

The Town of Ossining



Discussions and Action Plans: Louis Engel Park after Super Storm Sandy

November 2013



CHAIN OF EVENTS

October 30, 2012

- Super Storm Sandy comes through Ossining, with surges of 4+ feet and Hudson River flooding on train tracks and Metro North parking lots.

First week of November, 2012

- All buildings on the Ossining waterfront were closed for necessary storm-related repair work.
- The Town asked the members of the Ossining Boat and Canoe Club to take pictures and keep tight controls over the costs of repairs and volunteer hours to the Town owned building.



CHAIN OF EVENTS, CONTINUED.

November/December 2012

- Several meetings took place with FEMA reps at the OBCC building, as well as in other areas in the Town of Ossining.



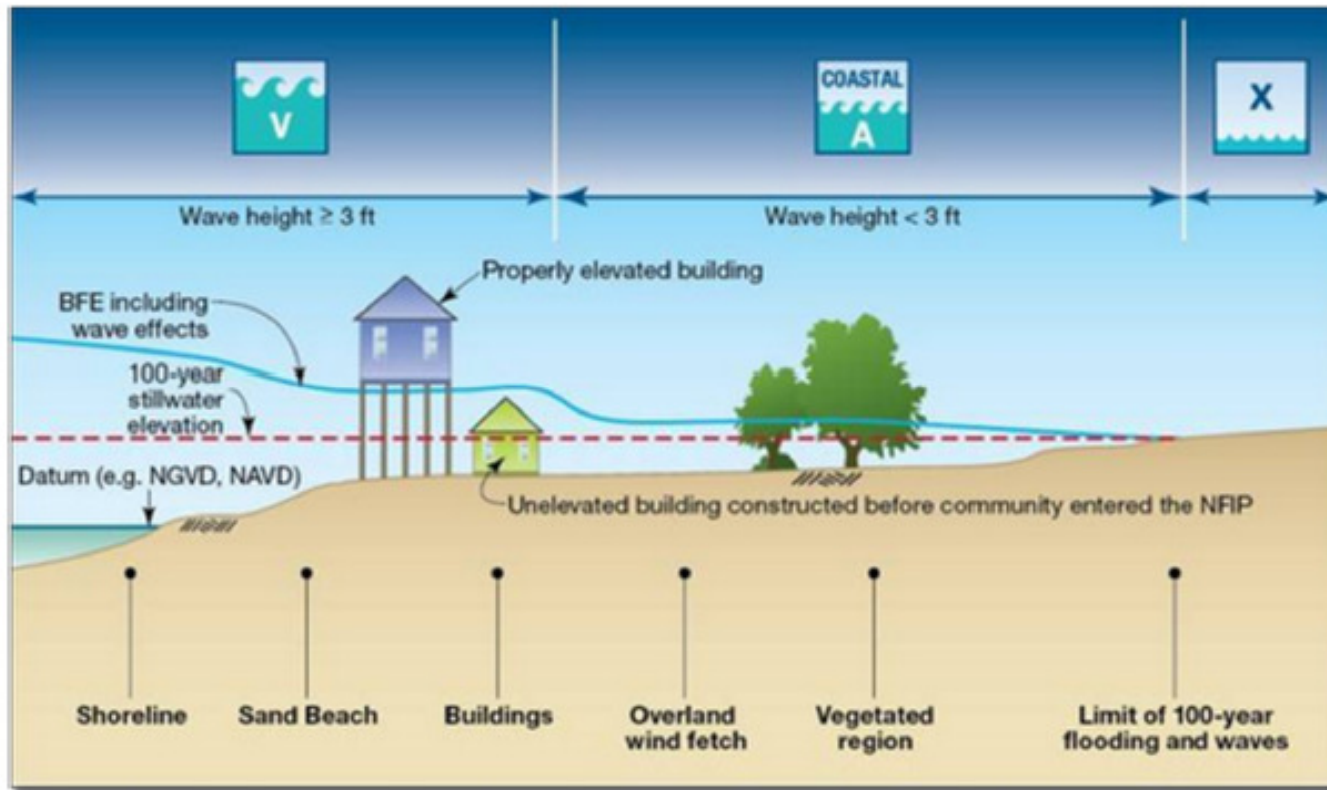
CHAIN OF EVENTS, CONTINUED.

January /February 2013

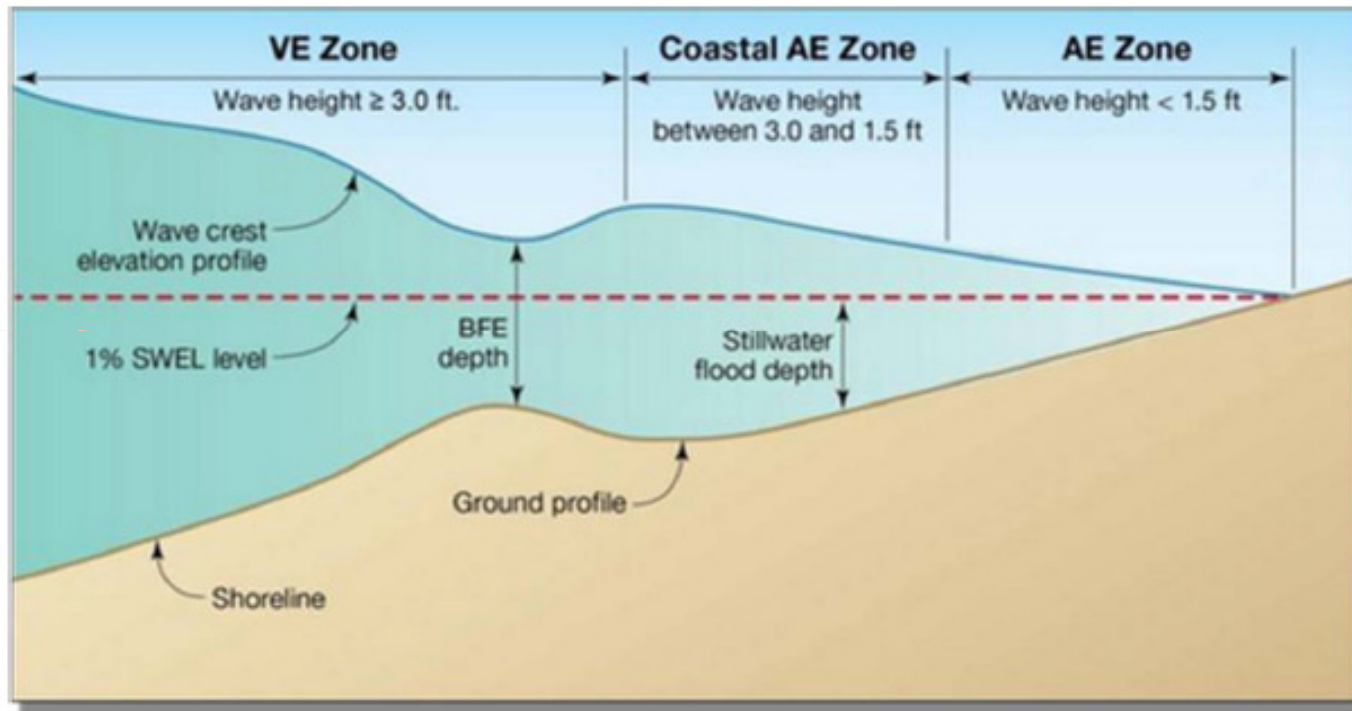
- More meetings with FEMA. OBCC Board was present at several of these meetings.
 - Building was allowed to reopen because the electrician and Electrical Inspector signed off on Post-Sandy remediation work.
- More meetings with FEMA took place at the building, and members were again asked for documentation of repair (work performed, time spent, and cost).
 - Discussions with FEMA, as well as information collected related to the Town's concerns about potential environmental issues at Harbor Square, caused the Town to look at the future of the existing building and investigate the possibility of a Feasibility Study to determine next steps.



Coastal Flood Zones



Coastal Flood Zones



CHAIN OF EVENTS, CONTINUED.

March/April/May 2013

- **Town begins to investigate our responsibility to the residents of Ossining relating to the structures at Louis Engel Park.**
 - Sought out plans to replace existing storm-damaged stage with a new elevated stage for concerts and other programs.
 - Collected information for potential recycling of water from the Spray Park, being sure to keep all planned controls above the flood zone.
 - Considered new locations for rest rooms in Engel Park, as existing out-building lies in the flood zone.
 - Searched for architects with the appropriate credentials to perform a Feasibility Study on the site that currently houses the Ossining Boat and Canoe Club.



CHAIN OF EVENTS, CONTINUED.

June & July 2013

- Met with OBCC Board to review the updated License Agreement and to announce intentions to undergo the Feasibility Study with their input.
- Continued discussions on the License Agreement and the Feasibility Study with the OBCC Board while we interviewed various architects for the Feasibility Study.



CHAIN OF EVENTS, CONTINUED.

August & September 2013

- Determined that a local Ossining resident/architect who has a great deal of experience with waterfront projects would be the best candidate to work with us on the Feasibility Study.
- OBCC signed their license agreement with the stipulation that the Town would be responsible for all building construction/repairs and OBCC members would be responsible for all boating-related activities. The Town Building Inspector would inspect the building once a month going forward.



CHAIN OF EVENTS, CONTINUED.

October 2013

- John Hamilton and Sue Donnelly visited the OBCC building and conducted a starting point inspection, uncovering several obvious violations from damage incurred during Super Storm Sandy that had been left undone.
- Upon checking with the Village of Ossining Building Department (where the records are kept), it was determined that while the 3rd Party electrical inspector had given the building a “green light”, the work had not in fact been done.
- This led to a Fire Inspection by the Village of Ossining, which resulted in a list of violations. For safety reasons, the electricity was turned off and the building was closed.



CHAIN OF EVENTS, CONTINUED.

As of Today:

- Town continues to work with OBCC concerning the violations on the building
- The first phase of the Feasibility Study is being completed and we are in the process of reviewing the findings and recommendations with the members of OBCC who are on the committee and the residents of Ossining.

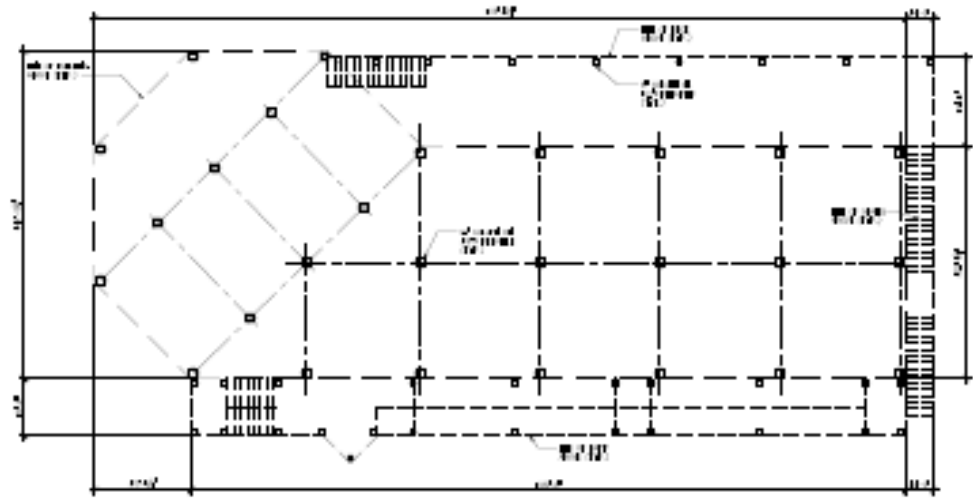




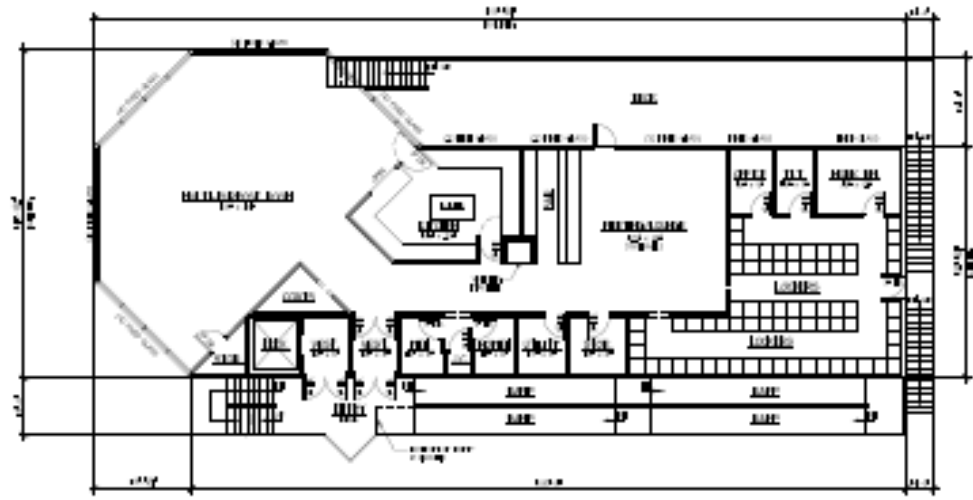
PROPOSED BUILDING AT OBCC

Presented by Greg McWilliams

November 25th, 2013



PROPOSED GRADE LEVEL/COLUMN PLAN
SCALE: 1/8" = 1'-0"



PROPOSED LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"

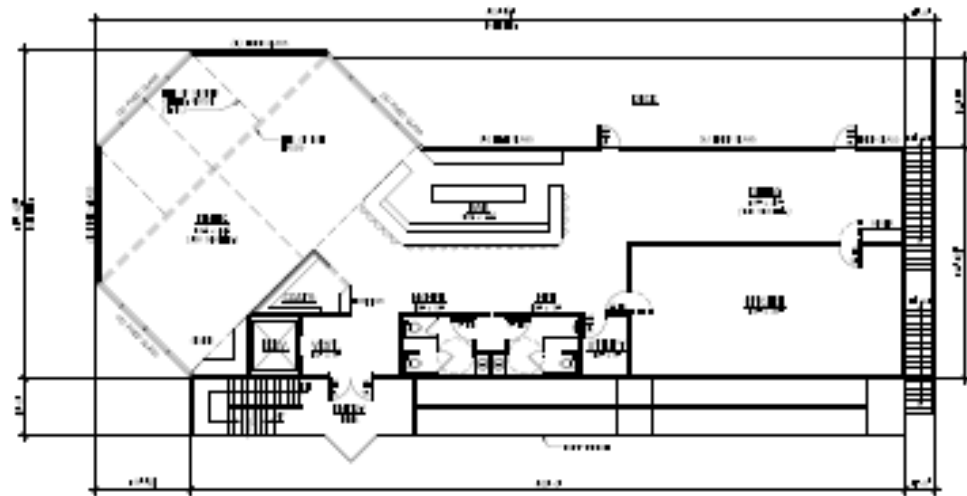
NOTES:
 1. These plans are not to be taken as a guarantee of accuracy and shall be subject to the conditions of the contract documents.
 2. This plan is the property of Gregory J. Moulthins, d.l.d., and shall be used only for the project for which it was prepared. It shall not be used for any other project without the written consent of Gregory J. Moulthins, d.l.d.
 3. All dimensions are in feet and inches.

NOTES:
 1. The construction of the building is subject to the conditions of the contract documents.
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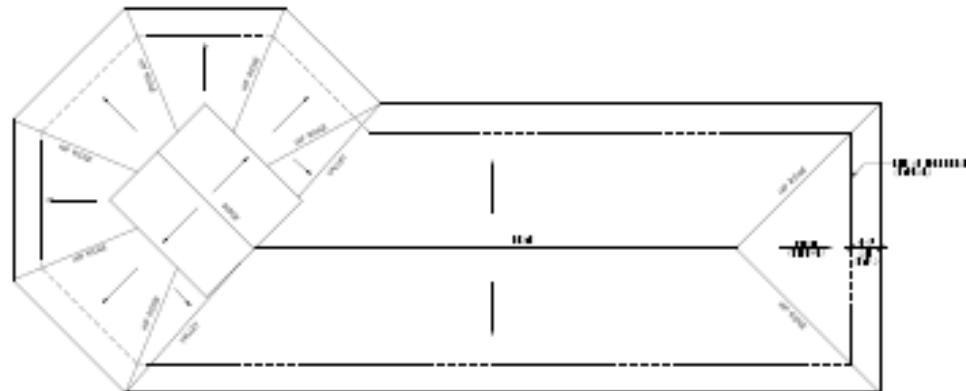


PROPOSED PLANS	
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
GREGORY J. MOULTHINS, D.L.D., ARCHITECT	
1000 W. 10TH AVENUE, SUITE 1000, DENVER, CO 80202	

Sheet
A-1



PROPOSED UPPER LEVEL PLAN
SCALE: 1/8" = 1'-0"



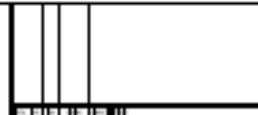
PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

NOTES:

- 1. These plans were prepared for a building permit application and are not to be used for any other purpose.
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- 3. All dimensions are in feet and inches.
- 4. All dimensions are to the centerline unless otherwise noted.
- 5. All dimensions are to the centerline unless otherwise noted.

NOTES:

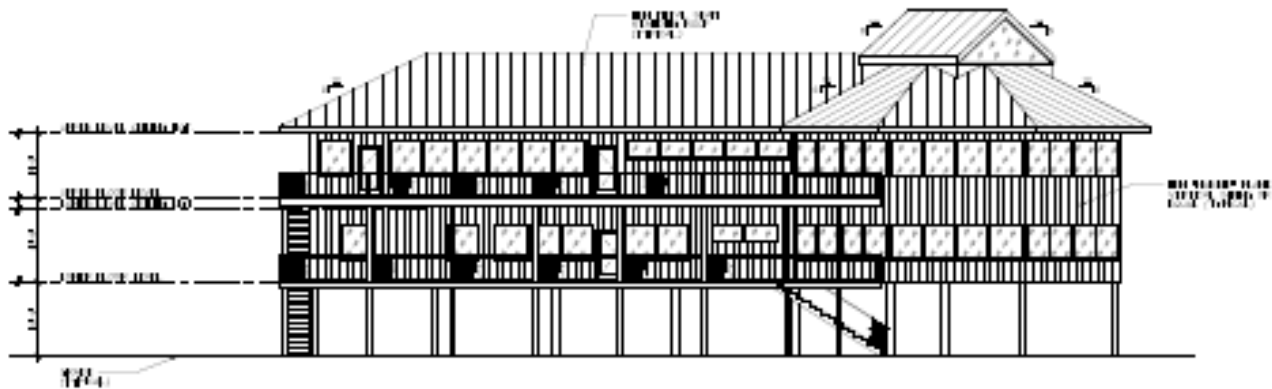
- 1. The structure shown on this drawing is proposed to be used for an outdoor event.
- 2. All dimensions are to the centerline unless otherwise noted.
- 3. All dimensions are to the centerline unless otherwise noted.



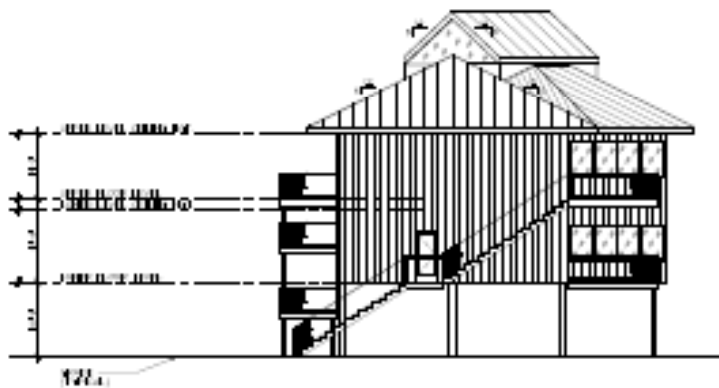
PROPOSED PLANS

Prepared by: greedy, inc. 1000 1st St. N. Seattle, WA 98109	Date: 10/10/10
Checked by: greedy, inc. 1000 1st St. N. Seattle, WA 98109	Date: 10/10/10
Drawn by: greedy, inc. 1000 1st St. N. Seattle, WA 98109	Date: 10/10/10

A-2



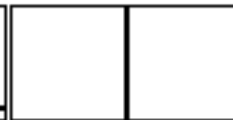
PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

NOTES:
 1. This page is not for a building permit, and is not to be used for a building permit application. It is for informational purposes only.
 2. This page is the property of Greedy J. McWilliams, AIA, and is not to be reproduced or used in any way without the written consent of Greedy J. McWilliams, AIA.
 3. All dimensions are in feet and inches, unless otherwise specified.
 4. All dimensions are to the center of the member, unless otherwise specified.
 5. All dimensions are to the center of the member, unless otherwise specified.

NOTES:
 1. The maximum slope of the building is 12 degrees to the horizontal.
 2. The maximum slope of the building is 12 degrees to the horizontal.
 3. The maximum slope of the building is 12 degrees to the horizontal.



PROPOSED EXTERIOR ELEVATIONS
 Prepared for: **DESIGNING BOAT & CANOE CLUB**
 Greedy J. McWilliams, AIA, Architect
 11111 1st Street, N.E., Seattle, WA 98108
 Phone: (206) 325-1111
 Fax: (206) 325-1112
 Email: gm@greedyjmcwilliams.com

A-4