Town Highway storage area.



# BLATNICK PARK

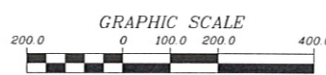
## SHORT TERM GOALS

1. Add new sign regarding parking and play area details near the existing Disc Golf area. Replace and update the park sign.
2. Demolish the existing Water and Sewer Department Building and Recycling and Transfer Station Facility on park land and build new facilities on WTRY Road.
3. Construct a new access road south of the existing main park entrance road to be used primarily for the Town Highway Department to access their storage area on site.
4. Replace the existing aged electrical and wiring in the Babe Ruth Concession Building.
5. Correct the existing drainage issues on the Babe Ruth Field and Field #2 with new storm water piping.

## LONG TERM GOALS

1. Construct a new Senior/Community Center where the existing driving range is currently located. The existing driving range will no longer operate.
2. Construct a new Town Pool adjacent to the new Senior/Community Center.
3. Install lights on Field #4 with associated power panels, conduits, wiring, floodlight fixtures, and poles.
4. Build a concession building with bathrooms near Field #'s 1-4.
5. Install a sprinkler system for Field # 1 and #2, including all piping, control panels, wiring, and electrical.
6. Add two new tennis courts adjacent to the existing ones.
7. Add a new asphalt paved multiuse path for pedestrians to safely access the southerly portion of the park.





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**JME**  
JOHN M. MCDONALD  
ENGINEERING, P.C.  
7 South Church Street Schenectady, New York 12305  
Ph: 518 382 1774 Fax: 518 382 1776 www.mcdonaldengineers.com

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TOWN OF NISKAYUNA  
SCHENECTADY COUNTY

TOWN PARKS MASTER PLAN STUDY

SHEET TITLE:

PROPOSED BLATNICK PARK  
SITE PLAN

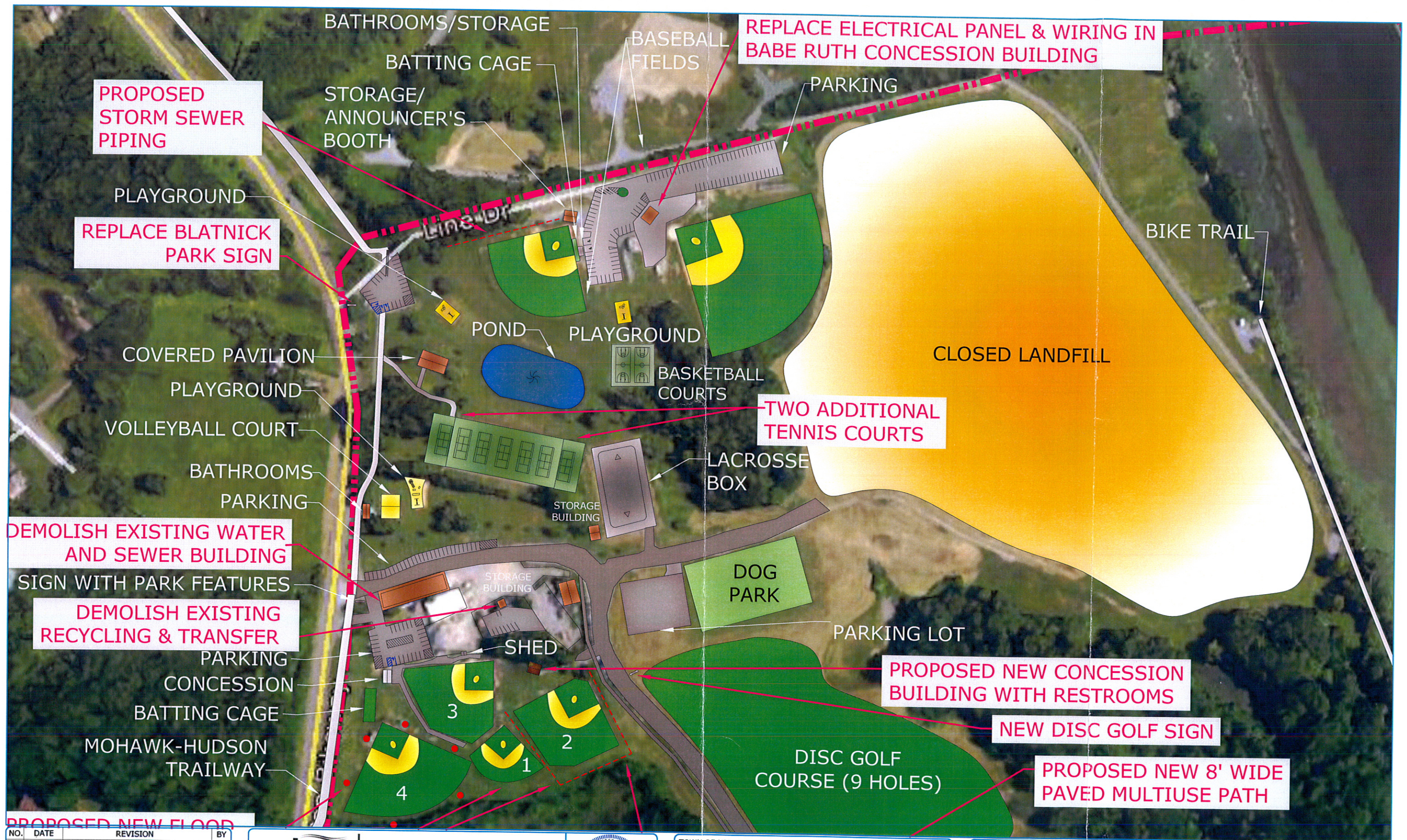
SCALE:  
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FILE NO.:  
37-1401-001P

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DECEMBER 2014

SHEET NO.:  
**1AP**





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**JME** | JOHN M. MCDONALD  
ENGINEERING, P.C.

7 South Church Street, Schenectady, New York 12305  
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TOWN OF NISKAYUNA  
SCHENECTADY COUNTY

TOWN PARKS MASTER PLAN STUDY

SHEET TITLE:

PROPOSED BLATNICK PARK  
SITE PLAN

SCALE: AS NOTED	SHEET NO.:  <b>1BP</b>
FILE NO.: 37-1401-001P	
DATE: DECEMBER 2014	



**Town of Niskayuna  
Town Parks Master Plan  
Preliminary Project Cost Estimate  
Blatnick Park**

July 2015

ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
<b>SHORT TERM GOALS</b>					
1	Replace & Update the Park Sign & Disc Golf Sign	1	LS	\$3,000	\$3,000
2	Demolish & Replace Existing Water & Sewer Dept. Building & Recycling & Transfer Station Facility	1	LS	\$3,100,000	\$3,100,000
3	Construct New Access Road	1	LS	\$200,000	\$200,000
4	Replace Electrical Panel & Wiring in Babe Ruth Concession	1	LS	\$15,000	\$15,000
5	Correct Drainage Issues on Babe Ruth Field & Field #2	820	LF	\$50	\$41,000
<b>SUBTOTAL</b>					\$3,359,000
<b>CONTINGENCIES (10%)</b>					\$335,900
<b>ENGINEERING, ADMIN., &amp; LEGAL (15%)</b>					\$503,850
<b>SHORT TERM GOALS TOTAL</b>					<b>\$4,199,000</b>

ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
<b>LONG TERM GOALS</b>					
1	Construct a New Senior/Community Center	1	LS	\$2,000,000	\$2,000,000
2	New Olympic Sized Pool, Diving & Kiddie Pool & Appurt.	1	LS	\$3,455,000	\$3,455,000
3	Install Floodlights on Field #4	1	LS	\$40,000	\$40,000
4	New Concession Building with Bathrooms	1	LS	\$100,000	\$100,000
5	Install Sprinkler System for Fields #1 & 2	1	LS	\$40,000	\$40,000
6	Add Two New Tennis Courts	2	EA	\$35,000	\$70,000
7	Add New 8' Wide Paved Multiuse Path	1350	LF	\$40	\$54,000
<b>SUBTOTAL</b>					\$5,759,000
<b>CONTINGENCIES (10%)</b>					\$575,900
<b>ENGINEERING, ADMIN., &amp; LEGAL (15%)</b>					\$863,850
<b>LONG TERM GOALS TOTAL</b>					<b>\$7,199,000</b>



# COMMUNITY CENTER

- Inventory
- Existing Features Map
- Plans and Goals
- Proposed Site Plan Map
- Cost Estimate



# COMMUNITY CENTER



## ACREAGE

Approximately 26.3 acres.

## CURRENT PARK USE

The Community Center was purchased from the Al Lawrence Estate to provide a swimming pool and Community/Senior Center meeting space for Town residents to use. The current park use is the swimming pool, the Community/Senior Center, football, and lacrosse. The pavilion can be rented from the Town on a per diem basis.

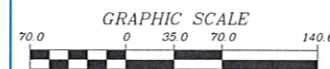
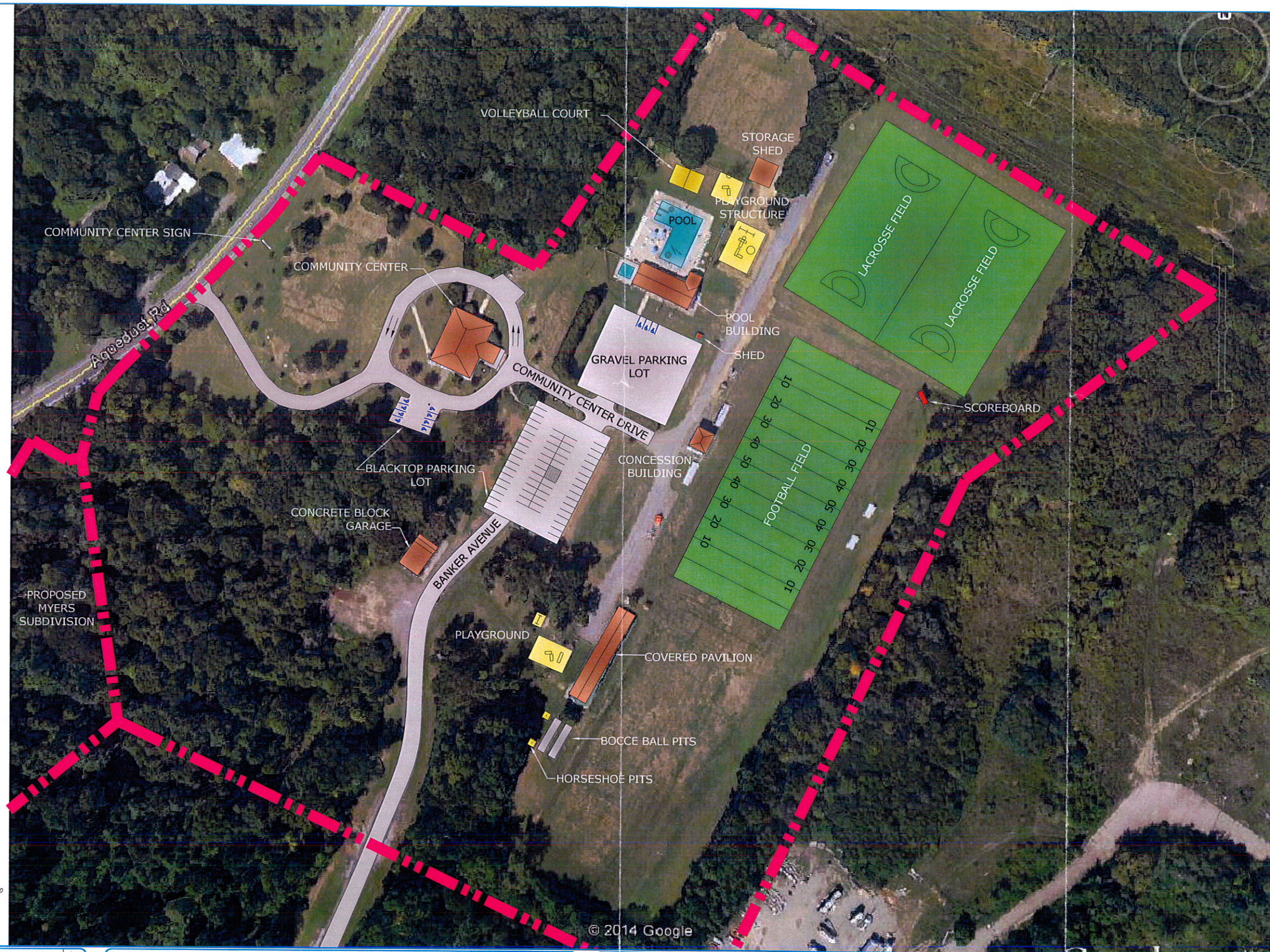
## EXISTING FACILITIES

- Community Center Building
- Outdoor Pool
- Volleyball Court
- Large Covered Pavilion
- Restrooms
- Football Field
- Lacrosse Fields
- Horseshoe Pits
- Bocce Ball Pits
- Playgrounds

## TOWN AND COMMUNITY PROGRAMS

- Town Senior Center Programs
- Town Swim and Dive Team and lesson programs
- Niskayuna Lacrosse
- Niskayuna Football





NO.	DATE	REVISION	BY
00	6/1/2014	ORIGINAL ISSUE	AST
01	6/18/2014	REVISED ISSUE	JDT

**JOHN M. MCDONALD  
ENGINEERING, P.C.**

7 South Church Street Schenectady, New York 12305  
Ph: 518 382 1774 Fax: 518 382 1776 www.mcdonaldengineers.com

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PROJ. ENGR.: JDT
DRAWN BY: AST
CHECKED BY: JMM

TOWN OF NISKAYUNA  
SCHENECTADY COUNTY

**TOWN PARKS MASTER PLAN STUDY**

SHEET TITLE:

**COMMUNITY CENTER PARK  
EXISTING FEATURES**

SCALE: AS NOTED	2
FILE NO.: 37-1401-002	
DATE: JUNE 2014	



# COMMUNITY CENTER

## EXISTING DEFICIENCIES/PROBLEMS

1. The Town Pool and associated clubhouse and the Senior/Community Center building are currently located at this location off of Aqueduct Road, which is not in a central location in the Town.
2. There are existing drainage problems between the lacrosse fields and the football field.
3. No existing sprinkler system to water the football field.
4. The existing playground near the pavilion is outdated.
5. The existing parking lot needs to be repaved and restriped.
6. Additional parking is required near the Senior/Community Center building for ease of access for Seniors.
7. The park sign is outdated.

## PROJECTED FUTURE USE

The future park use will remain as the current park use which is primarily recreational, football, and lacrosse. The Town would like to focus on the Blatnick Park as being the main recreational Town Park which is centrally located in the Town. They would like to accomplish that by moving the Town Pool and associated clubhouse and the Senior/Community Center building to Blatnick Park and sell the main buildings located at the Community Center.

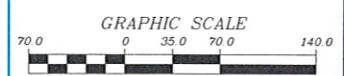
## SHORT TERM GOALS

1. Replace and update the park sign.
2. Install a drainage system to alleviate the drainage problems that exist between the lacrosse fields and the football field.
3. Additional gravel parking will be added near the Senior/Community Center building by Town forces.


## LONG TERM GOALS

1. Sell the existing Town Pool and associated pool clubhouse and Senior/Community Center building located at this park to offset the costs of park upgrades. The rear portion of this parcel will still be Town owned such as the two lacrosse fields, football field, pavilion, all associated sports buildings, and two parking lots. The Town will build a new pool facility and Senior/Community Center building at Blatnick Park.
2. Install a new sprinkler system for the football field.
3. Replace the existing playground area near the pavilion.
4. Repave and restripe the existing parking lot.






NO.	DATE	REVISION	BY
00	12/17/2014	ORIGINAL ISSUE	JDT
01	02/02/2015	REVISED ISSUE	JDT
02	04/16/2015	REVISED ISSUE	JDT



**JOHN M. MCDONALD  
ENGINEERING, P.C.**  
7 South Church Street Schenectady, New York 12305  
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TOWN OF NISKAYUNA  
SCHENECTADY COUNTY

TOWN PARKS MASTER PLAN STUDY

SHEET TITLE:

PROPOSED COMMUNITY CENTER PARK  
SITE PLAN

SCALE:  
AS NOTED

FILE NO.:  
37-1401-002P

DATE:  
DECEMBER 2014

SHEET NO.:  
  
2P



**Town of Niskayuna  
Town Parks Master Plan  
Preliminary Project Cost Estimate  
Community Center**

July 2015

ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
	<b>SHORT TERM GOALS</b>				
1	Replace & Update the Park Sign	1	LS	\$2,000	\$2,000
2	Install Drainage System Between Lacross and Football Field	440	LF	\$50	\$22,000
3	Additional Gravel Parking Near Senior/Community Center	BY	TOWN	FORCES	\$0
<b>SUBTOTAL</b>					\$24,000
<b>CONTINGENCIES (10%)</b>					\$2,400
<b>ENGINEERING, ADMIN., &amp; LEGAL (15%)</b>					\$3,600
<b>SHORT TERM GOALS TOTAL</b>					<b>\$30,000</b>

ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
	<b>LONG TERM GOALS</b>				
1	Sell Existing Town Pool Facility & Senior/Community Center				
2	Install a New Sprinkler System for the Football Field	1	LS	\$55,000	\$55,000
3	Replace the Existing Playground Near the Pavilion	1	LS	\$35,000	\$35,000
4	Repave & Restripe the Existing Parking Lot	1	LS	\$35,000	\$35,000
<b>SUBTOTAL</b>					\$125,000
<b>CONTINGENCIES (10%)</b>					\$12,500
<b>ENGINEERING, ADMIN., &amp; LEGAL (15%)</b>					\$18,750
<b>LONG TERM GOALS TOTAL</b>					<b>\$156,000</b>



# RIVER ROAD PARK

- Inventory
- Existing Features Map
- Plans and Goals
- Proposed Site Plan Map
- Cost Estimate



# RIVER ROAD PARK



## ACREAGE

Approximately 18.8 acres.

## CURRENT PARK USE

River Road Park was purchased by the Town of Niskayuna from William and Esther Laudato in 1991. It was purchased through a grant for parkland from the New York State Department of Parks, Recreation and Historic Preservation. Most of the improvements to the park were completed in the early 1990's shortly after the park was acquired.

The current park use is primarily softball. The main pavilion can be rented from the Town on a per diem basis.



## EXISTING FACILITIES

- Pavilions
- Restrooms
- Softball Fields
- Basketball Court
- Volleyball Court
- Playground (Tot Lot)
- Large Open Space
- Natural Walking/Exercise Trails
- Parking Lots
- Horseshoe Pits



## TOWN AND COMMUNITY PROGRAMS

- Town summer playground camp
- Various Town softball, volleyball, basketball and biking programs
- Niskayuna Girls Softball League







NO.	DATE	REVISION	BY
00	6/1/2014	ORIGINAL ISSUE	AST
01	6/18/2014	REVISED ISSUE	JDT



**JOHN M. MCDONALD  
ENGINEERING, P.C.**

7 South Church Street Schenectady, New York 12305  
Ph: 518 382 1774 Fax: 518 382 1776 www.mcdonaldengineers.com



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TOWN OF NISKAYUNA  
SCHENECTADY COUNTY

TOWN PARKS MASTER PLAN STUDY

SHEET TITLE:

RIVER ROAD PARK  
EXISTING FEATURES

SCALE:  
AS NOTED

FILE NO.:  
37-1401-004

DATE:  
JUNE 2014

SHEET NO.:  
4



# RIVER ROAD PARK

## EXISTING DEFICIENCIES/PROBLEMS

1. Softball Fields #2 and #3 do not have a fence overhang and dugout fencing extensions and also have some fencing issues.
2. Softball Fields #3 and #4 are too wet and do not dry out easily.
3. Softball Field #4 is too small for Varsity Softball.
4. Existing restrooms do not have fans and are in need of updating.
5. Parking is limited on site.
6. Bleachers and storage is limited on site.
7. The trails that connect the park to nearby schools need improvements.
8. Small pavilions are aged and not used much.
9. Exercise stations are outdated.
10. The park sign is outdated.

## PROJECTED FUTURE USE

The future park use will remain the same as the current park use which is primarily recreational and softball.

## SHORT TERM GOALS

1. Replace and update the park sign.
2. Remove the old exercise stations.
3. Add a fencing overhang, extend the dugout fencing, and repairs minor fencing issues on Softball Fields #2 and #3.
4. Replace the infield mix and add a new storm sewer system for better drainage for Softball Fields #3 and #4. Connect the new storm sewer system into the existing trunk storm sewer which eventually outlets to the stormwater detention pond on the southerly portion of the site.
5. Install fans in the restrooms.
6. Demolish the old small pavilions located at the western edge of the park site.

## LONG TERM GOALS

1. Make Softball Field #4 larger to comply with Varsity sized field dimensions.
2. Provide additional parking on site.
3. Provide additional bleachers and a storage shed to house equipment.
4. Improve the trails that connect the park to nearby schools by adding gravel and or asphalt pavement. Apply for grants to cover costs such as Safe Routes to Schools Grant.





NO.	DATE	REVISION	BY
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01	02/02/2015	REVISED ISSUE	JDT
02	04/16/2015	REVISED ISSUE	JDT

**JOHN M. MCDONALD ENGINEERING, P.C.**

7 South Church Street, Schenectady, New York 12305  
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TOWN OF NISKAYUNA  
SCHENECTADY COUNTY

**TOWN PARKS MASTER PLAN STUDY**

SHEET TITLE:

**PROPOSED RIVER ROAD PARK SITE PLAN**

SCALE: AS NOTED	SHEET NO.: <b>4P</b>
FILE NO.: 37-1401-004P	
DATE: DECEMBER 2014	



**Town of Niskayuna  
Town Parks Master Plan  
Preliminary Project Cost Estimate  
River Road Park**

July 2015

ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
<b>SHORT TERM GOALS</b>					
1	Replace & Update the Park Sign	1	LS	\$2,000	\$2,000
2	Remove the Old Excercise Stations	1	LS	\$3,000	\$3,000
3	Add & Repair Fencing on Softball Fields #2 & #3	514	LF	\$35	\$18,000
4	Replace Infield Mix & Add Storm Sewer System on Softball Fields #3 & #4	2	EA	\$25,000	\$50,000
5	Install Fans in the Restrooms	2	EA	\$500	\$1,000
6	Demolish the Small Pavilions	2	EA	\$2,000	\$4,000
<b>SUBTOTAL</b>					<b>\$78,000</b>
<b>CONTINGENCIES (10%)</b>					<b>\$7,800</b>
<b>ENGINEERING, ADMIN., &amp; LEGAL (15%)</b>					<b>\$11,700</b>
<b>SHORT TERM GOALS TOTAL</b>					<b>\$98,000</b>

ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
<b>LONG TERM GOALS</b>					
1	Enlarge Softball Field #4 to Varsity Dimensions	1	LS	\$20,000	\$20,000
2	Add Parking On Site	1	LS	\$85,000	\$85,000
3	Provide Additional Bleachers & Storage Shed	1	LS	\$25,000	\$25,000
4	Improve the Trails to Nearby Schools	1	LS	\$50,000	\$50,000
<b>SUBTOTAL</b>					<b>\$180,000</b>
<b>CONTINGENCIES (10%)</b>					<b>\$18,000</b>
<b>ENGINEERING, ADMIN., &amp; LEGAL (15%)</b>					<b>\$27,000</b>
<b>LONG TERM GOALS TOTAL</b>					<b>\$225,000</b>



# ZENNER ROAD PARK

- Inventory
- Existing Features Map
- Plans and Goals
- Proposed Site Plan Map
- Cost Estimate



# ZENNER ROAD PARK



## ACREAGE

Approximately 17.8 acres.

## CURRENT PARK USE

This park's land was donated to the Town by General Electric in 1995. The park was constructed as a joint effort between the Town of Niskayuna and Niskayuna Soccer Club, and is primarily used for recreational and travel soccer programs, and tournaments. In addition, the park is home for the Town's annual Niska-Day Festival.

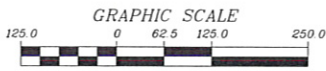
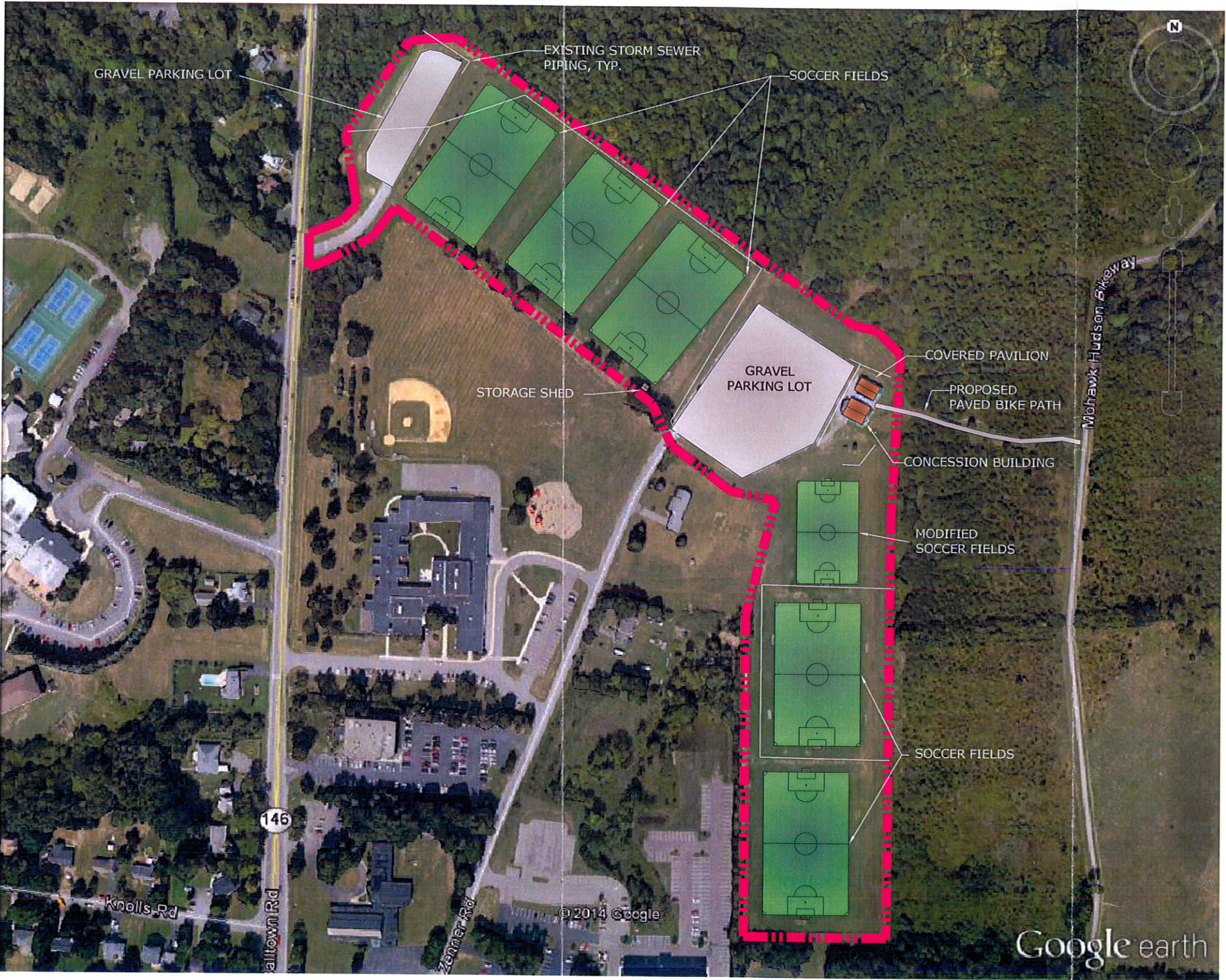
## EXISTING FACILITIES

- Soccer Fields
- Parking Lot
- Covered Pavilion
- Concession Building
- Access to Mohawk-Hudson bike/hike trail

## TOWN AND COMMUNITY PROGRAMS

- Niskayuna Soccer Club
- Town of Niskayuna Youth Soccer Programs (fall/spring)
- Niskayuna Travel Soccer Program and Tournaments
- Niska-Day Annual Festival (NCAP)





NO.	DATE	REVISION	BY
00	6/1/2014	ORIGINAL ISSUE	AST
01	6/8/2014	REVISED ISSUE	JDT
02	7/7/2015	REVISED ISSUE	JDT

**JME**

**JOHN M. MCDONALD  
ENGINEERING, P.C.**

7 South Church Street, Schenectady, New York 12305  
Ph: 518 382 1774 Fax: 518 382 1776 www.mcdonaldengineers.com

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TOWN OF NISKAYUNA  
SCHENECTADY COUNTY

TOWN PARKS MASTER PLAN STUDY

SHEET TITLE:

ZENNER ROAD PARK  
NISKAYUNA SOCCER COMPLEX  
EXISTING FEATURES

SCALE: AS NOTED	SHEET NO.:  3
FILE NO.: 37-1401-003	
DATE: JUNE 2014	



# ZENNER ROAD PARK

## EXISTING DEFICIENCIES/PROBLEMS

1. The existing parking lot is a gravel stone surface and creates a dust problem. Replacement gravel needs to be brought in every year to fill pot holes and level the entire parking lot. The gravel is also problematic for the annual Niska-Day Festival.
2. There is no existing sitting/resting/shaded area for visitors near the Balltown Road side.
3. The southerly field is wet during certain times of the year.
4. The park sign is outdated.

## PROJECTED FUTURE USE

This park will continue to be used primarily for soccer, but could be available for additional sports activities in the future, based on growing demand for field space. The nearby paved bike path will be extended westerly to the existing gravel parking lot via a grant obtained by the Town.

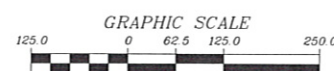
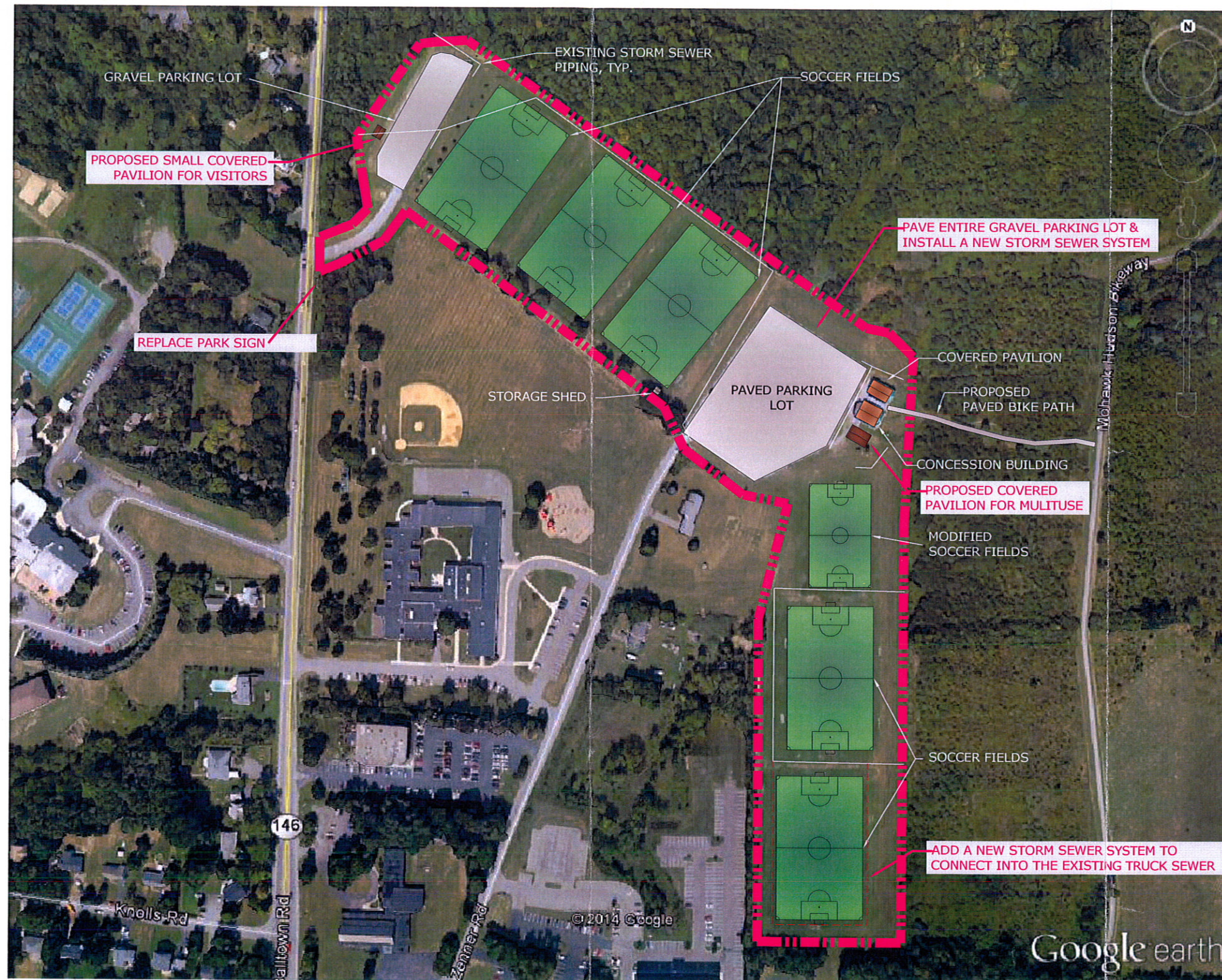
## SHORT TERM GOALS

1. Replace and update the park sign.

## LONG TERM GOALS

1. Adapt the complex for multiuse capabilities.
2. Pave the entire gravel parking lot area including a new storm sewer system for drainage needs.
3. Construct a new small covered structure/pavilion for visitors to sit, rest, and get shade with some picnic tables.
4. Add a new storm sewer system to allow the southerly field to dry.





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00	12/17/2014	ORIGINAL ISSUE	JDT
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03	07/07/2015	REVISED ISSUE	JDT

**JME** | **JOHN M. MCDONALD ENGINEERING, P.C.**

7 South Church Street, Schenectady, New York 12305  
Ph: 518 382 1774 Fax: 518 382 1776 www.mcdonaldengineers.com

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TOWN OF NISKAYUNA  
SCHENECTADY COUNTY

TOWN PARKS MASTER PLAN STUDY

SHEET TITLE:

PROPOSED ZENNER ROAD PARK  
NISKAYUNA SOCCER COMPLEX  
SITE PLAN

SCALE:  
AS NOTED

FILE NO.:  
37-1401-003P

DATE:  
DECEMBER 2014

SHEET NO.:

3P



**Town of Niskayuna  
Town Parks Master Plan  
Preliminary Project Cost Estimate  
Zenner Road Park**

July 2015

ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
	<b>SHORT TERM GOALS</b>				
1	Replace & Update the Park Sign	1	LS	\$2,000	\$2,000
<b>SUBTOTAL</b>					<b>\$2,000</b>
<b>CONTINGENCIES (10%)</b>					<b>\$200</b>
<b>ENGINEERING, ADMIN., &amp; LEGAL (15%)</b>					<b>\$300</b>
<b>SHORT TERM GOALS TOTAL</b>					<b>\$3,000</b>

ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
	<b>LONG TERM GOALS</b>				
1	Construct an Additional Pavilion for Multiuse Needs	1	LS	\$55,000	\$55,000
2	Pave Gravel Parking Lot Including New Storm Sewer System	1	LS	\$480,000	\$480,000
3	Construct a New Small Covered Pavilion for Shade	1	LS	\$35,000	\$35,000
4	Add a New Storm Sewer System on Southerly Field	900	LF	\$50	\$45,000
<b>SUBTOTAL</b>					<b>\$615,000</b>
<b>CONTINGENCIES (10%)</b>					<b>\$61,500</b>
<b>ENGINEERING, ADMIN., &amp; LEGAL (15%)</b>					<b>\$92,250</b>
<b>LONG TERM GOALS TOTAL</b>					<b>\$769,000</b>



## NEXT STEPS

Now that the existing features and future plans and goals of each of the six major parks have been identified, the Town of Niskayuna can use this Town Parks Master Plan as a guide to community recreational facility improvements decision making. The projects that are identified can be implemented as financing becomes available.

The purpose of these recommended projects is to improve the quality and usability of the Parks in the Town of Niskayuna. Each identified project has been given a time frame rating (short term or long term) and associated cost estimate. These items will aid the Town in future budgeting, fundraising and grant solicitation in order to implement such projects.

The next step is to present this Town Parks Master Plan to the residents of the Town of Niskayuna at a public hearing for public comment and feedback. Projects that have significant public support and have available funding or other resources for implementation will be considered a priority.



# ACKNOWLEDGEMENTS

## **Town of Niskayuna Town Board**

Joe Landry, Supervisor  
Julie M. McDonnell, Parks Liason  
John Della Ratta  
Liz Orzel Kasper  
Denise Murphy McGraw

## **Town Staff**

Ray Smith, Highway Department Superintendent

## **Town Organizations**

Niskayuna Cal Ripken Jr. Baseball  
Niskayuna Babe Ruth Baseball  
Niskayuna Lacrosse Club  
Niskayuna Youth Football  
Niskayuna Girls Softball League  
Niskayuna Soccer Club

## **Engineering Consultant**



7 South Church Street • Schenectady, New York 12305  
Ph: 518 382 1774 Fax: 518 382 1776 • [www.mcdonaldengineers.com](http://www.mcdonaldengineers.com)





Prepared by

7 South Church Street • Schenectady, New York 12305  
Ph: 518 382 1774 Fax: 518 382 1776 • [www.mcdonaldengineers.com](http://www.mcdonaldengineers.com)

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