

RFP – Chair Factory Site

Questions & Answers – As of 9/7/21

RFP Questions

On the Village RFP Cover Page (SITE.PNG) the Village show the parcels at the foot of Allison Street as not being part of the project, but when I look at their proposed site plan (PROPOSED SITE.PNG) they show these parcels as developed. Are these parcels part of the project or not? Parcels at the foot of Allison are not included. The RFP cover correctly indicates the redevelopment area that is the subject of the RFP.

In the zoning regulations it states that in a WPD zone the building height is 60t max (Section5-4). On page 11 of the RFP it says to use the PRD standards for multiple dwelling. PRD multi-family is Use group H. Under the Bulk table, Use Group H can be 8 stories/96ft. I am just wondering that if we are a PRD in a WPD would we be held to the 60ft or are we allowed to go by the PRD standards 96ft? The above-cited section of the RFP lists the permitted uses in the WD District. Multiple dwellings in accordance with the PRD regulations are permitted by special permit, and would be governed by the Use Group H requirements, including the maximum height of 8 stories/96 feet. However, the PRD does not permit a mix of uses beyond multi-family units, and therefore, is unlikely to yield the type of innovative mixed-use redevelopment the Village desires at the Site. Development under the other use provisions of the WD District would subject the site to standard zoning where the applicant would have to subdivide the lot to construct different uses and provide standard setbacks for each. Such development would also be subjected to much higher parking standards, etc. .

The Site is also subject to the WPD District regulations as an overlay district applied to the Site in connection with the 2003 Downtown Waterfront Revitalization process. The subsequent Waterfront Redevelopment vision for the Chair Factory and Damiani sites was also premised, in part, upon the WPD District regulations. The WPD permits a mix of uses at the Site, consistent with the build out potential studied for the Site during the 2003 SEQRA process, which identified various thresholds for future waterfront development (see page 12 of the RFP for more details).

Is the entire development site in an Opportunity Zone? The entire site is located in Census Tract 0107.03, which is included in the Opportunity Zone.

Given lenders' present concerns regarding COVID and some associated hesitancy around lending on hospitality developments / assets, would alternative anchor elements and/or approaches to fulfilling the request for hotel and banquet facilities be acceptable? The Village is open to considering alternative,

compelling proposals for anchor uses and/or approaches to address the Village's hospitality needs. However, the Village believes that for Haverstraw there is a material shortfall in convenient, quality hospitality. The Village further believes that a meaningful hotel and banquet development component would help to drive visitation to and uses of the Village's amenities and local businesses. Although there is some current lender hesitancy regarding funding hospitality developments, we have seen a meaningful rebound in numerous hospitality markets and meaningful investments in hospitality by leading institutional investors. Perhaps more importantly, Haverstraw anticipates that groundbreaking on the project will occur in Spring 2023 – well past when the Village anticipates COVID will have a material impact on capital markets. As such, the Village continues to have a preference for a material hospitality / banquet component.

Selected Pre-RFP Questions

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

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

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.

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. 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 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.

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 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.