

Haverstraw, New York

Program matches Plans Dated 08/08/2023

Chair Factory Site		Total Area (sf)	Retail (sf)	Community (sf)	Residential Amenity (sf)	Hotel (sf)	Residential (sf)	Structured Parking (sf)	Surface/ Street (sp)	
		742,570		5,000	20,570	82,800	441,500	192,700	96	
Building ID	Floor Area	Retail	Community	Amenity	Hotel	Residential	Parking	Parking		
Bldg 1	25'-0"	1	29,550	2,000	0	3,550	0	24,000	0	
	36'-0"	2	30,800	2,800	0	1,400	0	26,600	0	
	47'-0"	3	36,040	1,440	0	2,400	0	32,200	0	
	58'-0"	4	32,200	0	0	0	0	32,200	0	
	69'-0"	5	30,200	0	0	0	0	30,200	0	
	80'-0"	6	14,000	0	0	1,200	0	12,800	0	
			172,790	6,240	0	8,550	0	158,000	0	
Bldg 2	25'-0"	1	28,000	0	0	3,100	0	24,900	0	
	36'-0"	2	28,000	0	0	1,600	0	26,400	0	
	47'-0"	3	26,800	860	0	1,240	0	24,700	0	
	58'-0"	4	25,300	0	0	500	0	24,800	0	
	69'-0"	5	24,200	0	0	600	0	23,600	0	
	80'-0"	6	9,600	0	0	1,800	0	7,800	0	
			141,900	860	0	8,840	0	132,200	0	
P. Area A	7'-0"	-2	63,400		2,400			61,000		
Bldg 1&2	16'-0"	-1	72,600	900	2,000			69,700		
			136,000	900	4,400	0	0	130,700		
Bldg 3	47'-0"	1	19,440	0	0	2,040	0	17,400	0	
	58'-0"	2	18,300	0	0	0	0	18,300	0	
	69'-0"	3	18,300	0	0	0	0	18,300	0	
	80'-0"	4	18,300	0	0	0	0	18,300	0	
			74,340	0	0	2,040	0	72,300	0	
P. Area B	25'-0"	-2	9,300	0	0	0	0	9,300		
Bldg 3	35'-0"	-1	22,400	0	0	0	0	22,400		
			31,700	0	0	0	0	31,700		
Bldg 4	16'-0"	1	16,740	0	600	1,140	0	15,000	0	
	27'-0"	2	16,000	0	0	0	0	16,000	0	
	38'-0"	3	16,000	0	0	0	0	16,000	0	
	49'-0"	4	16,000	0	0	0	0	16,000	0	
	60'-0"	5	16,000	0	0	0	0	16,000	0	
			80,740	0	600	1,140	0	79,000	0	
P. Area C	7'-0"	-1	15,300					15,300		
Bldg 4			15,300	0	0	0	0	15,300		
Hotel	16'-0"	1	13,800	0	0	0	13,800	0	0	
	30'-0"	2	13,800	0	0	0	13,800	0	0	
	40'-0"	3	13,800	0	0	0	13,800	0	0	
	50'-0"	4	13,800	0	0	0	13,800	0	0	
	60'-0"	5	13,800	0	0	0	13,800	0	0	
	71'-0"	6	13,800	0	0	0	13,800	0	0	
			82,800	0	0	0	82,800	0	0	
P. Area D	7'-0"	-1	15,000					15,000		
Hotel			15,000	0	0	0	0	15,000	16	
Totals			750,570	8,000	5,000	20,570	82,800	441,500	192,700	96
Site Plan Totals			750,570	8,000	5,000	20,570	82,800	441,500	192,700	96

Efficiency	90%	90%			60%	75%	100%	
Net SF		7,200	4,500	No Demand	49,680	331,125	192,700	
Avg Unit Size					580	736	408	
Hotel / Residential / Parking Unit Count					86	450	472	96
Note: 30% of All Residential Units are Designated Affordable								
Parking Ratio SF/Space		400.0	750.0		0.80	1.15		
Net Parking Demand*		18	6		69	517		

*Retail & Community Space Parking Demand Not Factored into Total Parking Demand Due to Shared Use Capacity of Residential Use.