

April 11, 2025

Patrick Tyrrell  
Parks and Recreation  
29 Auburn Road  
Lansing, NY 14882



**RE: TOWN GREENWAY MASTER PLANNING**

Dear Mr. Tyrrell:

The Town of Lansing has long demonstrated a commitment to enhancing its parks, trails, and recreational amenities, fostering a vibrant community that values outdoor accessibility and environmental stewardship. This dedication is evident in its flagship Myers Park, Ludlowville Park, and the adjacent Salt Point nature preserve, as well as in efforts to expand connectivity through projects like the Lansing Center Trail and the emerging Lansing Greenway Project. These initiatives showcase Lansing's long-term vision for a more walkable, accessible, and connected community.

**MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. (MJ)** is excited for the opportunity to continue supporting this vision by bringing our expertise in trail planning, community engagement, and sustainable design to the Greenway Master Plan. We are no stranger to Lansing's vision or its recreational planning efforts. As the lead consultant for the 2022 Parks and Trails Master Plan, we worked closely with Town officials and residents to develop a strategic framework for expanding Lansing's trail network. Our deep understanding of the Town's priorities—combined with our extensive multi-use trail planning, design, and public engagement expertise—positions us uniquely to advance the next phase of Lansing's trail system.

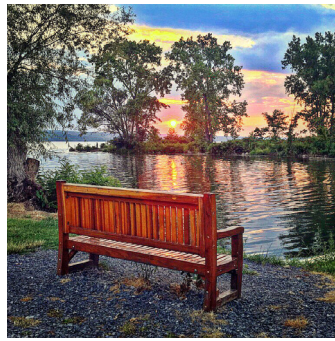
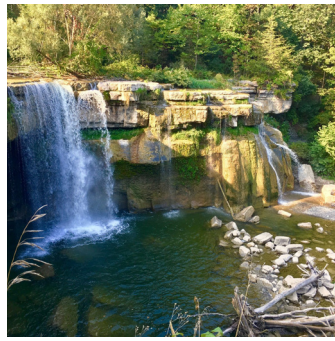
Our expertise in trails and recreational planning is extensive—MJ has been involved in over 80 multi-use trail projects and nearly 100 other park and recreational projects. We understand how to balance practical designs, environmentally responsible initiatives, and aesthetics to create spaces that enhance quality of life while being maintainable and financially viable for the communities we serve.

Our team is uniquely positioned for this effort because of our comprehensive, full-service approach. We bring together planners, engineers, and landscape architects with diverse professional backgrounds and extensive experience in master planning, feasibility analysis, and site design. Being a multi-disciplinary firm enables us to evaluate both physical site constraints and long-term community support, ensuring that our plans are not just visionary but also practical. Our design staff collaborates directly with our planners to develop concepts and cost estimates that are financially and technically feasible, allowing for seamless implementation as funding and opportunities arise.

We are confident that our insights, technical skills, and local knowledge uniquely position us to assist the Town of Lansing with this Greenway Master Plan. If you have any questions regarding this submittal, please do not hesitate to contact me at 518.371.0799 or [mpanichelli@mjteam.com](mailto:mpanichelli@mjteam.com).

Sincerely,

Michael Panichelli, PE, President



# Town of Lansing

## **GREENWAY MASTER PLANNING**

April 11, 2025

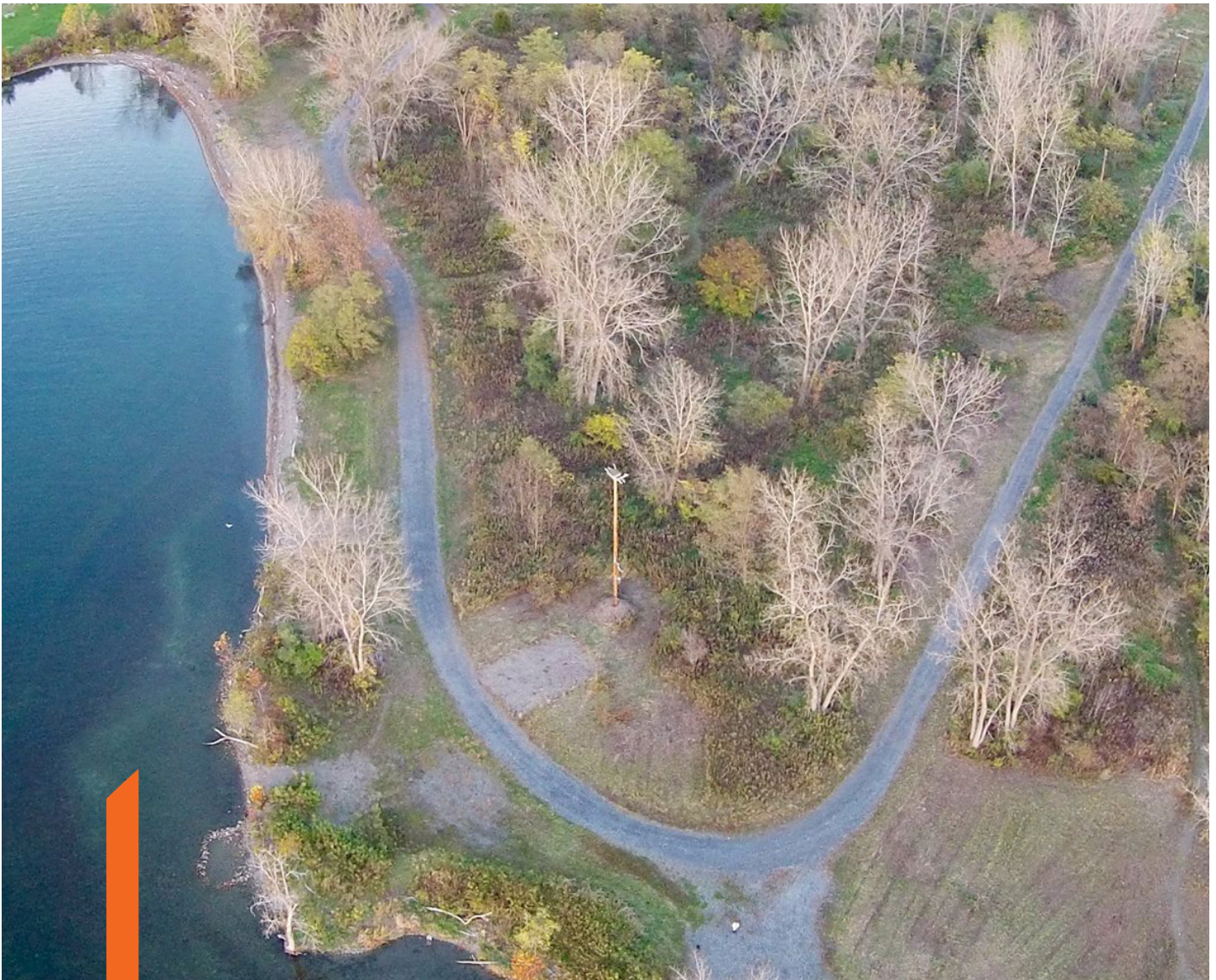
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# I. LEAD CONSULTANT INFORMATION

“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**

Parks, Recreation & Trails Master Plan

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  
Joseph Malinowski, PLS  
Andrew Kohout, RA  
Josiah Simpson, PLA

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

### Planning/Public Engagement

Jaclyn Hakes, AICP  
Jen Ceponis  
Dan Madigan

### Landscape Architecture

Carolyn Copenhaver  
Doug Gerber, PLA

### Site/Civil Engineering

Jenny Lippmann, PE  
Traci Sousa, PE  
Scott Price, PE

### Transportation Engineering

Megan Bacon, PE  
Lisa Wallin, PE  
Brian Cooper, PE

### GIS & Survey

Mike Pianka, GISP  
Mike Koterba, PLS  
Joseph Malinowski, PLS







# 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 roadmap 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.







# JACLYN HAKES, AICP

## Public Engagement Specialist

**Jackie served as Project Manager for the Town of Lansing's 2022 Parks, Recreation, and Trails Master Plan, leading a collaborative planning process that balanced community priorities with implementable strategies—laying the foundation for the Town's current trail and greenway initiatives.**

Jackie is a certified community planner with expertise in land use, environmental, transportation, and recreation planning. She is skilled in conducting challenging community conversations and brings specific, relevant experience in public outreach and consensus building for similar transportation projects. Many of her projects have also involved outreach services focused on diverse socio-economic, multilingual and multicultural communities. As project manager, Jackie will initiate ongoing contact with the Town of Lansing to provide a single point of contact, ensuring accurate and timely communication and effective client/project team coordination.

### Project Experience:

**Lansing Parks, Recreation, and Trails Master Plan, Town of Lansing, NY.** Project manager for development of a townwide parks, recreation, and trails master plan. The plan created a roadmap to ensure an appropriate balance of facilities, amenities, and programs. The interactive, master planning process included multiple opportunities to engage with the public. This included an online survey, public meetings, and a project website. Gathering existing conditions and a combination of all the feedback has culminated with the final master plan that could be used moving forward. Along with studying several parks and preserves, the team analyzed future improvement options for the Lansing Center Trail, which offers great birdwatching and dog walking. The team found that expanding on the already existing trails, adding interpretive signage and improving parking would enable patrons to enjoy the trails to their fullest extent. Illustrations and conceptual plans for suggested upgrades were presented in the master plan for all the park, recreation sites and trails within the Town.

**Dutchess County Parks and Recreation Master Plan, Dutchess County, NY.** Jackie led the development of this countywide master planning effort. The team examined existing facilities and 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. The plan acts as a roadmap to ensure an appropriate balance of facilities and amenities in the County. The document included immediate and long-term plans with a specific emphasis on creating universal access at all facilities. 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. MJ was responsible for coordination with the County, existing conditions analysis, public engagement activities, stakeholder coordination and development of the plan. A key focus of the plan involved evaluating the William R. Steinhaus Dutchess Rail Trail and the Harlem Valley Rail Trail, which are key components of the Dutchess County park system. They connect cities, towns and villages, draw visitors far and wide and create

### EDUCATION

Masters in Regional Planning (MRP), University at Albany

BA, Environmental Studies, Binghamton University

BA, Geography, Binghamton University

### PROFESSIONAL REGISTRATION

American Institute of Certified Planners (AICP)

American Planning Association (APA)

NY Upstate Chapter APA

LWRP Certification

### ORGANIZATIONS

Saratoga PLAN, Emeritus Board

University at Albany, Department of Geography & Planning, MRP Community Advisory Board

Leadership Saratoga, Advisory Board

Wilton Wildlife Preserve and Park, Board of Directors

### YEARS OF EXPERIENCE

Total: 24

With MJ: 13

# JACLYN HAKES, AICP

## Public Engagement Specialist

numerous opportunities for local businesses along their paths. The team prioritized these key assets by recommending options to maintain, extend and develop new facilities to meet the demands of county residents and visitors. This included exploring opportunities for bathroom facilities along the trail, promoting tourism and trail maintenance. Illustrations and conceptual plans for suggested upgrades were presented in the master plan for all the park, recreation sites and trails within the Dutchess County park system.

**Saranac River Trail Greenway Feasibility Study, Clinton County, NY.** Project planner for development of conceptual designs and analysis and selection of a preferred alternative to extend a two-mile portion of the Saranac River Trail Greenway (SRTG) through the City of Plattsburgh and extending to the Town of Plattsburgh. MJ developed schematic designs for three alternatives which included trail alignment, landscape design and wayfinding. Jackie assisted with SEQOR documentation, public outreach, and wayfinding. She worked with the County and DOS to facilitate a public meeting to present the alternatives and gather project feedback.

**Dutchess County Transportation Council (DCTC) - Arlington Main Street Redesign Initiative Study, Town of Poughkeepsie, NY.** Project manager for development of a feasibility study for potential improvements to this urban corridor to enhance walkability, calm traffic, and improve its appearance for the community's economic vitality. Jackie led the public outreach effort to assist in creation of a detailed, implementable conceptual design for Main Street. She utilized a variety of engagement methods to capture public input. Outreach included stakeholder group meetings, public workshops, informational pop-up stations, online survey, and postings on the Town and County websites. MJ created an overall theme and brand for the initiative, which was utilized throughout all the project materials and outreach events.

**NYS Route 50 Corridor Feasibility Study, Town of Milton, NY.** Project manager for this Route 50 corridor enhancement study. The project also had a traffic component for improvements at the Northline Road/Route 50 intersection. A complete streets audit was conducted as part of the existing conditions analysis to determine factors affecting accessibility, connectivity, safety, and place making elements. Public engagement was a crucial component for this project. MJ utilized a virtual public visioning workshop, an online community survey, project website, stakeholder interviews, additional workshops and social media outreach in order to ensure the community was involved in the process.

**ADVANTAGE Adirondacks - Adirondack Park Economic Development Strategy, NYS.** Senior planner for an economic development strategy to advance economic opportunities across the six million-acre Adirondack Park. This effort was undertaken by a collaboration with government agencies and non-profit organizations with a focus on the principles of innovation, place, scale and talent. The strategy identified a set of programs and incentives that viewed environmental and economic sustainability as mutually dependent and reinforcing. It utilized smart growth principles to develop an action plan for improving the conditions among all 103 communities in the Park.

**CDTC - Route 9 Downtown Complete Streets Feasibility Study, Town of Malta, NY.** Project manager for development of a complete streets feasibility study for CDTC and the Town of Malta. The study examined the implementation of complete streets concepts consistent with the Town's Form-Based Code along two miles of Route 9 in downtown Malta.

**CDTC - Scotia Downtown Connections Feasibility Study, Village of Scotia, NY.** Project planner for this study to improve the pedestrian, bicycle, and transit experience in the Village of Scotia's Central Business District along Mohawk Avenue. Jackie assisted the Village in developing a public engagement plan that gathers feedback from residents, business owners, and other local stakeholders on their vision for this corridor. The study provided the Village with a planning document that will guide transportation improvements and future development efforts on the corridor, with the goal of using the planning product to pursue funding opportunities to begin implementing suggested improvements.





# 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 roadmap 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.





# MEGAN BACON, PE

## Transportation Engineer

Megan is an experienced transportation engineer specializing in the planning and design of multi-modal transportation projects that enhance connectivity, accessibility, and sustainability. Megan's expertise includes ADA-compliant design, stormwater management, site grading, and pedestrian safety improvements, ensuring that each project meets the highest standards of functionality and inclusivity.

Megan has experience working with municipal governments and local agencies on transforming their parks, trails, and open spaces with the goal of strengthening environmental, social, and economic aspects of their communities. Most of her work at MJ has focused on multi-modal transportation and community revitalization projects. Megan's typical responsibilities include pavement design, geometric alignment, stormwater/drainage design, ADA compliance, environmental services, pedestrian amenities, landscape design, and cost estimating.

### Project Experience:

**Living with the Bay, Mill River Greenway, Nassau County, NY.** Transportation engineer for the design of a greenway to reconnect the surrounding communities with the Mill River System. The project created greenways connecting communities with sections along the Mill River, starting near Hempstead High School, through Hempstead Lake State Park, south to Smith Pond and Lister Park, and continue south terminating at Bay Park. The goal was to improve public accessibility to Mill River, as well as increasing safety, ecological value, and recreational opportunities for communities around the river. The greenway design includes a multi-use path, wayfinding and educational signage, benches, lighting, pollinator gardens, ADA compliance, and other amenities along the path. Pedestrian safety and accessibility was at the forefront of MJ's design and included traffic calming measures, improved pedestrian crossings, as well as ADA upgrades throughout the project corridor. Megan's responsibilities included ADA-compliant trail and sidewalk design, signing and striping, and landscape design.

**Erie Canal Towpath Trail, Town of Halfmoon, NY.** Transportation engineer for the design of an off-road trail segment that completed the Town of Halfmoon's final gap in the regional Mohawk Towpath Scenic Byway. The project included construction of an 8-foot-wide, 4,100 LF multi-use path. It included a 200-foot boardwalk, road markings, traffic and wayfinding signage, crosswalks and stone bollards. Megan's responsibilities included ADA-compliant trail design, environmental permitting, site grading, and erosion and sediment control design.

**Champlain Canalway Trail, Fort Ann to Kingsbury, NY.** Transportation engineer for the design of a 6.3-mile multi-use canalway trail adjacent to the Champlain Canal, linking the Towns of Fort Ann and Kingsbury. The project also included site improvements to Lock C-9. The project was initiated to focus on transforming the canal system into a recreationway that will bring the waterfront heritage into the

### EDUCATION

BS, Civil Engineering, Rensselaer Polytechnic Institute

### PROFESSIONAL REGISTRATION

Licensed Professional Engineer:  
New York

### YEARS OF EXPERIENCE

Total: 8

With MJ: 8



# MEGAN BACON, PE

## Transportation Engineer

21st century, conserve natural resources of the canal and magnify the presence of the canal system through appropriate development. The trail was designed to be 10 feet wide in most areas, constructed with asphalt and five-foot-wide side buffers. MJ was responsible for the multi-use trail analysis and plan generation including the design of 18 culverts which will be needed to carry the trail over small drainage tributaries. This project was located within a flood plain. Megan's responsibilities included ADA-compliant trail design, erosion and sediment control design, site grading, signing and striping, and landscape design.

**Erie Canalway Trail Project: Frankfort to Ilion, Herkimer, NY.** Transportation engineer for this canalway trail design for the Empire State Trail, from the marina in Ilion, New York, west to Acme Road. The project included design of a new 1.5-mile multi-use trail along the Erie Canal. MJ evaluated existing topography and drainage throughout the corridor to optimize the proposed trail alignment and profile. The project included investigation of existing wetland impact areas to minimize disturbance. The design included a pedestrian bridge over the Steele Creek, retaining wall design, design of trail heads and roadway connections, drainage design, and utility coordination. Megan's responsibilities included ADA-compliant trail design, site grading, signing and striping, and erosion and sediment control design.

**Erie Canalway Trail Project: Fort Herkimer Church Road to Lock E-18, Herkimer, NY.** Transportation engineer for the design of a new two-mile segment of the Empire State Trail along the Erie Canal to extend the existing trail from Fort Herkimer Church to the Erie Canal Lock 18. The project also included the design of a new pedestrian bridge over Spohn Creek, replacement of existing culverts, installation of new culverts, bank protection to prevent canal erosion and repaving of an asphalt overlay applied to the existing lock access road to be marked as a shared-use bike path. Megan's responsibilities included ADA-compliant trail design, site grading, signing and striping, and erosion and sediment control design.

**Washington Avenue and State Street Empire State Trail, City of Schenectady, NY.** Transportation engineer for the design to widen the Empire Trail path at the corner of Washington Avenue and State Street. This located had a utility pole that forced the 12-foot-wide path to neck down to five-feet, causing safety issues for bikers and pedestrians. The project included removal of the existing sidewalk at the corner, extending the curb into the road to widen the sidewalk, relocating/modifying the existing catch basin structure on State Street, a new sidewalk, new ADA sidewalk ramps with tactile warning, investigate the relocation of the existing Welcome to Schenectady signs and re-striping the crosswalk. Megan's responsibilities included ADA-compliant trail and sidewalk design, environmental permitting, site grading, signing and striping, drainage design, and erosion and sediment control design.

**Franklin Street Complete Streets, City of Kingston, NY.** Transportation engineer for the design effort to create a safe, accessible pedestrian route between two major thoroughfares in the City. The project provides a more inviting connection to several points of interest in the community. The design included new sidewalks, landscaping, bicycle infrastructure, signage, ADA upgrades and high visibility crosswalks along the entire length of Franklin Street. Bluestone was used on two blocks within the City's Fair Street Historic District. Before final design was selected, MJ developed three concept alternatives with renderings and associated cost estimates. The designs were presented to the City, project committee, and the public for the final design selection. Megan's responsibilities included drainage design, erosion and sediment control design, and community outreach. Community engagement was a crucial piece to this project during preliminary and final design. MJ utilized a variety of engagement methods to capture public input during the project, including pop-up stations, interactive public meetings, and translations services.

## II. 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



# MJ ADVANTAGE

## CUTTING-EDGE TRAIL MAPPING & DESIGN WITH MJ4D

### Innovative Trail Mapping

MJ employs state-of-the-art mobile mapping technology to capture high-precision data across all types of terrain, including dense forested areas, remote backcountry, and rugged landscapes. Our team utilizes a multi-modal approach, collecting geospatial data via vehicle-mounted, foot-based, and ATV-equipped LiDAR and GPS units. This adaptability ensures that every segment of the trail is accurately surveyed, even in areas inaccessible by traditional means. For the Greenway Master Plan, this approach is critical in assessing topography, existing conditions, and potential design challenges.

### From Field Data to Interactive Design

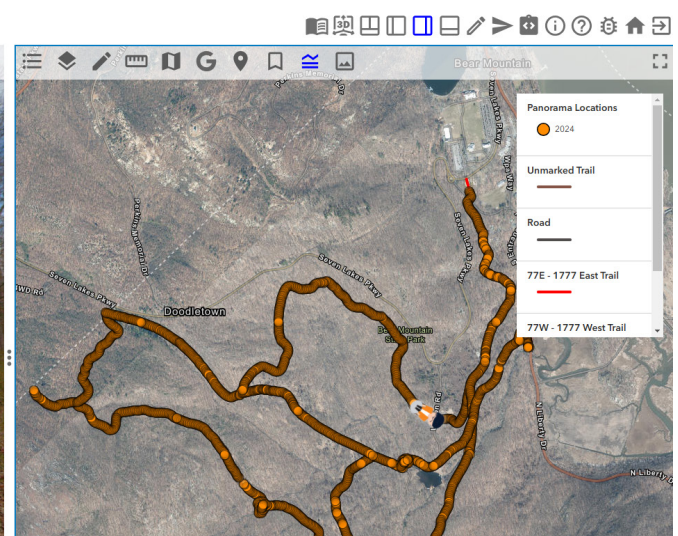
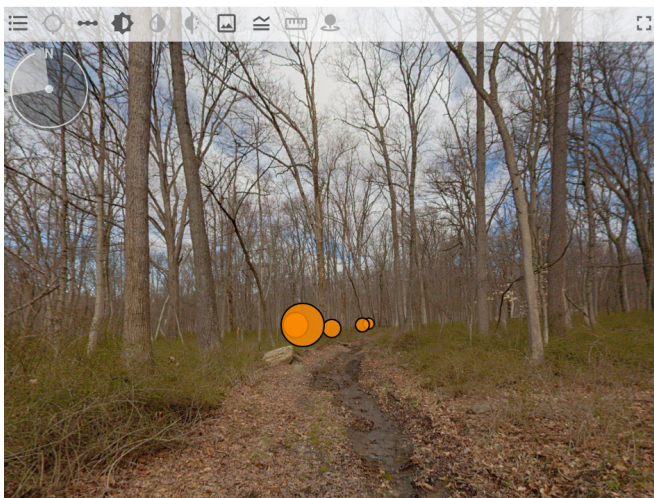
Once collected, trail data is integrated into MJ4D, MJ's proprietary digital twin software. This cutting-edge platform transforms raw geospatial data into a fully interactive 3D environment, enabling engineers, planners, and stakeholders to visualize existing conditions and explore design alternatives in real time. Unlike traditional 2D mapping, MJ4D offers dynamic tools for terrain analysis, grading feasibility, and impact assessments, ultimately improving design efficiency and reducing costly field modifications.

### Proven Success: Bear Mountain Trails

A prime example of MJ4D's effectiveness is our ongoing work on the Bear Mountain Trails. By leveraging MJ4D, we have streamlined the trail planning process, allowing stakeholders to explore different alignments, assess drainage concerns, and optimize safety improvements before breaking ground. This same technology will be deployed for the Greenway Master Plan, ensuring data-driven decision-making, enhanced collaboration, and a seamless transition from concept to construction.



**MJ4D**





### III. 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 Greenway Master Plan. 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.



## IV. 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



# V. FEE

“MJ went far above and beyond the norm in dealing with the client, and preparing and executing the master plan and overall design for the fairgrounds. We wouldn't be where we are without their effort!”



**NYS Office of General Services**  
Fairgrounds Master Plan  
John Morrelli, Project Manager

# FEE

## FEE PROPOSAL

### Town Greenway Master Planning Town of Lansing, NY

Fee indicated is inclusive of all expenses

Scope of Work	Task Total
Task 1 - Program Verification	\$2,260
Task 2 - Public Workshops & Engagement	\$16,840
Task 3 - Town Committee Meetings	\$3,816
Task 4 - Trail Routing & Design	\$12,252
Task 5 - Draft Comprehensive Trails Plan	\$14,340
<b>Total Fee</b>	<b>\$49,508</b>

#### ASSUMPTIONS:

- MJ will schedule and participate in a virtual project kickoff meeting to confirm the project's intent and submission milestones.
- MJ will complete laser scanning of the project area using MJ's MJ4D scanning technology. Scanning is limited to two separate trips and includes roadway scanning (30 miles) and select walking trail scans (3 miles) not to exceed 33 miles in total length.
- MJ will initiate private landowner coordination for obtaining right-of-way to obtain letters of support. Landowner coordination will be limited to those parcels directly aligned to identified major trails. Tertiary or potential spur-connectors are not included.
- Landowner coordination is limited to preparing a form letter with parcel specific information for placement on Town letter head and to distributed by the Town. The Town will be responsible for all subsequent landowner consultation.
- MJ will develop high-level concept routes that are suitable for comprehensive planning. Detailed design is not required.
- Typical cross section diagrams for each proposed trail type will be provided. These will not be construction details. The diagrams will be suitable for planning and ROM cost estimating only.



- Fee includes attendance at a total of 1 in-person public engagement meeting. All other meetings will be attended virtually.
- MJ will review the Comprehensive Trails Plan outline and presumed table of contents with the town during the scoping meeting. Additional sections or chapters will be billed hourly as additional services.

## **EXCLUSIONS:**

- Topographic, planimetric, utility, or boundary survey.
- Hazardous materials survey.
- Design development or construction documents.
- Easement maps or descriptions.
- Wetland delineations.
- NYSDOT coordination.
- Archaeological studies.
- Habitat assessments for rare or endangered plants or animals.
- Environmental permitting for impacts to wetlands or incidental taking of endangered species.
- SEQOR review services.
- Bidding or construction phase support.
- Stormwater Pollution Prevention Plan.
- 3-d Visualizations
- Viewshed Analysis
- Traffic Study



# CONTACT

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