

# Andy Lee Field Recreational Facilities Master Plan

Town of Woodstock, NY



REIMAGINING THE  
YOUTH CENTER & REC FIELD

Woodstock Has Been Talking  
About This For 50 Years.

It's Time To Make It Happen.

**We all have the same goal**

**Make Woodstock an even more  
wonderful place to live**



# Priorities/Phases

- **Four Primary Priorities/Phases for the Project**
- **Townwide Referendum for ~ $\frac{1}{3}$  of the Total Cost. Under NO scenario will the town's taxpayers to pay for the entire project**
- **Seeking Grants and Private Donations**
- **Today We Will Focus Primarily on the First Third of This Project**

# Town Board Presentation

1. **Introduction of task force and mission**
2. **Presentation of rationale and approach**
3. **History**
4. **Current state of the Youth Center and Rec Field**
5. **Public input gathered**
6. **Master Plan**
7. **Three priorities**
8. **Costs and financing**
9. **Next steps**
10. **Final remarks**

# Who We Are: Youth Center Task Force

Patrick Acker

Joseph Appel

Peter Cantine

Jason Glaser

Jacque Manganaro

Laurie Osmond

Ben Schachter

# Mission Statement

**"We envision the transformation of the Woodstock Youth Center and Andy Lee campus into a vibrant community hub, fostering a safe, inclusive, accessible, and nurturing space for our youth and for all. Through this investment in Woodstock's future, we aim to strengthen intergenerational ties and enhance the appeal of our town for families. With a focus on health, recreation, and community connection, we strive to establish a third space that serves as a cornerstone for the holistic well-being of our youth and the entire community."**

# Health & Economic Benefits

- **Creating a space for community** - multigenerational and age-friendly communities create a vehicle to bring generations together: reduce age segregation and ageism, decrease social isolation, depression, and loneliness, improve community infrastructure and facilities
- **Attracting Families**
- **Safety**
- **Wellness**
- **Senior Support**
- **Permanent multi-use pavilion can serve as a source of community and economic development.**

# Task Force Rationale and Approach

- Appointed in mid 2023 by the Town Supervisor
- All volunteers
- Met weekly for almost two years
- Only two sacred cows (Community Center/Dutch Elm Tree)
- Asked the community, what does it want?
  - Met with hundreds of town constituents/stakeholder groups to gather input on needs and desires
  - Mailed survey to approximately 5000 Woodstock residents
  - Focus groups/billboards/countless discussions
  - Five Public Be Heard meetings
  - Three Community/Town Board Presentations

# Brief Overview of the History of Youth Center and Rec Field

Prior to 1790 - Lenape hunting grounds

1790s-1920s - farmland

1832 - Cemetery founded

Early 1920s - Fish & Game club acquired land,  
Baseball diamond built by volunteers

1921-1922 - St. Joan's church built

1948 - Fish & Game club donate land to town as  
a "living war memorial"

1950s - pool donated to the Town, Little League begins

1956 - Local teen Andy Lee killed in tragic hunting accident; local teens petition to have Rec Field renamed after Andy Lee

1974 - Town acquires St. Joan's church and Youth Center building

1990 - basketball court added

Early 2000s - community garden founded

### Andy Lee

About halfway up Rock City Road lies the Woodstock recreation field named in honor of Andy Lee. And yet not many Woodstockers know why it bears the name it does or who Andy Lee was. Andy Lee was the type of teenager who would make any town proud. An excellent student, Lee also participated in a wide variety of extracurricular activities while attending Kingston High School (as Woodstock students did during the 1950s). He served as vice president of the student council and treasurer of the junior class. Lee also excelled at football, having been selected as a member of Kingston's varsity team as a sophomore. Well-loved by his fellow students, Andy Lee was selected as both the best athlete and most popular boy by the junior class. Andy Lee's life came to a tragic end on a cold January day in 1956. While hunting with two friends, one member of the group, according to press accounts, slipped as he was about to fire upon partridges that had just taken flight. Lee was struck in the chest by the wayward round from his friend's 12-gauge shotgun. Andy Lee died before he could be taken to the hospital and was laid to rest in the Woodstock Cemetery next to the field that now bears his name.



THE ANDY LEE MEMORIAL FIELD. The Andy Lee Memorial Field was named after a young man killed in a shooting accident. Once part of a farm, the field is now the site of many activities, including Little League, adult softball, family picnics, the town recreation program, and ice-skating. Shown are members of the 1957 Woodstock Yankees. From left to right are the following: (first row) Stan Longyear, Ross VanWagenen, John Mower, and ? McClocklan; (second row) Jackie Wilber, Roger Graham, Bob Gordon, Lloyd Gibson, and Roger Phelps; (third row) Dennis Shultis, Jay VanWagenen, Alex Sharpe, Jim Kinns, and Rowan Dordick; (fourth row) ? Di Benedetto, Rudi Holloman, and Bob Mower.



**ST. JOAN D'ARC CATHOLIC CHURCH.** Just past the main cemetery, within the compound of the Andy Lee Memorial Field, is the building that was once home to the local Catholic parish. Construction on St. Joan d'Arc Catholic Church began in 1921, and Peter Spellman said the first Mass on June 25, 1922. (Author's collection.)

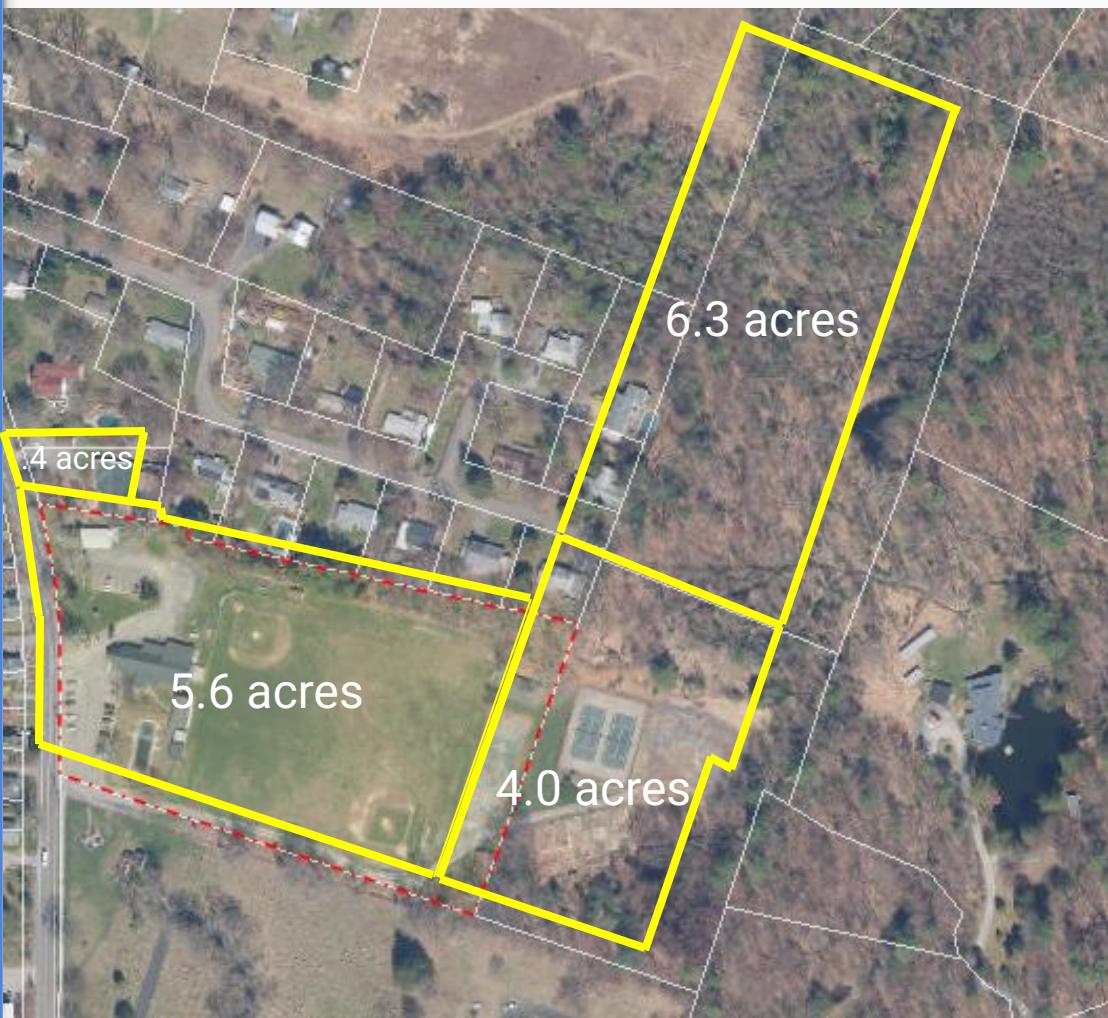
# Today's Youth Center & Rec Field

The Heart of Woodstock



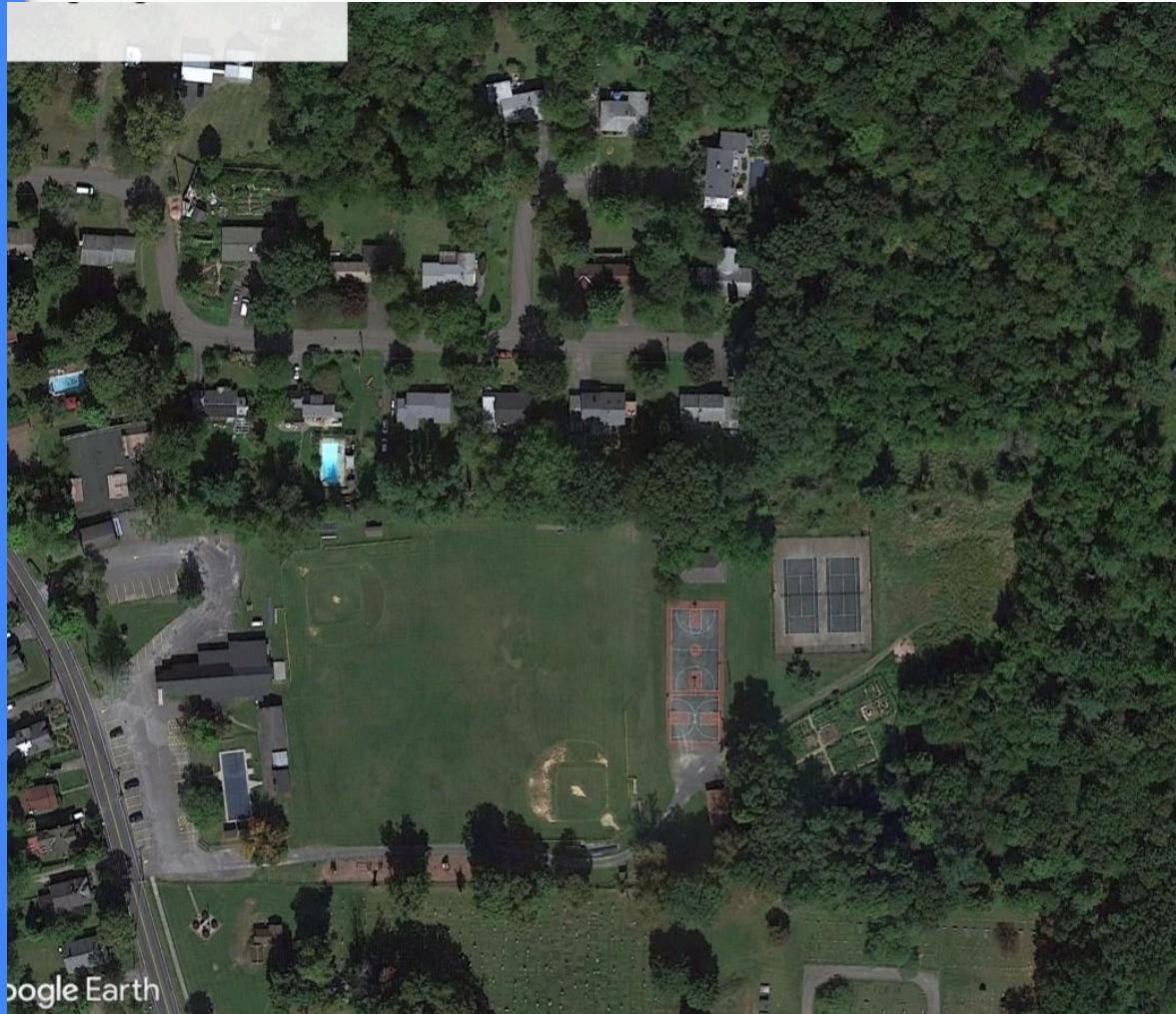
## Actually Four Parcels Owned by Woodstock

1. Current Skate Park
2. Buildings and Field
3. Tennis Courts and  
Community Garden
4. Other Area



# Current Layout

- Youth Center and Skate Park in northwest corner near Rock City Rd.
- Community Center close to parking lot and entrance
- Pool (used only by camp in summer)
- Two baseball fields
- Access road
- Community garden
- Playground
- Tennis court (2)
- Basketball court
- Pavilion (2)



# Current State of Youth Center Building



- **Woodstock Youth Center Building**
  - A 1½ story building home that had an extension built.
- **Youth Attendance**
- **Current Offerings** - various programs and equipment including tutoring, computers, video games, a single basketball hoop, skate park, etc..
- **More Space is Needed**
- **Building in Need of Repairs or Replaced** - size, layout, facilities, issues that are covered under the WEC report
- **Proximity to Road/Lines of Sight are Issues** - Potential for accidents
- **Indoor Sporting Facilities Needed** - (Covered skatepark, Indoor gymnasium, etc..)

## Current State of Youth Center

## Virtually Unanimous Advice to Tear Down



# Current State of Youth Center



# Current State of Youth Center



# Current State of Youth Center



# Current State of Youth Center



# Focus on Comprehensive Public Input: Stakeholders

- Mailed survey to approximately 5000 Woodstock residents
- Interviewed youth, aged 7-19
- Parents
- Sunday Rec Field Softball Players
- Woodstock Farm Fest
- Rotary Club
- Historical Society of Woodstock
- Woodstock Public Library
- Town Board Members
- Onteora School Board Member
- Woodstock Day School student meeting
- The Housing Task Force and the Housing Committee
- Woodstock Summer Rec Program
- Other Woodstock residents
- Conducted two-day focus groups
- Five Public Be Heard meetings  
1/17/24, 2/6/24, 6/6/24, 7/25/24, 9/5/24
- Three Town Board Meetings

# Accessibility

**Refers to a site, facility, work environment, service, or program that is easy to approach, enter, operate, participate in, and/or use safely and with dignity by a person with a disability.**



# Imagine What Could Be!

# Overall Master Plan



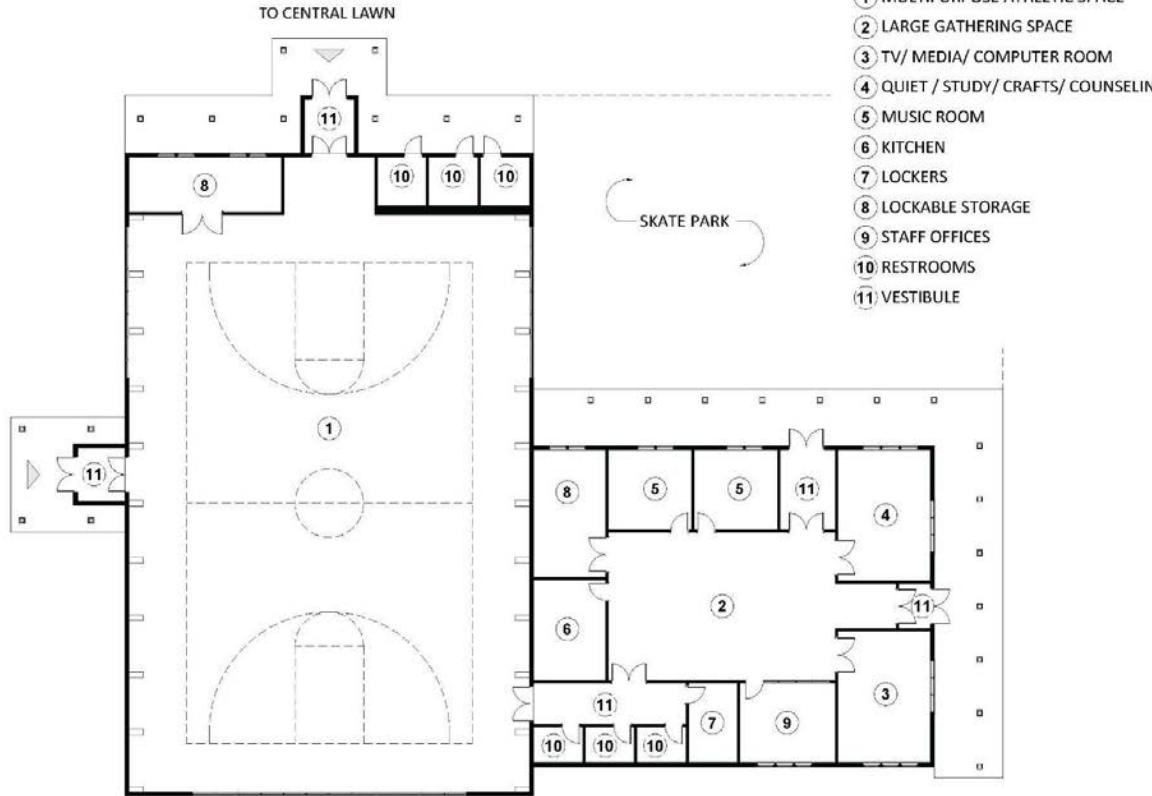
## Key:

- 1 Arrival & Vehicle Parking
- 2 Central Lawn
- 3 Children's Adventure Area
- 4 Community Garden
- 5 Walking Trails
- 6 Baseball/Softball Field
- 7 Tennis/Pickleball Courts
- 8 Skateboard & Scooter Park
- 9 Basketball Court
- 10 Veterans' Memorial



# YOUTH CENTER, SKATE PARK, MULTI-PURPOSE GYM

Youth Center and Gymnasium Floor Plan (not to scale)





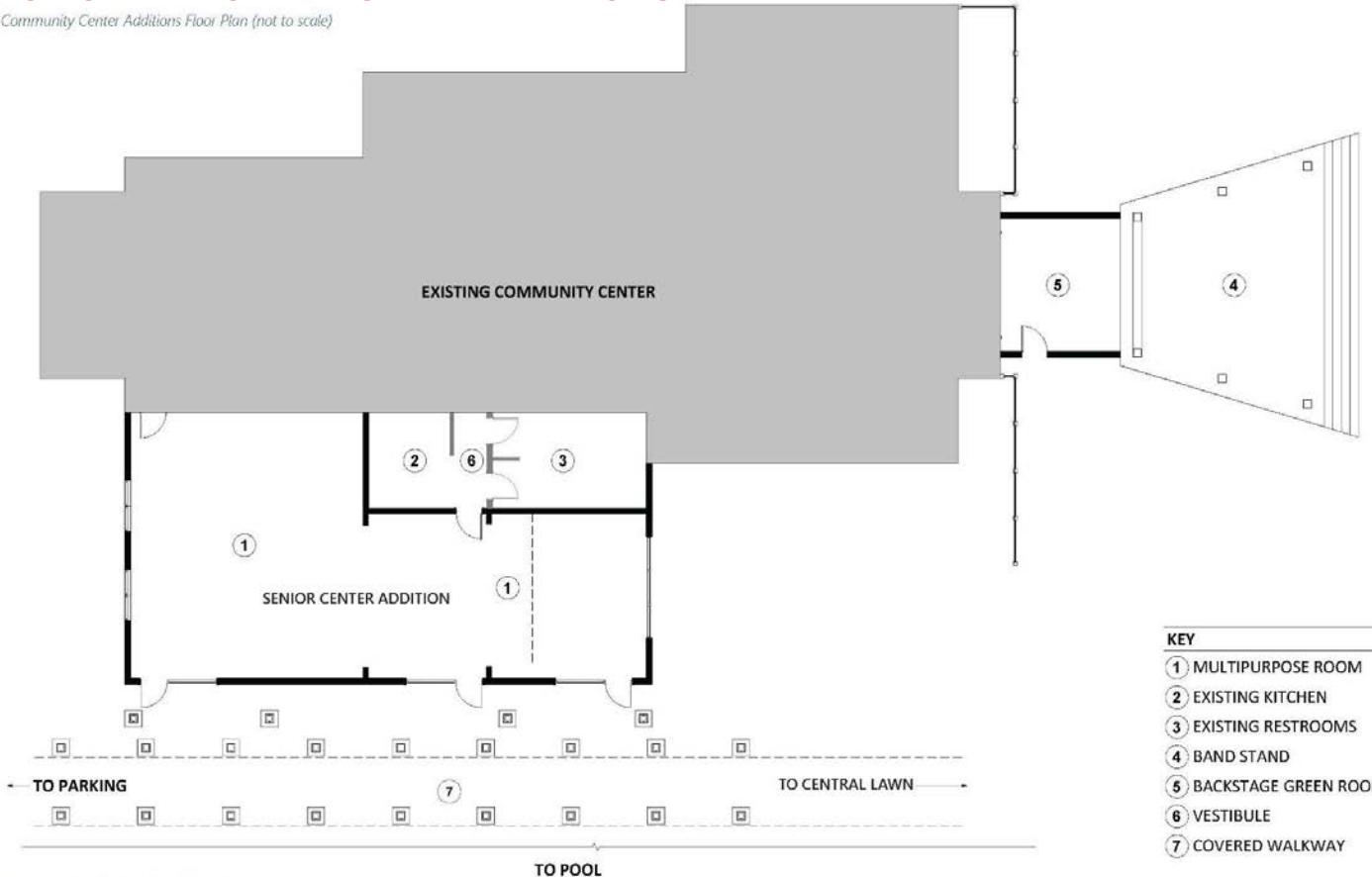
EXAMPLE OF MATERIALS STYLE



EXAMPLE OF MATERIALS STYLE

# SENIOR CENTER & BANDSTAND ADDITIONS

Community Center Additions Floor Plan (not to scale)



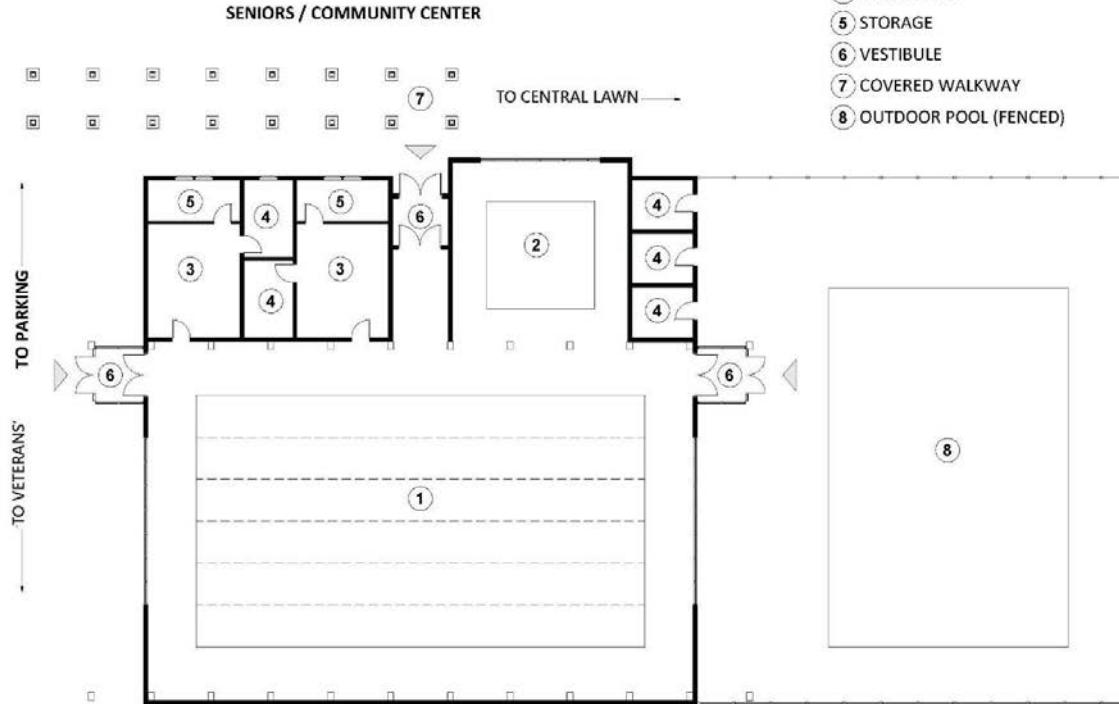


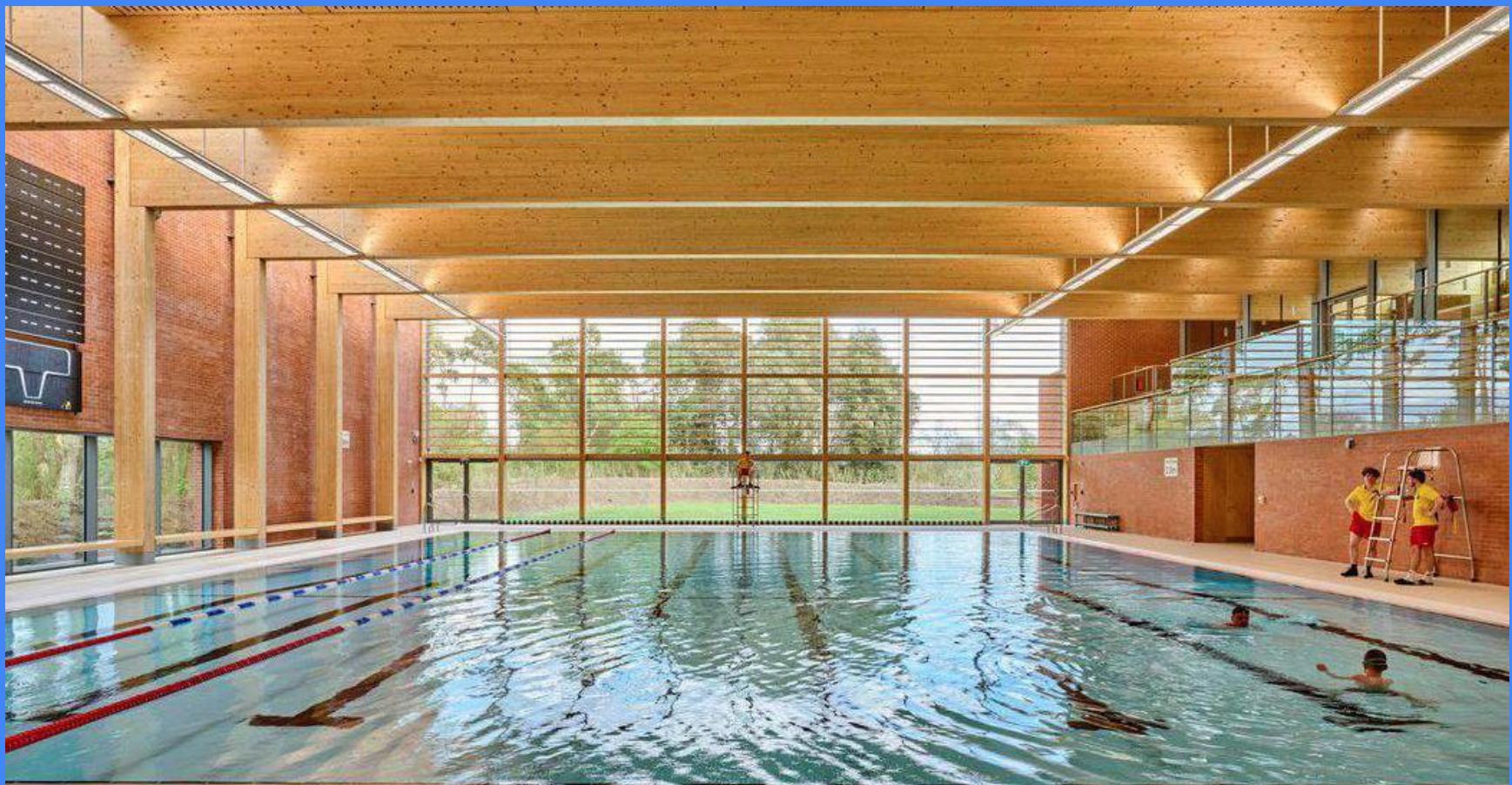




# COMMUNITY POOL COMPLEX

Pool Complex Floor Plan (not to scale)





EXAMPLE OF MATERIALS STYLE

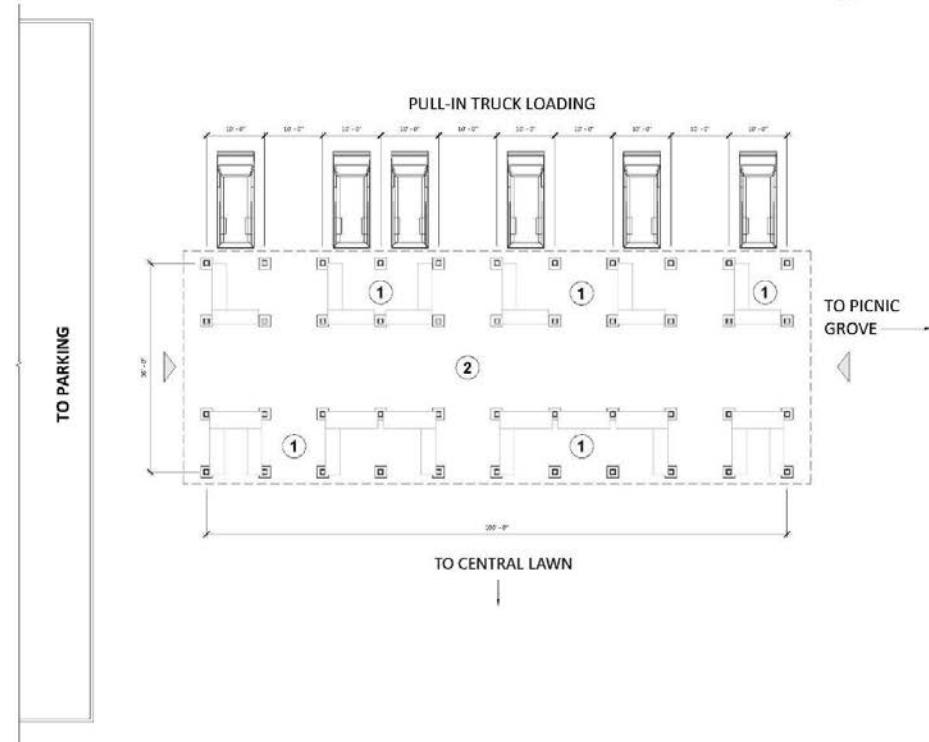


# MULTI-PURPOSE PAVILION

*Multi-purpose Pavilion* Floor Plan (not to scale)

## KEY

- ① MARKET STALLS
- ② MAIN AISLE FOR MARKET





EXAMPLE OF MATERIALS STYLE











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# Priorities/Phases

1A	1B	2	3
Youth Center	Senior Center	<b>Multipurpose Athletic Building (Gymnasium)</b>	<b>Indoor Pool Building</b>
Skatepark	Wetlands Trail System	<b>Multipurpose Pavilion</b>	<b>Sitework / Outdoor Pool</b>
Basketball Court	Field Walkway System	<b>Bandstand</b>	
Parking and Drop Off	Tennis and Pickleball Courts	<b>Parking Lot Expansion (North)</b>	
Parking Lot Expansion	Baseball and Softball Field	<b>Senior Center Entrance Canopy/ Walkway</b>	
Children's Adventure Area	Veterans Memorial	<b>Gateway at Pavilion</b>	
	Central Lawn	<b>Picnic Area Tree Grove</b>	
	Community Garden		
	Turnaround		

\*Shaded area to be funded via bond. Others via grants/fundraising

# Priority Project Development Limits 1A, 1B, 2 & 3



# Costs

# PROJECT CONSTRUCTION VALUE

Project value based on 2025 projected construction costs.

## PRIORITY 1:

### YOUTH CENTER

- LARGE GATHERING SPACE
- TV/MEDIA/COMPUTER ROOM
- MUSIC ROOM(S)
- QUIET ROOM/STUDY AREA/CRAFTS
- STAFF OFFICE (2) DESKS W/ SMALL CONF. AREA
- COUNSELING SPACE/QUIET ROOM
- KITCHEN/SNACKS
- CUBBIES/LOCKERS
- LOCKABLE STORAGE
- RESTROOMS (2) UNISEX
- RESTROOMS (2) UNISEX - EXTERIOR ACCESS

### SENIOR CENTER/ADDITION TO COMMUNITY CENTER

- (1) MULTIPURPOSE ROOM
- (1) MULTIPURPOSE ROOM

### SITEWORK

- PARKING AND DROP OFF
- BASKETBALL COURT
- SKATEBOARD AND SCOOTER PARK
- 50% WALKWAY SYSTEM
- TENNIS AND PICKLEBALL COURTS
- CHILDREN'S ADVENTURE AREA
- PARKING LOT EXPANSION (SOUTH)
- TRAIL SYSTEM AT WETLANDS
- VETERAN'S MEMORIAL
- BASEBALL AND SOFTBALL FIELD
- CENTRAL LAWN
- COMMUNITY GARDEN

## PRIORITY 2:

### MULTI-USE PAVILION

- 20 STALLS, (10) DOUBLE-LOADED
- TIMBER FRAME

### BANDSTAND

- BANDSTAND
- TIMBER FRAME
- GREEN ROOM

### SENIOR CENTER ENTRANCE CANOPY/WALKWAY

- ENTRANCE CANOPY/WALKWAY
- TIMBER FRAME

### MULTIPURPOSE ATHLETIC BUILDING (GYMNASIUM)

- BASKETBALL COURT (50' X 84')
- RESTROOMS (3) UNISEX - EXTERIOR ACCESS
- STORAGE

### SITEWORK

- GATEWAY AT PAVILION
- PARKING LOT EXPANSION (NORTH)
- PICNIC AREA TREE GROVE

## PRIORITY 3:

### INDOOR POOL BUILDING

- POOL - 25 YARDS X 6 LANES = 75' X 42' X 7'-0" LANES
- (2) LOCKER ROOMS
- (2) UNISEX RESTROOMS
- (2) UNISEX RESTROOMS - EXTERIOR ACCESS
- SOAKING POOL

### SITWORK/OUTDOOR POOL

- POOL COMPLEX SITE

**TOTAL PRIORITY 1: \$10,973,523.**

**TOTAL PRIORITY 2: \$9,003,323.**

**TOTAL PRIORITY 3: \$11,198,110.**

**TOTAL PROJECT CONSTRUCTION VALUE: PRIORITY 1 + PRIORITY 2 + PRIORITY 3: \$31,174,956.**

# Referendum

**1A+1B Total**

**\$10,974,000**

**1A**

Youth Center	\$2,418,000
Skatepark	\$335,000
Basketball Court	\$157,000
Parking and Drop Off	\$796,000
Parking Lot Expansion	\$390,000
Children's Adventure Area	\$346,000
Design Contingency, Construction Contingency, Incidentals, Fees, Escalation	\$1,352,000
<b>1A Total</b>	<b>\$5,793,000</b>

**1B**

Senior Center	\$791,000
Wetlands Trail System	\$441,000
Field Walkway System	\$221,000
Tennis and Pickleball Courts	\$274,000
Baseball and Softball Field	\$961,000
Veterans Memorial	\$66,000
Central Lawn	\$641,000
Community Garden	\$14,000
Turnaround	\$563,000
Design Contingency, Construction Contingency, Incidentals, Fees, Escalation	\$1,209,000
<b>1B Total</b>	<b>\$5,181,000</b>

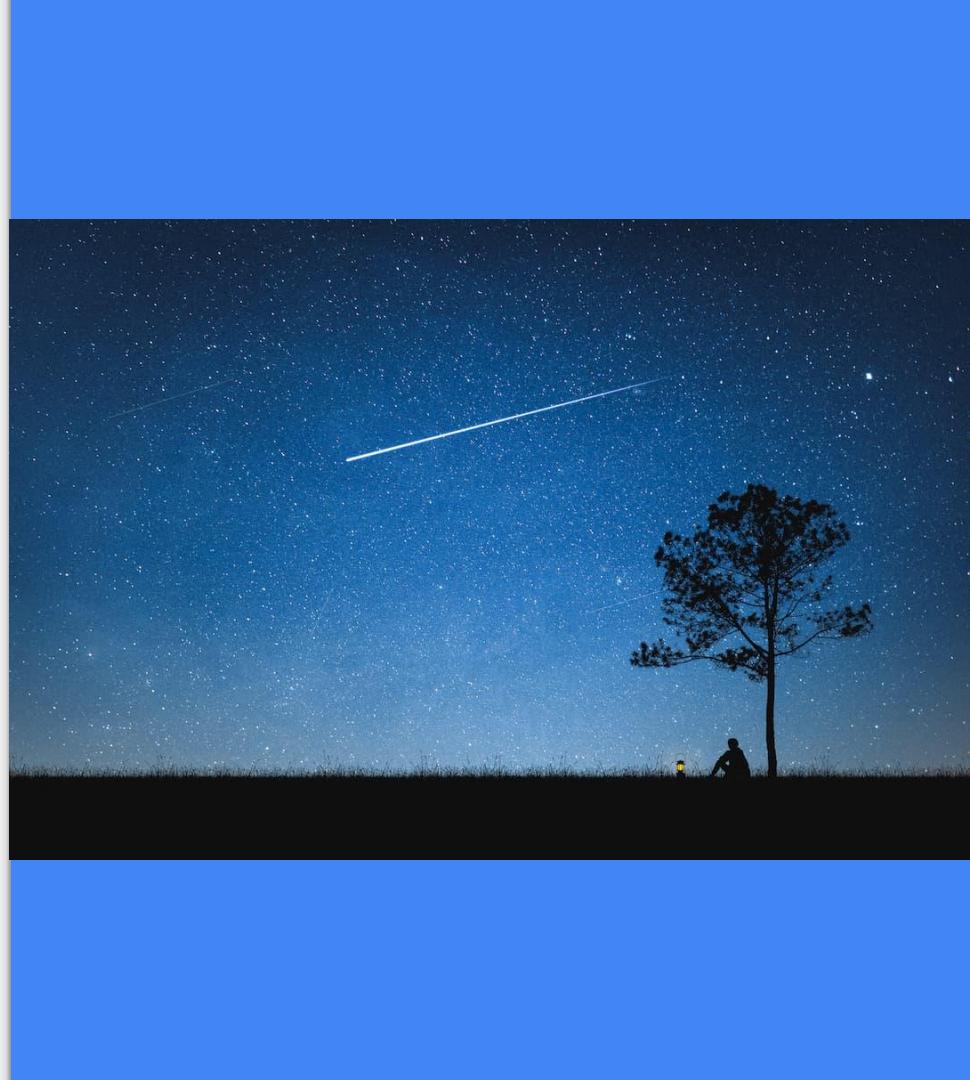
# Potential Property Tax Impact

<b>Estimated Total Cost per \$100,000 of Assessed Value</b>			
Phase 1A		\$30	
Phase 1A+1B		\$56	
<b>Potential annual tax Increase for debt servicing (lower than above because town is paying off other bonds in 2025)</b>			
Phase 1A		\$8	
Phase 1A+1B		\$35	
<b>so if mkt value of your house is</b>		\$500,000	
<b>assessed value is</b>		\$232,500	
<b>\$500k market value - potential annual tax increase for debt servicing</b>			<b>Monthly</b>
Phase 1A		\$20	\$1.64
Phase 1A+1B		\$82	\$6.81

# This is a Once in a Generation Opportunity

Improve the Lives of All  
Woodstockers

This is our “shoot for the stars” scenario. Even if we end up in the treetops we’ll be better off. We’re going for what serves the greater good, the highest number of residents.



# Next Steps:

- Fundraising
- Referendum Date (TBD)
- Working Groups for Various (Trails, Playing Fields, Etc...)

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About This For 50 Years.

It's Time To Make It Happen.