

**Ad Hoc Tennis Committee Meeting  
Monday, October 21, 2019 Minutes  
Village of Mamaroneck Courtroom**

Attendees:

- Committee Members: Sally Cantwell, Jeff Carpenter, Manny Enes, Jeff Harwin, Martin Oppenheimer, Rhett Thurman, Barbara Werber.
- Liaison to the Board of Trustees: Kelly Wenstrup
- Village of Mamaroneck Engineer: Hernane De Almeida
- Thomas DeRosa of DeRosa Sports Construction (based in Mamaroneck)

The next meeting will be held Tuesday, November 5th at 7pm at the Regatta Conference Room.

1. Minutes from the October 10, 2019 meeting were approved.
2. Village Engineer Hernane De Almedia reviewed the water quality issues raised by a resident and then followed-up on by the DEC. The red clay had caused turbidity/colorization issues due to run-off. Sportime is currently addressing the issues when it rains by draining to a manhole which inflates a plug and results in water pumping to the fields. The Village paid for this and this direct discharge causes no problems. Sportime keeps an employee onsite during rain-storms.
3. A permanent solution could be built to do a similar thing automatically by running hard pipes to the fields which would involve depressing the field by 8 inches. Other possibilities are a filter sac in an attached basin around the court and technology to swirl water around and push to the sides to take out suspended solids, but there could still be issues with dis-colorization.
4. Harbor Island Park is right on the water and hence has a direct discharge exemption. Theoretically the whole park could be paved and there would not be an issue with discharge.
5. Thomas DeRosa discussed Har-Tru and Hydro courts. Har-Tru is a natural green clay that originally came out of Pennsylvania and is now out of Charlottesville, VA. Har-tru clay is generally easier to maintain than red clay. There is such a thing as red-colored har-tru clay, but it stains like red clay so could cause same dis-colorization issues. Hydro courts are clay courts with a built in watering system that hydrates from underneath. They use less water and stay moist, and drain vertically and out. There can still be run off, but it is not a problem if steps are taken to ensure it is clean.
6. Court construction cost is generally \$100K/court to build new and \$40K/court to convert existing courts to har-tru. Construction takes about a month. Moving the courts from their current site would require constructing a beam for a bubble which would cost around \$400K. Estimates are based on recent

development at Manhattanville College and Westchester Country Club. New lighting systems are typically LED.

7. High quality hard courts such as decoturf are no less expensive. \$480K was spent for 6 such courts at Randall's Island. It is generally thought that tennis-playing VOM residents prefer clay courts since they are easier on the body, and that clay courts will be more competitive with nearby tennis facilities such as Rye Racquet Club.
8. Capital contribution to construction by a private company could raise alienation of parkland issues.
9. Whoever bids for the RFP will want to get their invested money back, so at a minimum they will want to provide their input to the construction decisions made.
10. The bubble is owned by the VOM. Bubbles have a lifetime and the current bubble will need to be replaced at some point.
11. Courts generally should run north/south but the Harbor Island courts run east/west. 240 feet is needed for north/south but there is only 200 feet available in the current location.
12. The current courts have lasted 90 years. We have now an opportunity to make something that will last for the next 50 years. The project can be thought about like redoing a house in terms of comparing the savings of just making updates vs the total cost of completely tearing-down the house and rebuilding.
13. A comprehensive plan for Harbor Island Park is expected to be done every 10 years which includes all aspects such as biking, etc.
14. Moving the courts as per prior comprehensive plan proposals would require dealing with the county since they have an easement on the proposed site closer to the water treatment building. Their line ends at the end of the parking lot near the building.
15. Moving the tennis courts might result in the need for a new soccer field. A new soccer field requires a 400 feet by 200 feet site.
16. The committee's deadline for recommendations is Dec 15<sup>th</sup>. Thomas DeRosa suggested that 2 plans could be presented – one with no movement from the current site and a second with movement, with pros and cons given of each. The costs could be about the same, with the exception of the new beam needed if the courts were moved. A con of any proposal to remain at the current site is that it is expected to be underwater at some point during storms. It could be worth looking into how high the water point reached during hurricane Sandy to understand what is possible.

17. The Village Engineer Hernane De Almeida will reach out to the County and get a copy of the easement.
18. Potential guests at upcoming meetings were discussed:
  - A representative from Sportime to discuss the current maintenance of the facilities. It would be helpful to get their thoughts on the “need to do” vs “nice to do” list.
  - A local resident who has expressed an interest in funding a regulation running track in the community. This would be separate funding from tennis courts, so the topic would be shared ideas for tennis/sports facilities at Harbor Island Park.
  - Dan Sarnoff, the assistant Village Manager, given his encyclopedic knowledge of the history of Harbor Island park and the tennis court negotiations.
19. It was agreed to not invite a guest to the next meeting to be held on Nov 5th.
20. The VOM and Sportime are currently in arbitration over the licensing agreement currently in place. The committee requested the Village Attorney be asked to summarize the positions of the two sides. VOM Board liaison Kelly Wenstrup will follow-up with the Village Attorney.
21. The next meetings will be held on Tuesday Nov 5<sup>th</sup> and Monday November 18<sup>th</sup>.