



# Town of Lansing **TOWN CENTER GREENWAY**

May 16, 2025



# TABLE OF CONTENTS

<b>I. PROPOSAL.....</b>	<b>3</b>
» PROJECT AREA DIAGRAMS.....	
<b>II. CONSULTANT INFORMATION.....</b>	<b>10</b>
» FIRM INFORMATION .....	
» ORGANIZATION CHART .....	
» RESUMES .....	
<b>III. STATEMENT OF QUALIFICATIONS.....</b>	<b>17</b>
» EXPERIENCE .....	
<b>IV. STATEMENT OF AVAILABILITY .....</b>	<b>22</b>
<b>V. REFERENCES .....</b>	<b>24</b>

## SENT VIA EMAIL ONLY

May 15, 2025

Mr. Patrick Tyrrell  
Director of Lansing Parks and Recreation / Greenway Committee Member  
Town of Lansing  
29 Auburn Road  
Lansing, NY 14882  
Email: [ptyrrell@lansingtown.com](mailto:ptyrrell@lansingtown.com)



Re: Town Center Greenway Phase 1 Feasibility Study  
Town Center Greenway  
Lansing, NY  
**MJ Proposal No. 2025149 for Town Center Greenway Feasibility Study**

Dear Mr. Tyrrell:

MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. (MJ) is pleased to provide the Town of Lansing (Town) this proposal for professional services associated with the Town Center Greenway Phase 1 Feasibility Study (Project). The Project is a feasibility study that schematically designs and provides a cost estimate for the alignment of four missing sections along the approximately 3.35-mile Phase 1 portion of the greenway. The Town has established much of the Phase 1 link between the Lansing Community Library and the town's "Barn Fields" (tax parcel 30-1-16.12); however, two privately owned parcels remain as gaps: **1)** tax parcel 31-1-15.21 (across Rt. 34 from the "Barn Fields" and **2)** tax parcel 31-1-16.6 the Salt Point Brewery. The third section **3)** is the perimeter path around the publicly owned "Town Fields" (37.1-2-9 and 37.1-2-8.2), which has been conceptually established in the Trails Master Plan (11/3/2023) but still needs to be designed and constructed. The fourth section **4)** is approximately 2.1 miles long and extends from the Salt Point Brewing parcel to the Lansing Central School District Campus. This greenway section crosses a significant number of parcels and land types, but it is a desirable first phase connection because it would connect the campus with the Town Center. These four sections are the remaining segments needed to complete a continuous Phase 1 greenway. MJ's project understanding and associated Scope of Services are included below.

### PROJECT UNDERSTANDING

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Based upon information provided by the Town, MJ understands the following:

- The main objective for the Town is to obtain a cost estimate package that considers both the soft costs and hard costs for building the four missing sections of the greenway's Phase 1. The Town will use the cost estimate package for fundraising and future grant applications.
- The four missing sections of the greenway's Phase 1 will be broken into separate cost estimates.
- The cost estimates will be based on a schematic level of design, meaning a base map suitable for schematic design will be prepared using publicly available geospatial data (LiDAR topography and NYS tax parcels).



21 Corporate Drive  
Clifton Park, NY 12065



518.371.0799  
[mj@mjteam.com](mailto:mj@mjteam.com)  
[mjteam.com](http://mjteam.com)



Fishkill, NY  
Levittown, NY  
Pocantotown, NY  
Melbourne, FL



- The schematic design will represent the greenway's general path alignment (based on the Trails Master Plan 11/3/2023), gross approximation of required removals, path surfacing material(s), fencing, conceptual grading and drainage infrastructure, and identifies necessary traffic markings and signage.
- The schematic design will include four separate plans, one for each greenway section under consideration. Each plan will be prepared using AutoCAD, drawn to scale, each alignment length will be calculated, and call outs for key materials will be provided.
- The Town will provide all background documentation germane to the Feasibility Study to MJ electronically to assist with the development of the work.
- The Town's Greenway Committee will be the public body MJ communicates with.

Based upon the above understanding, MJ offers the following Scope of Services for your consideration.

## **SCOPE OF SERVICES**

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### **Task 01: Program Verification**

MJ will meet remotely with members of the Lansing Greenway Committee (Committee) to review and discuss relevant project information that will inform the Feasibility Study. The meeting will also verify the project scope, project exclusions, project modifications (if any) and the draft project schedule. If modifications to the scope occur, MJ will prepare a scope modification memorandum that indicates additional services and fees. A final project schedule will be provided to the Committee.

#### **Deliverables:**

- Program verification meeting
- Scope modification memorandum
- Project schedule

### **Task 02: Schematic Base Map**

MJ will prepare a base map for use in schematic site planning for the areas depicted in Figure 1 "Project Area Diagram" and Figure 2 "Section 4 Diagram", using publicly available geospatial data (GIS data). The tasks to be completed include:

1. Retrieve and process geospatial data and aggregate data with AutoCAD Civil 3D to create a base map suitable for schematic design.
  - 1.1. Recent LiDAR data for topographic contouring. Contour intervals on each plan will be set to the appropriate scale, but the LiDAR resolution will be suitable for one-foot intervals.
  - 1.2. Most recent tax parcel data available. Parcel lines will provide a general location for property lines.
  - 1.3. Additional data sets may be integrated, such as, orthoimagery, soils, roads, and waterways, to provide as much information practicable for the base map.





- 1.4. Data sets will be aggregated and processed with AutoCAD Civil 3D. Orthoimagery will be used to provide general locations of visible features, such as, roadway edge, buildings, driveways, fences, tree lines, etc.

**Deliverable:**

- Schematic base map suitable for schematic planning and design.

**Task 03: Schematic Design Phase**

MJ will complete the following tasks as part of the Schematic Design Phase for the missing sections of the greenway's Phase 1:

1. Diagram each greenway's alignment and program priorities for the three greenway sections as an initial schematic plan. All work will be prepared with AutoCAD and major features will be labeled.
2. Meet remotely to review the First Draft Schematic Design with the Greenway Committee. MJ will document comments provided during the meeting. The Committee will also provide formal comments separate from the First Draft Meeting.
3. One round of revisions. Revise the initial schematic plan following receipt of the Committees' comments and prepare a final Schematic Plan for each greenway section.
4. Prepare cost estimates for the four greenway sections. MJ will calculate the probable cost for each feature based upon square foot values obtained from recent and proportional construction projects in the Finger Lakes Region of New York. The estimate will be organized using the CSI MasterFormat.
5. MJ will prepare a remote formal presentation describing the findings of the Schematic Design Phase which will include a description of the greenway segments, opportunities and potential obstacles, and probable cost for each greenway section. MJ will field questions.
6. The schematic designs, cost estimates, written narratives, and findings will be compiled into a Feasibility Study report that are compiled into one PDF file.

**Deliverables:**

- First draft Schematic Design
- Review meeting
- Revised/Final Schematic Design
- Cost estimate for each greenway section
- Formal Presentation
- Feasibility Study Report package

**ASSUMPTIONS**

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The following assumptions were made in the development of this proposal:

1. The Greenway Committee has established contact with the private properties that are part of this feasibility study and are working towards obtaining owner's buy-in.



2. Community outreach is the responsibility of the Town and Greenway Committee.
3. Background information will be provided by the town.
4. No field assessment of the project areas will be required.
5. Materials selection for greenway sections (E.G. path surfacing and fencing) will be finalized during the schematic design revision period.

### **TASKS NOT INCLUDED IN THIS PROPOSAL**

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The following efforts are excluded from this scope of services:

1. Verification of existing rights and easements. Property research is not part of this scope of services.
2. Detailed design, construction documents, nor construction details will be prepared.
3. Environmental screening or permitting.
4. Compliance with the State Environmental Quality Review Act (SEQRA).
5. Traffic study.
6. Survey or survey mapping.
7. Site visit or site reconnaissance.
8. Engineering design.
9. Archeological screening or compliance.
10. Stormwater Pollution Prevention Plan (SWPPP)
11. Illustrative plans or 3-dimensional modeling or photo-realistic perspective renderings.

### **SCHEDULE**

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Upon notice to proceed, MJ is prepared to develop a mutually agreeable project schedule that meets critical milestones and begin the project.

### **FEE**

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MJ proposes to complete the above-listed services for the **lump sum fee of \$9,500**. The fees listed above are valid for 60-days from the date of this proposal.





## **SUMMARY**

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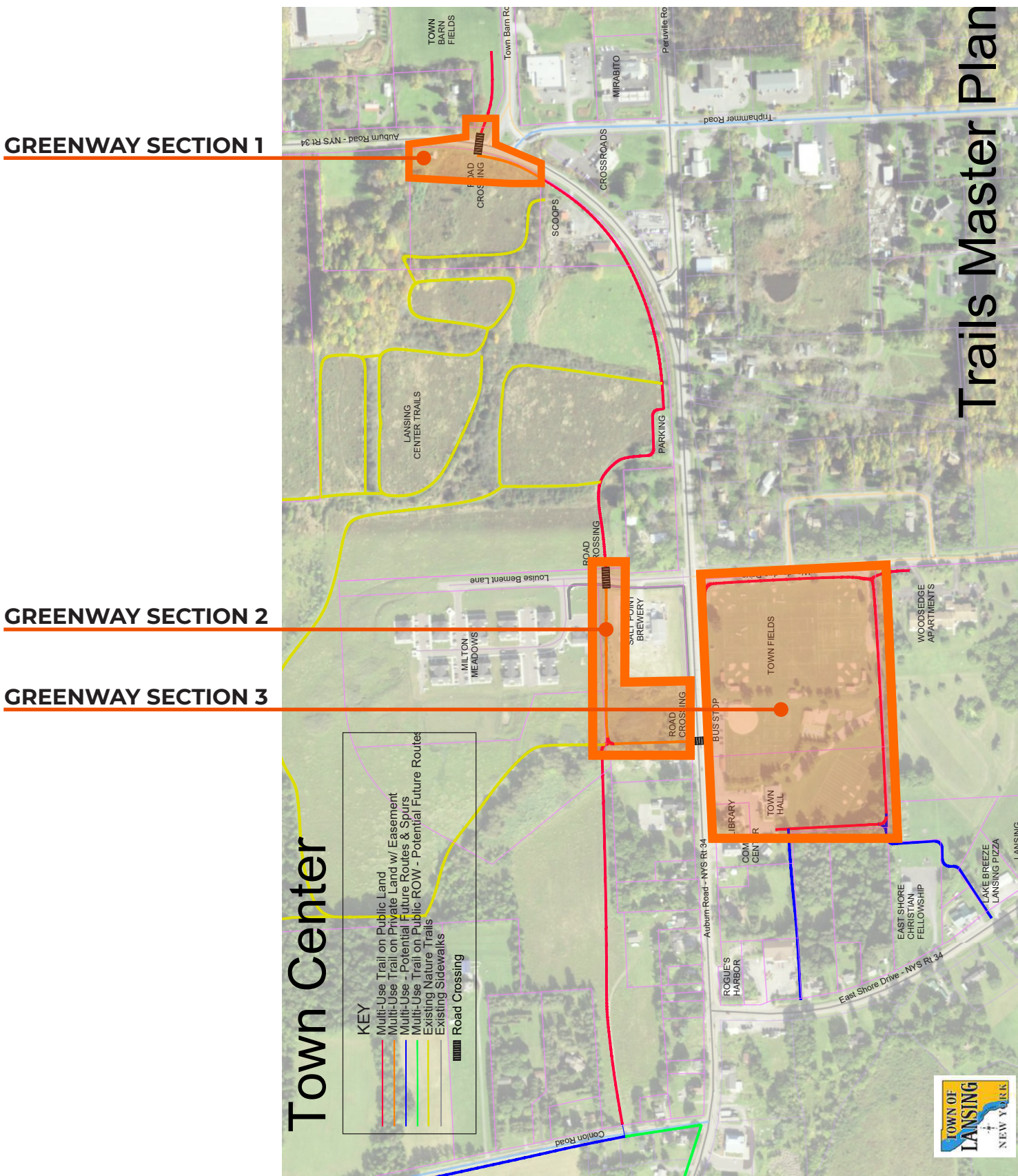
Thank you for the opportunity to provide a proposal for this project. If the above scope of work is acceptable, please notify MJ and we will provide you with a formal contract for review and execution. We look forward to the opportunity to continue to work with you on this project. Please do not hesitate to contact Josiah Simpson at 518-371-0799 ext. 419 or via email at [jsimpson@mjteam.com](mailto:jsimpson@mjteam.com) if you have questions or require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael D. Panichelli', with a horizontal line extending to the left.

Michael D. Panichelli, P.E.  
President

Cc: Josiah Simpson, P.L.A.

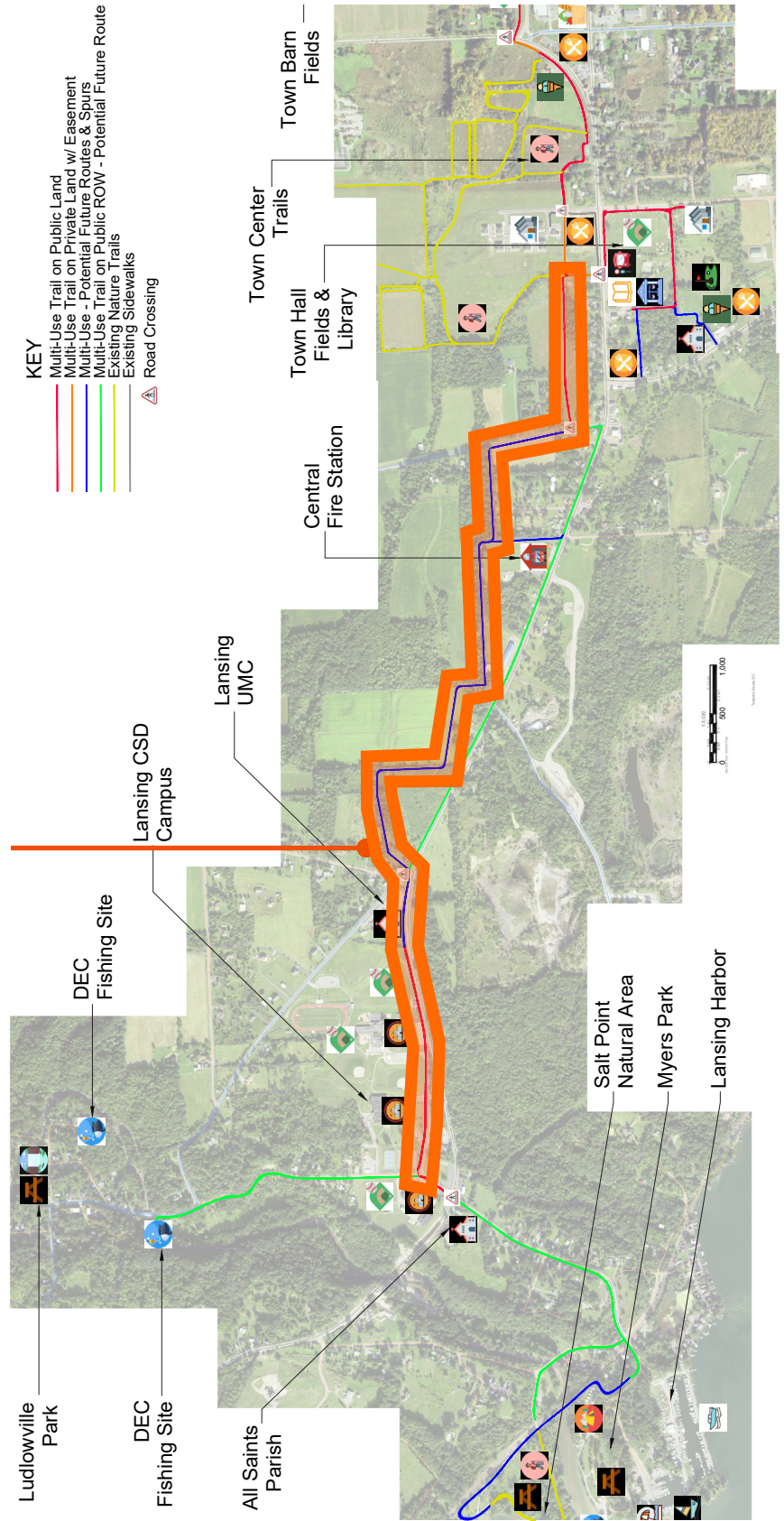


(FIGURE 1)



# SECTION 4 DIAGRAM (FIGURE 2)

## Myers - Schools - Town Center

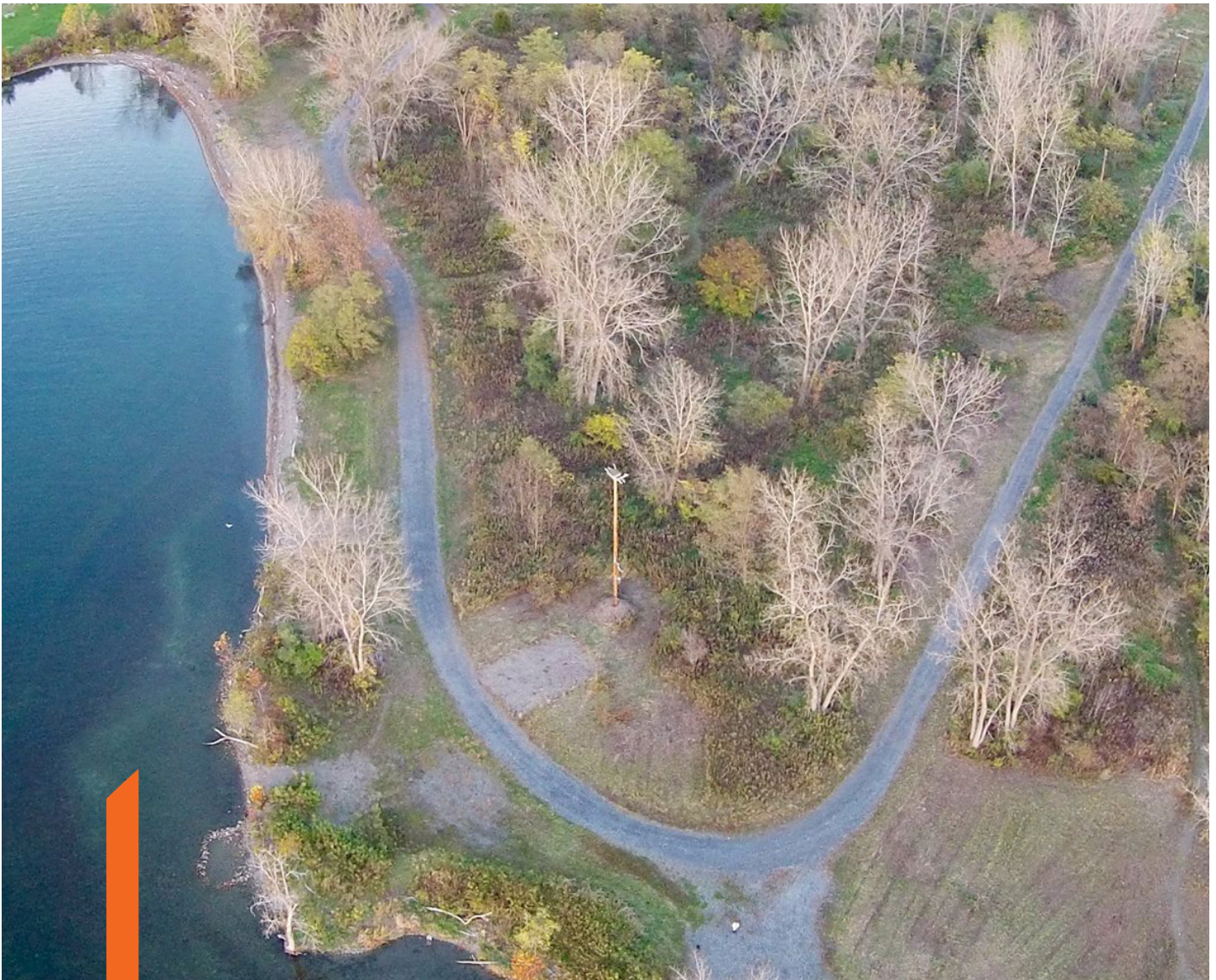


(FIGURE 2)



## II. CONSULTANT INFORMATION

“MJ has the ability to keep people on point and adapt to change. We feel they put much more effort into their proposals and deliverables than other firms. They are very well thought out and illustrated. We are very satisfied with everything MJ has done for us and look forward to continuing our partnership”



**Town of Lansing**  
Town Center Greenway (Phase 1) Feasibility Study  
Patrick Tyrrell, Parks & Recreation Supervisor



# FIRM INFORMATION

## PRIME CONSULTANT:

MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C.  
21 Corporate Drive, Clifton Park, NY 12065  
518.371.0799  
mjteam.com

## CONTACT:

Michael Panichelli, PE, President  
518.371.0799  
mpanichelli@mjteam.com

## PARTNERS:

Michael Panichelli, PE, President  
Christopher Dooley, PE  
Joel Bianchi, PE  
Brian Cooper, PE

# HELPING COMMUNITIES and EACH OTHER THRIVE



# ORGANIZATION CHART



## PROJECT MANAGER - JOSIAH SIMPSON, PLA

- ✓ Served as Landscape Architect for the Town of Lansing's 2022 Parks, Recreation, and Trails Master Plan, providing a deep understanding of the Town's priorities, opportunities, and community values.
- ✓ Experienced in aligning community goals with realistic implementation strategies, including phased development and funding alignment.
- ✓ Deep knowledge of multi-use trail planning, zoning, and policy frameworks to support greenway development.

**CONTACT INFO:** P: 518.371.0799, E: jsimpson@mjteam.com

### Landscape Architecture

Carolyn Copenhaver

### Site/Civil Engineering

Jenny Lippmann, PE  
Traci Sousa, PE





# JOSIAH SIMPSON, PLA

## Project Manager

**Josiah contributed to the Town of Lansing's 2022 Parks, Recreation, and Trails Master Plan, developing conceptual layouts that prioritized connectivity, environmental sensitivity, and long-term usability across diverse recreational settings.**

Josiah is a landscape architect with a passion for enhancing and rehabilitating ecological systems and improving the human experience of those landscapes. His design approach involves a process of understanding the story of a place, unpacking a landscape's social, economic, and environmental layers from the past and present to identify opportunities for realizing a meaningful and creative project vision. He draws from a rich background involving public engagement workshops, community design charrettes, trail design, green infrastructure, restoration of stream banks and wetlands, and landscape construction management in both rural and urban settings over the last 15 years. Josiah has experience drafting plans ranging from conceptual design to construction documents, 3D modeling and graphic rendering, filing permits, and site assessment through advanced digital mapping and analysis tools and fieldwork. He provides expertise on design workshops and charrette management by organizing activities, facilitating discussions, leading small groups, and analyzing participant data.

### Project Experience:

**Parks, Recreation, and Trails Master Plan, Town of Lansing, NY.** Landscape architect for the development of a community-supported plan that provides guidance for future development and redevelopment of the Town's parks, recreation programming, trails, and facilities. Josiah prepared master plan level designs for four parks and one preserve that balance safe water access, restoration areas, various types of recreation for different seasons, bathroom and parking infrastructure, and a large event space. The design process was guided by close coordination with the Town and outreach and research efforts that revealed expansion opportunities through a needs assessment of forecasted demographic change and public demand. The team was also responsible for conducting existing conditions analysis and assisting with the development of the plan. This included seeking opportunities to incorporate energy efficiency and other sustainability strategies into the Town's facilities.

**Dutchess County Parks and Recreation Master Plan, Dutchess County, NY.** Landscape architect for the development of this master planning effort. The team examined existing facilities and future opportunities related to Bowdoin Park, Wilcox Park, Quiet Cove Riverfront Park, Dutchess Stadium, William R. Steinhaus Dutchess Rail Trail and the Harlem Valley Rail Trail within the County. Josiah prepared master plan level design work for these recreation areas that proposed new water access points, improved pedestrian circulation and safety, and creative programming and recreational opportunities. These plans were essential for the master plan by recommending immediate and long-term goals with a specific emphasis on creating

### EDUCATION

MLA, Landscape Architecture,  
University of Massachusetts,  
Amherst

MALD, Landscape Design,  
Conway School of Landscape  
Design

BA, Sociology, Lewis and Clark  
College

### PROFESSIONAL REGISTRATION

Professional Licensed Architect:  
New York

### CERTIFICATIONS

Certificate, Charrette Systems  
Management, National  
Charrette Institute

### AWARDS

Olmsted Scholar (2019)

### YEARS OF EXPERIENCE

Total: 15

With MJ: 3

# JOSIAH SIMPSON, PLA

## Project Manager

universal access at all facilities, buildings, playgrounds, and trails. The plan is intended to be used as a resource for future development and improvement of the County's parks, open space and recreation system including the Dutchess County Rail Trail and the Harlem Valley Rail Trail.

**Lake Walton Preserve Parks and Recreation Master Plan, Dutchess County, NY.** Landscape architect for the development of a master plan and strategic direction for the 231-acre Lake Walton Preserve. This effort was built off the original Dutchess County Parks and Recreation Master Plan to create a road map with an appropriate balance of facilities, amenities, and programs throughout the County now and into the future. Public engagement included several activities and outreach methods designed to inform the public and gather input to guide the effort. They included an online survey, virtual public outreach events streamed through Zoom and Facebook, and digital outreach. The team worked with Dutchess County DPW to develop the master planning document, facilitate core team meetings, and coordinate public engagement efforts. Josiah conducted a site assessment followed by a comprehensive master plan design that revealed a range of opportunities for enhanced bird observation, ecological education, water quality improvements, access points, and locations for overlooks and pavilions.

**Lake Walton Preserve Improvements Dutchess County, NY.** Following the master planning effort, Josiah served as the project's landscape architect for the implementation of 1.1 miles of nature trails designed to be an engineered surface that is ADA accessible, yet natural in appearance to fit seamlessly in the preserve setting. The park improvements were designed to be universally accessible. Josiah was responsible for designing universally accessible navigation signs, wayfinding signage, and educational programming features for the nature trail's access points, parking areas, interpretive materials, branding graphics, and safety upgrades. MJ also designed two pedestrian bridges and a boardwalk for pedestrian enhancements. The aesthetics of each project element was contemplated extensively so that all improvements fit into the natural environment appropriately. This is the largest improvement project in the County's park system in decades.

**Coeymans Landing Riverfront Park Redevelopment, Town of Coeymans, NY.** Project manager for this riverfront park redevelopment project. MJ assisted the Town in receiving funding from the Green Infrastructure Grant Program (GIGP) to implement circulation and sustainable improvements to this important community space. Existing parking lots and street parking were reconfigured and reorganized to offer more efficient vehicle use. New sidewalks were also included in the overall design. MJ's design included bioswales, bioretention areas, and stormwater trees to assist in managing stormwater runoff. A new restroom building is also being designed within Coeymans Landing Riverfront Park.

**Wilcox Memorial Park Improvements, Dutchess County, NY.** Landscape architect for upgrades to this 614-acre park that offers a beautiful landscape backdrop with numerous opportunities for both passive and active recreation. The park offers swimming, camping, disc golf, and much more. Wilcox Park is the largest park in the County's Park systems and serves as the hub for the northern part of the County. The park also offers over 11 miles of well-maintained hiking trails that wind through the woods. To improve features at the park, Josiah provided design for a new universally accessible woodland-themed splash pad with adjacent music/sensory playground. As part of the project, Josiah is also responsible for landscaping and the design of pathways to improve pedestrian circulation around the park.

**Kaaterskill Rail Trail Phase 3, Hunter, NY.** Project manager and lead designer for preparing concept to construction document rail trail plans. The Kaaterskill Rail Trail will link Hunter's villages, open spaces, and hiking trails along one contiguous railway. Phase 3 was a challenging section of the trail due to private property, steep grade, the need to cross highway 23A, and a Kaaterskill creek crossing. The work preparing a conceptual trail alignment helped secure public access easements and prepare a preliminary cost estimate. DOT permitting was required for work within the right-of-way and a DEC permit for the creek crossing. Final construction documents specify a paved concrete trail, way-finding signs, road safety signs, two cross walks, retaining walls, and native plant landscaping.





# JENNY LIPPMANN, PE

## Senior Site/Civil Engineer

Jenny served as the project manager for the Myers Park Improvements design in the Town of Lansing and brings a deep understanding of the Town's vision, site conditions, and long-term goals for its parks and trail system.

Jenny has 22 years of experience working with municipal governments on transforming their parks, public spaces, and trails with the goal of strengthening environmental, social, and economic aspects of their communities. She specializes in waterfront development projects and understands how to skillfully navigate the complex regulations and permitting process required to properly control cost and schedule.

### Project Experience:

**Myers Park Improvements, Town of Lansing, NY.** Project manager for enhancements to Myers Park, which included modifications to pedestrian and vehicular circulation to limit the abundance of existing pavement and redundant vehicle access, and by placing an emphasis on people over vehicles. The project provided an opportunity to re-think and re-orient the physical programming, thereby activating the space and providing improved accessibility to enable users of all abilities to enjoy the park. MJ's scope of work included new RV camp sites, RV bathroom building with showers and wastewater treatment system, park bathrooms and on-site wastewater treatment system, kayak launch and storage building, camp sites, and improved circulation, access, and parking configuration.

**Dutchess County Parks and Recreation Master Plan, Dutchess County, NY.** Senior site/civil engineer for the development of this master planning effort. The team examined existing facilities and future opportunities related to Bowdoin Park, Wilcox Park, Quiet Cove Riverfront Park, Dutchess Stadium, William R. Steinhaus Dutchess Rail Trail and the Harlem Valley Rail Trail within the County. Josiah prepared master plan level design work for these recreation areas that proposed new water access points, improved pedestrian circulation and safety, and creative programming and recreational opportunities. These plans were essential for the master plan by recommending immediate and long-term goals with a specific emphasis on creating universal access at all facilities, buildings, playgrounds, and trails. The plan is intended to be used as a resource for future development and improvement of the County's parks, open space and recreation system including the Dutchess County Rail Trail and the Harlem Valley Rail Trail.

**Lake Walton Preserve Parks and Recreation Master Plan, Dutchess County, NY.** Project manager for the development of a master plan and strategic direction for the 231-acre Lake Walton Preserve. This effort was built off the original Dutchess County Parks and Recreation Master Plan to create a road map with an appropriate balance of facilities, amenities, and programs throughout the County now and into

### EDUCATION

BS, Civil Engineering, Union College, Schenectady, NY

BA, Union College, Schenectady, NY

### PROFESSIONAL REGISTRATION

Professional Licensed Architect: New York

### ORGANIZATIONS

American Society of Civil Engineers (ASCE)

### YEARS OF EXPERIENCE

Total :22

With MJ: 11



# JENNY LIPPMANN, PE

## Senior Site/Civil Engineer

the future. Public engagement included several activities and outreach methods designed to inform the public and gather input to guide the effort. They included an online survey, virtual public outreach events streamed through Zoom and Facebook, and digital outreach. The team worked with Dutchess County DPW to develop the master planning document, facilitate core team meetings, and coordinate public engagement efforts. Josiah conducted a site assessment followed by a comprehensive master plan design that revealed a range of opportunities for enhanced bird observation, ecological education, water quality improvements, access points, and locations for overlooks and pavilions.

**Lake Walton Preserve Improvements Dutchess County, NY.** Following the master planning effort, Jenny served as project manager for the implementation of 1.1 miles of nature trails designed to be an engineered surface that is ADA accessible, yet natural in appearance to fit seamlessly in the preserve setting. The park improvements were designed to be universally accessible. Josiah was responsible for designing universally accessible navigation signs, wayfinding signage, and educational programming features for the nature trail's access points, parking areas, interpretive materials, branding graphics, and safety upgrades. MJ also designed two pedestrian bridges and a boardwalk for pedestrian enhancements. The aesthetics of each project element was contemplated extensively so that all improvements fit into the natural environment appropriately. This is the largest improvement project in the County's park system in decades.

**Hudson River Waterfront Park Local Waterfront Revitalization Plan (LWRP) Implementation, City of Cohoes, NY.** Working with DOS through LWRP grant funding, Jenny was the project manager overseeing all survey, site development, environmental engineering and landscape architecture services for waterfront development which includes a public boat dock, kayak launch, greenspace, shoreline stabilization, parking and a pathway connection to the Black Bridget Trail. This project furthered initiatives included in the City's Urban Waterfront Rediscovery Plan. The waterfront serves as one of the City's great aesthetic and natural assets and acts as an integral link within a considerable regional trail and water network. The floating dock has a galvanized steel frame and wood deck. It includes ADA compliant features, kayak launch, and space for eight mid-sized boats.

**Mohawk Harbor Dockage Design and Multi-Use Path, City of Schenectady, NY.** Project manager for survey, geotechnical investigations, environmental permitting and design for a new large-vessel dock and gateway plaza for the City of Schenectady, funded by the New York State Department of State (NYSDOS) Local Waterfront Revitalization Program (LWRP). The project includes the installation of approximately 400 linear feet of floating dock with water, sewer, and electrical service connections. The gateway landing design is intended to provide a welcoming first-impression for visitors to the City of Schenectady and Mohawk Harbor, and includes hardscape, site lighting, wayfinding, and landscape design. The project includes coordination with multiple stakeholders, as well as grant administration assistance.

**Wilcox Memorial Park Improvements, Dutchess County, NY.** Project manager for upgrades to this 614-acre park that offers a beautiful landscape backdrop with numerous opportunities for both passive and active recreation. Wilcox Park is the largest park in the County's Park systems and serves as the hub for the northern part of the County. The park also offers over 11 miles of well-maintained hiking trails that wind through the woods. To improve features at the park, Jenny is leading the design of a universally accessible woodland-themed splash pad with an adjacent music/sensory playground.

**Coeymans Landing Riverfront Park Redevelopment, Town of Coeymans, NY.** Senior site/civil engineer for this riverfront park redevelopment project. MJ assisted the Town in receiving funding from the Green Infrastructure Grant Program (GIGP) to implement circulation and sustainable improvements to this important community space. Existing parking lots and street parking were reconfigured and reorganized to offer more efficient vehicle use. New sidewalks were also included in the overall design. MJ's design included bioswales, bioretention areas, and stormwater trees to assist in managing stormwater runoff. A new restroom building is also being designed within Coeymans Landing Riverfront Park.



# III. STATEMENT OF QUALIFICATIONS

“I want to say a sincere thank you for your work on the initial phase of this project and the master planning effort. You were a pleasure to work with and we are happy with the end product!”



**Dutchess County**  
Lake Walton Preserve Master Plan  
David Whalen, Dutchess County Commissioner of Public Works



# FIRM OVERVIEW

**MJ** is passionate about planning and designing trails and greenways that enhance the communities we live in. We are a multi-disciplined planning, engineering and land surveying consulting firm with 45 years of experience. MJ employs 175 people and is a full-service firm specializing in trail design and recreational facilities, with emphasis on accessibility and community engagement. We view our designs as a way to enhance the rich culture and history of a neighborhood. Designing landscape elements is more than a visual choice, every material presents an opportunity to integrate local essence and history.

MJ has been designing trails for decades. As a full-service firm, we have the expertise to assist clients in evaluating reality-based design options that meet community needs, while satisfying local, state, and federal design requirements. Our team understands that communities are most successful when there is balance between residential and economic growth and quality of life elements such as trails to support healthy and active lifestyles and provide vital community connections.

Every trail we design is unique and considers the surrounding environment and end users. It must include opportunities for accessibility and connectivity in practical ways by providing realistic solutions that a community wants, needs, can afford, and can maintain. We develop designs that establish a balance between innovation and experience, conservation and active recreation, design excellence and cost control, and accessible and functional accommodation.

Along with trail planning and design, MJ is incredibly well versed in the community engagement process. Over the years, we have created several unique outreach opportunities to ensure all community members can be reached and included. Our goal is to make sure everyone's voice is heard and public feedback is incorporated into the planning process. In addition to developing project-specific public engagement strategies, our staff has extensive experience facilitating and leading community engagement processes that often include public workshops, design charrettes and focus group meetings. MJ's key personnel are experienced in conveying complex issues and highly technical data to the public in an easily understandable manner. These services ensure that decisions are made in consideration of and to benefit public needs and preferences.

## MJ'S RECENT TRAIL EXPERIENCE INCLUDES:

- Park, Recreation & Trail Master Plan, Lansing
- Park, Recreation & Trail Master Plan, Dutchess County
- Lake Walton Preserve Trail, Dutchess County
- LaChute River Trail Feasibility Study, Essex County
- LaChute River Trail Design, Essex County
- Saranac River Trail Feasibility Study, Clinton County
- Mill River Greenway Trail, Nassau County
- Troy-Menands Multi-Use Trail, Troy and Menands
- Lake Champlain Canal Trail, Fort Ann to Kingsbury
- Erie Canalway Trail, Frankfort to Ilion
- Erie Canalway Trail, Fort Herkimer to Lock E-18
- Erie Canal Towpath Trail Link, Halfmoon
- Flower Hill Multi-Use Path, Town of Niskayuna
- Soccer Field Multi-Use Path, Town of Niskayuna
- Multi-Use Rail Trail, Lake Placid to Tupper Lake
- Crescent Road Multi-Use Trail, Halfmoon/Clifton Park
- Moe Road Multi-Use Trail, Clifton Park
- Zim Smith Connection Trail, Saratoga County
- Washington Avenue Empire State Trail, Schenectady
- Helderberg-Hudson Rail Trail, Albany County
- Poughkeepsie Urban Trail, Dutchess County
- Susquehanna River Trail, Broome County
- Glenridge Road Multi-Use Trail, Glenville
- Harlem Valley Rail Trail, Columbia County
- Round Lake Preserve Boardwalk Trail, Malta
- Riverfront Park Revitalization and Connections, Troy
- Erie Canal National Heritage Trail, Cohoes
- Multi-Use Rail Trail, Poughkeepsie to Fishkill







# PARKS, RECREATION, & TRAILS MASTER PLAN

## LANSING, NEW YORK

MJ served as prime consultant for the development of a Parks Recreation, and Trails Master Plan for the Town of Lansing. The plan creates a roadmap to ensure an appropriate balance of facilities, amenities, and programs throughout the Town. The plan is also being used as a resource for development of the Town's parks, trails, and recreation system over the next five to twenty years.

The core approach to this project involved three main concepts: Re-Think; Re-Connect; Re-Focus. The MJ team helped the Town to rethink the physical space that exists and discover new programming opportunities. The Town also wants to reconnect physically within the parks, visually to the waterfront, and programmatically to the community. The goal was to assist the Town by providing increased opportunities for recreation and use of space while encouraging residents to be more active in taking advantage of those opportunities.

An extensive community engagement plan was integral to the success of this project, allowing our team to inform the public of the project details and gather input to guide the overall effort. Methods have included a design charrette exercise, an online survey, a dedicated project website, and a virtual public outreach event streamed online through Zoom.

### CLIENT REFERENCE:

Patrick Tyrell  
Parks & Recreation Supervisor  
607.533.7388

### KEY PROJECT ELEMENTS:

- Master Planning
- Public Engagement
- Mobile Mapping
- GIS
- Development of Interactive Webmap
- Recreation Planning
- Trail Planning
- Recreation Programming
- Park Design
- Existing Conditions
- Analysis ADA Report





Click the link to view the Master Plan:  
[Dutchess County Parks and Recreation Master Plan](#)

# COUNTYWIDE PARKS, RECREATION & TRAILS MASTER PLAN

DUTCHESS COUNTY, NY

MJ developed a countywide Parks and Recreation Master Plan, which acts as a roadmap to ensure an appropriate balance of facilities and amenities in the County. Prior to initiating the planning process, MJ performed mobile mapping to collect topographic survey data for six active parks and two trails in the County. Once data was collected, MJ's technicians developed a 3D web-based viewer for direct interaction with the scan data and photos from each scan.

The master plan included immediate and long-term plans with a specific emphasis on creating universal access at all facilities and trails. MJ evaluated six existing parks, two rail trails, and other open space sites and amenities to develop innovative strategies and recommendations to achieve the County's vision. The plan is intended to be used as a resource for future development and redevelopment of the County's parks, open space, and recreation system.

Public engagement was a critical component to the master planning process. Our robust engagement plan included three open houses at Bowdoin Park, Town of Milan Town Hall, and Quiet Cove Park, pop-up tables at the Harlem Valley Rail Trail, a Hudson Valley Renegades baseball game, and the Millerton Farmer's Market, stakeholder outreach, walk and talk at the Lake Walton Preserve, a community survey, various social media outreach, and several online information sessions through Facebook Live and Zoom.

Following the extensive planning effort, MJ led the design for upgrades at three facilities within the Dutchess County park system:

- Lake Walton Preserve Improvements
- Bowdoin Park Improvements
- Wilcox Memorial Park Improvements

## CLIENT REFERENCE:

David Whalen  
Dutchess County DPW  
845.486.2059

## KEY PROJECT ELEMENTS:

- Master Planning
- Recreation Planning
- Funding Opportunities
- Public Engagement
- Park & Trail Design
- Survey & Mapping
- GIS
- Development of Interactive Webmap
- Universally Accessible
- Parking Upgrades
- Circulation Upgrades
- Boardwalk & Pier Design
- Pedestrian Bridge Design
- Stormwater/Drainage
- Signage/Wayfinding





# LIVING WITH THE BAY - MILL RIVER GREENWAY

NASSAU COUNTY, NY

MJ led the Living with the Bay initiative to develop a multi-use, urban greenway to reconnect the surrounding communities in the Mill River watershed located in Nassau County. The goal was to improve public accessibility, which in turn would increase safety, ecological value, and recreational opportunities for the local communities.

The overall area along Mill River is ideal for biking, walking, and boating, but the existing pathways were discontinuous. The riverbanks had degraded as a result of lack of visibility and connectivity. Other existing issues in the Mill River area included dangerous road crossings for pedestrians/bicycles, lack of public access and continuous paths, reduction in the use of public parks and playgrounds, poor public access to waterways, and loss of natural resources.

MJ revitalized this recreational area through the design of a multi-use path to reconnect communities within the Mill River system. The project started near Hempstead High School and went through Hempstead Lake State Park, Smith Pond, Lister Park, and Bay Park. MJ's design included a multi-use path, wayfinding, educational signage, benches, landscaping, lighting, and other amenities. Pedestrian safety and accessibility were at the forefront of MJ's design and included traffic calming, improved pedestrian crossings, and ADA upgrades. Sustainability was woven in design and included innovative stormwater practices including bioretention areas and pollinator gardens.

The project was funded through GOSR. Bidding the greenway as one large contract wouldn't meet the funding schedule. Instead, MJ split the contract into six smaller pieces so it could be completed sooner. Coordinating six separate projects and contractors was certainly more complex, but allowed the greenway to be constructed on time and meet its schedule obligations for funding.

## CLIENT REFERENCE:

Laura Munaf  
Governor's Office of Storm Recovery  
518.486.5022

## KEY PROJECT ELEMENTS:

- Multi-use Greenway Design
- ADA Compliant Walkways
- Wayfinding Signage
- Historical/Educational Signage
- Landscape Architecture
- Pedestrian Crossings
- Bioretention Areas
- Pollinator Gardens
- Picnic Areas
- Park Entrances & Gateways
- Traffic Calming Design
- Greenstreet Design
- Solar Street Lighting
- Mobile Mapping
- Permitting
- Cost Estimates





## IV. STATEMENT OF AVAILABILITY

“The Town is very pleased with MJ’s performance on our multi-use trail projects. The staff at MJ pays special attention to meeting the project schedule. They have the ability to quickly adapt to changes in schedule and scope. First rate service. High marks across the board.”



**Town of Clifton Park**  
Crescent Road & Moe Road Multi-Use Trail  
John Scavo, Director of Planning

# STATEMENT OF AVAILABILITY

MJ confirms that all key personnel identified in this proposal are available to commence work immediately upon award and are committed to supporting the Town of Lansing throughout the duration of the Town Center Greenway Feasibility Study. Our project manager, Josiah Simpson, PLA, along with our core team of planners, engineers, and landscape architects, have dedicated capacity in their schedules to meet the project milestones outlined in the RFP. MJ maintains a flexible and responsive project management structure, ensuring consistent staff availability, timely deliverables, and proactive coordination with the Town and stakeholders from project initiation through plan adoption.



# V. REFERENCES

“MJ Engineering was instrumental to the successful completion of both projects. Their familiarity with the steps required by New York State DOT and the Federal Highway Administration took much of the burden off of local staff. Their design process was thorough but flexible enough to accommodate many issues. They listened to the requests of the Town staff and the public, evaluated alternatives, and found a way to make things work. Their design engineers were professional, respectful and responsive to the Town.”



**Town of Niskayuna**  
Mohawk-Hudson Bike Trail Connections  
Laura Robertson, Town Planner





## REFERENCES

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1

### **TOWNWIDE PARKS, RECREATION & TRAILS MASTER PLAN**

Town of Lansing  
Contact: Pat Tyrell, Recreation Director  
Phone: 607.533.7388

2

### **COUNTYWIDE PARKS, RECREATION & TRAILS MASTER PLAN**

Dutchess County  
Contact: David Whalen, DPW Commissioner  
Phone: 845.486.2059

3

### **MOHAWK-HUDSON BIKE TRAIL CONNECTIONS**

Town of Niskayuna  
Contact: Laura Robertson, AICP, Town Planner  
Phone: 518.386.4530



# CONTACT

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