

RFEI – Chair Factory Site

Questions & Answers – Updated on January 18, 2021

What is the exact location (in terms of sq feet, preferably) of the closest water and sewer connections to the site? Without having a sewer map of Haverstraw handy, I'm presuming we would connect at the intersection of First and New Main but an estimated rate of measurement would be handy.

The services to the Chair Factory site probably came down the driveway off of Liberty Street and Broad St. and those spurs may still exist there. However, the services could be brought off of Main St. , whose connections would be right in the intersection of Main, First and Allison.

Are surveys available for the development site? Rockland GIS has a two foot topo map. Below is a link to the County department.

<http://rocklandgov.com/departments/planning/mapping-and-gis/>

What is the thinking / rationale behind the density goals? The preferred number of housing units was an internal decision by the Village dating back 20 years. Because the goal is to have a strong integration between the development and the downtown, the concept plan provided for a mixed use development and some element of affordable housing (in addition to market rate housing.) The affordable housing would allow a broader cross section of Haverstraw residents to take advantage of the development.

Is there any current conversation going on regarding extended ferry service to more fully integrate that offering with Haverstraw? Not at present due to COVID. However, Haverstraw will engage in those conversations when ferry service returns to normal.

What is the acquisition history of the site? Are there any encumbrances? The Village took a portion of the site through condemnation / eminent domain from the prior owner, Empire State Chair. The property is completely in the Village's ownership and there are no encumbrances on it. On the smaller part of the site, that was purchased from the prior owner in an arms-length transaction around 6 years ago. Title is fully vested and there are no contingencies.

What is the status of the Damiani property that once had an easement that was shared with the Kings Daughter library across the street? The parcel listed on the tax map as belonging to Kings' Daughters Library has been owned by the Village since deeded to us in March, 1955. We have a copy of the deed in our property files.

Is site access still available for potential developers? Yes, the Village will grant access

Village population: As of two years ago over 13,000 people.

Village area: 2.2 square miles and the widest point of the Hudson River.

Village diversity: Today, the Village is 70% Hispanic, populated mostly with Dominicans and Central Americans. We explained the immigrant history of Haverstraw: from the Irish, to the Italians, Germans, Slovaks, African-Americans, and Puerto Ricans who have lived and worked in Haverstraw.

Village known as the “Brickmaking Capital of the World”. It supplied much of the brick that built old New York City from 40 brickyards that lined the shore of the Hudson from the Long Clove to Jones Point in Stony Point (formerly North Haverstraw).

Village history: Our bricks, famous celebrities who have filmed in our village, our architecture, Benedict Arnold’s treason occurring in Haverstraw and the many did you knows of history about the Village of Haverstraw.

Rental vs. ownership: Currently at this time we are at 50/50.

Village residents: Haverstraw has always been largely a blue collar community where people come to shop, eat, and drink. We’re a little rough and tumble and a whole lot of small town community. We have neighborhoods where people still know each other and care for each other.

Downtown businesses owners: All are small businesses, mostly owned by residents who are Hispanic. Many have owned the same businesses for more than 50 years, or have been passed down from family members. Faces and names may have changed, but the idea of community remains in our Village.

Living here: Residents mostly go outside of the village to find work. Many commute to NYC or Westchester. Others work in the factories along the Route 303 corridor, in the Palisades Mall or in other service industry jobs to support their family.

Transportation services: Buses, Taxi, Ferry to the Ossining train station.

Harbors Development integrating with the Village. It’s been a slow process of the new residents integrating into the larger Village, but it is much better. People who do desire to participate in the downtown generally have good feelings about it.

Is the site available for any Brownfield dollars? From the original testing that we did over 15 years ago, we don’t think so. Further testing may have to be done to

confirm this. Any contamination would probably only be on the Damiani property, where oil tanks once stood.

Tax issue: Mirant issue: 15 years ago, the North Rockland School District and the local municipalities settled a big tax certiorari case with Mirant, the owner of 2 power plants in North Rockland, which more than doubled our school taxes, as a result. All the municipalities and school district have paid more than half of it off, but the damage was done to our tax structure.

What kind of development would we want to see down on the property? A few years ago, the Village invited a planning/engineering/design firm to come up with a concept plan based on input from a public charrette process. From that, a concept plan was drawn up that included housing, small amphitheater, walkway, retail or commercial that would not compete with our downtown, restaurants, green space and a hoped for 40 to 60 room hotel and conference center. This is not a binding plan, but one that reflected Village interests.

How many units and floors? No more than 200 units and 6 floors, so as not to block the views of the existing residents

Lease or sale of the property? The Board of Trustees is open to both ideas. We intend this to be a collaborative process, and understand that flexibility here may be necessary.

Green initiatives for this project: The Village strongly desires this to be an environmentally forward thinking project. We are a Climate Smart community and wish to make this project as “green” as possible and believe there are funding opportunities through NYS to assist with this.

Utilities: There are currently no utilities on the site except for one power pole

Water rights on the Hudson: the Village believes that because of existing remnants of a pier adjacent to Emeline Park, that a new pier could be constructed as of right at that location.

BowlinePond access: The Village owns approximately half of Bowline pond, and the other belongs to the power plant. We would like to develop that for water-based activities.

Topo map: Rockland GIS has a two foot topo map but the shapefiles do not integrate meaningfully into ArcGIS. This is causing issues with conversions on the people who do not have ArcGIS and just using the topography. Solution would be for the Village to provide the Topo maps to the public in a pdf format not using ArcGIS. Below is a link to the County department.

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How do the residents feel about this project? The residents are excited as they are seeing some kind of movement happening.

Relationships with neighboring municipalities: Village works well with our neighboring village and town, as well as the school district.

Grant opportunities: Village has built relationships on county, state and federal levels. Our state representatives are aware of this project and know that if we select a developer and start working on this project potential grant opportunities could become available.

The Village of Haverstraw is the only municipality in Rockland County with the federal Opportunity Zone designation.