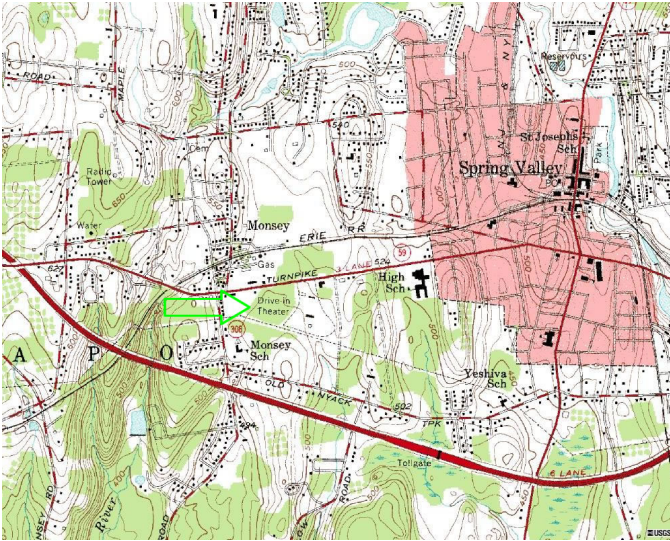




## ROCKLAND DRIVE IN THEATRE

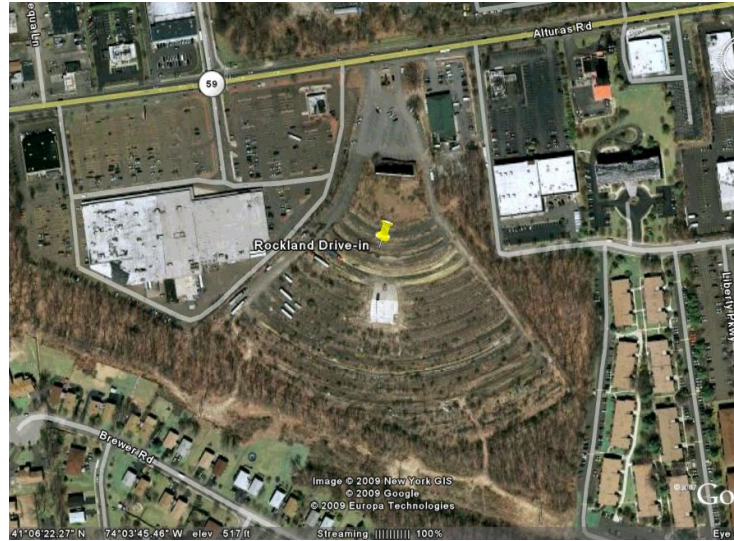


### LOCATION

Site is 23 acres of land on Route 59, Monsey just a few blocks from the Spring Valley High School. The lot is shaped like a shell with rows where cars used to line up to watch the big screen. Currently this section of 59 is mainly commercial.

### PROPOSAL

A private Ramapo developer plans to build a 600 unit housing complex in 36 units with parkland in the middle. A mix of rentals, condominiums and brownstones with walkways in the middle and greenspace. This area is linked to the nearby commercial district and to mass transit through the Monsey Park & Ride lot, for the proposed Bus Rapid Transit as part of the Tappan zee Bridge project. The land is currently zoned commercial but the developer would like to have it zoned as a Transit Oriented Development. (image Aufgang Architects)



### HISTORY



#### The Old Rockland Drive In

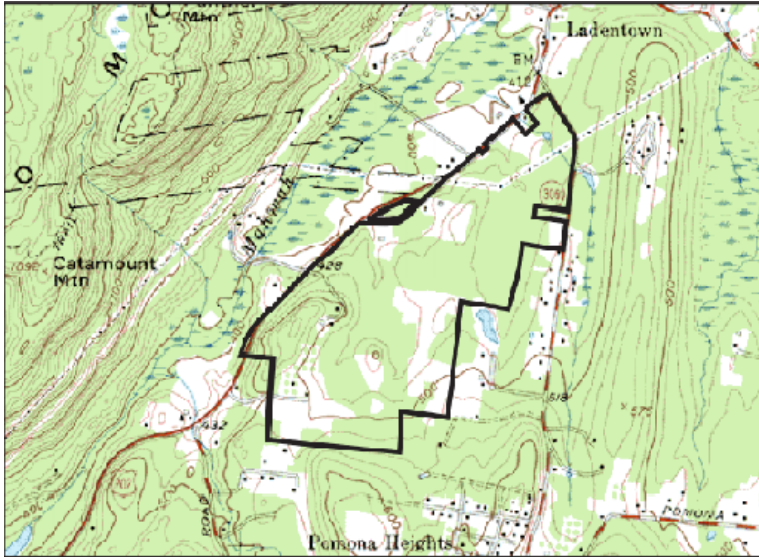
In its day the Drive In was a very busy social facility, and economic success. Built by Harry Appleman on Route 59 in Monsey, it opened September 1955. It could accommodate up to 1,500 cars a night and was the world's largest single screen theater when it was built. The screen itself was 120 ft. wide and a total of 5,000 square feet as it rose 75 ft. in the air. The cost of construction was a half-million dollars. The final season for the Drive In was in 1987.

#### Zoning & Concerns

Even in 1955, what and where people built, was regulated by a zoning review board. The large sign shown above was part of a year long zoning battle with the town of Ramapo. Mr. Appleman wanted the sign to be 27X34 feet and 25 ft. from the road. The Town wanted it 20X25 ft. and 50 ft. from the road where it would be less visible from the street. There was also concern that the large number of cars leaving the theater all at one time would cause traffic problems. This was resolved with a second exit in the back.



## PATRICK FARM PROPERTY

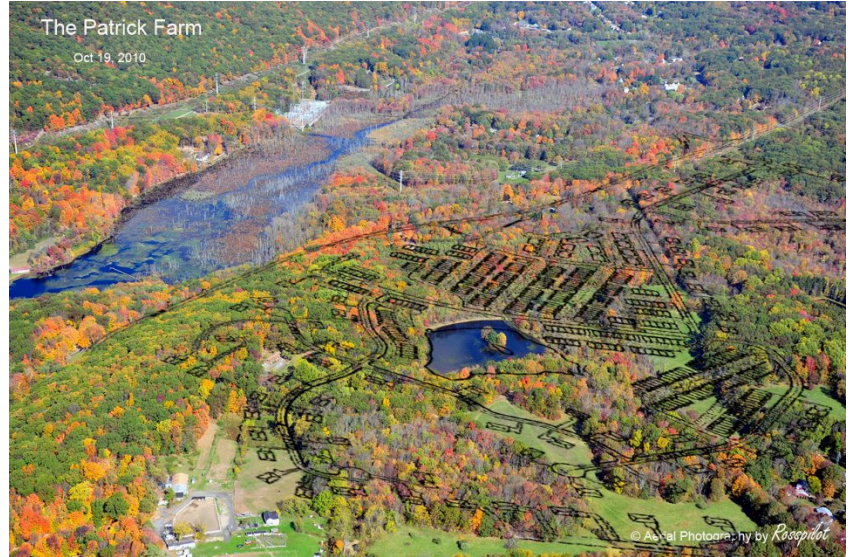


### LOCATION

Site is 208 acres of land running south from the intersection of Routes 202 and 306 in Ramapo, along Rt. 202. Borders and includes wetlands that sit next to the Mahwah River, a Rockland County drinking water source, at the base of Harriman Park.

### PROPOSAL

Several contentious development proposals by Scenic Development (Yechiel Lebovitz & Abraham Moscovitz.) have been discussed, presented, edited and revised over the years. 2004 the property zoning was downsized dropping the lot size from 2 to 1 acre zoning. This would have allowed 200 single family homes. Then the zoning was downsized once again to multifamily allowing another doubling of units and a plan involving clear cutting 140 acres of land. The current proposal includes 479 housing units causing significant tree removal and traffic impacts.



### HISTORY



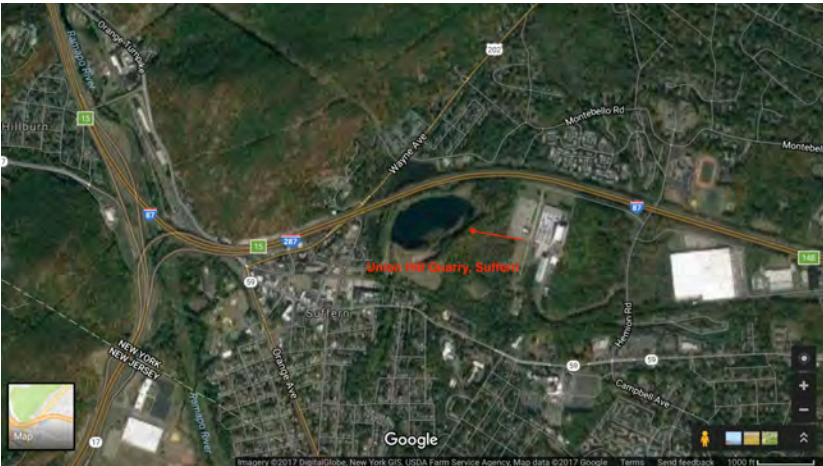
The current developer bought the property from Clarkstown in 2001. The property is currently undeveloped with a history that ties to the early founding families in the County in the late 17<sup>th</sup> century – the Onderdonks and the Conklins. There is a farming history on the site, stone walls and a well from an earlier farming use, and a Conklin cemetery. A natural lake sits in the middle of the parcel.

#### Zoning & Concerns

In 2004 multifamily zoning was approved for this site, formerly farmland. Development plans quickly focused on multifamily townhouses, condominiums and a few single family homes. Local residents have banded together to fight the zoning change, contending that much of the area is wetland feeding the Mahwah River a source of drinking water for Rockland and Bergen County NJ and, therefore, should be protected, and that the plan is oversized for the more scenic region of Rockland. The US Army Corps of Engineers was brought in and mapped additional wetlands on the site causing earlier development plans, from 2011 and 2013, to be adjusted.



## SUFFERN QUARRY



### LOCATION

Union Hill is located near the village of Suffern and is a detached part of the Watchung Mountains' basalt flows of NJ. Originally about 150 ft. higher than the rest of the terrain the hill was mainly trap rock which has since been extensively quarried. Today little remains of the hill, just a perimeter around the open quarry pit. The site is 65 acres of land. Lake Antrim sits just on the other side of the NYS thruway from the quarry.

### PROPOSAL

In 2008 a tentative proposal was floated by Goldstein and his company to build 496 condominiums on the quarry property. In 2012 an application was submitted to the Village of Suffern for a zoning change to Mixed Residence District from the Planned Light Industrial to allow for a mixed use residential community including rental apartments, and sale units of townhouses and garden apartments. Approximately 42 acres (2/3 of site) was to be used for flood control and parkland and the balance of ~18 acres for multi-family housing.



Photo  
Patsy  
Wooter

### HISTORY

#### Open Space, Parkland & Historic Preservation 2003 - 2007

Property	Location	Acreage
1. Mitch Miller	Wesley Hills	150
2. 38 Pinebrook Rd.	Chestnut Ridge	10
3. Torne Valley Wellfields	Hillburn	50
4. HTI Facility	Torne Valley	2 + 3 Bldgs.
5. Camp Scafly	Airmont	25 + Bldgs.
6. Stonegate Park	Suffern	5
7. Harmony Hall	Sloatsburg	2 + Bldgs.
8. Ramapo Tennis & Swim Facility	Airmont	8
9. Equestrian Center	Ramapo	60 + Bldgs.
10. Mowbray-Clarke	S. Mountain Rd.	18
11. Ramapo Cultural Arts Center	Spring Valley	7,462 sq. ft.
12. Rt. 17 & Thruway	Western Ramapo	37
13. Spook Rock & Grandview Ave.	Montebello	14.5
14. Laico Property	S. Mountain Rd.	18.4
15. New Hempstead Rd.	New Hempstead	30
16. Suffern Quarry	Suffern	65
17. Torne Valley Rd.	Western Ramapo	18
18. High Meadow	Western Ramapo	261
19. Masonic Temple	Montebello	5.2 + Bldg.
20. Joseph T. St. Lawrence Center	Hillburn	1.58
21. 168 Sixth Street	Hillburn	21
22. Tower Site	College Rd.	8
23. Braen Stone Property	Torne Valley	425



**The Town of Ramapo is 55% parkland & growing!**

1851-1908 Union Hill was the site of the annual celebratory canon firing on Independence Day by John Suffern's heirs. The site became a trap rock quarry owned by Tilcon, with material extracted for about 100 years. The hill is now mainly an open pit. In 2006 Tilcon gifted the quarry to the town of Ramapo once they completed their operations. It was initially intended for parkland, open space and to assist with drainage issues. Ramapo attempted to sell it to Quarry Bridge LLC (Jeffrey Goldstein) in 2007 who proposed a fairly dense development plan.

#### Zoning & Concerns

The 2008 proposed sale of the quarry to Quarry Bridge LLC was challenged on the grounds that: 1) the town did not get state approval to sell the parkland; 2) the town did not complete an environmental review prior to authorizing the transfer of the property; 3) the town didn't attempt to get the best purchase price.

In 2012 the development company returned to the Village of Suffern with a plan that included open space, and flood mitigation along with development.



## RIVERSPACE AREA, NYACK



### LOCATION

A 3.7 acre superblock downtown Nyack that holds the Helen Hayes Theater Building, M&T Bank, Village owned Veterans Memorial Park, and the Village Urban Renewal owned parking lots. This section of downtown (119 Main St.) had been redone in an 1960 urban renewal project and the original street grid had been removed.

### PROPOSAL

Riverspace sees itself as a community based organization but more than that an organization that builds community. It needs volunteers, commitment and creativity to survive and has organized many community groups to partner with.

**2015** construction clean up began and new small shops were being considered to re-inhabit some of the space. But the biggest component

They are committed to **Green Economic Development**. The redevelopment effort will feature cutting edge technology and design in order to reduce energy costs and protect the environment. They have discussed green roofs to assist with stormwater run off, parking structure will be surrounded by evergreen plant screen. The demolished building materials will be recycled or reused onsite. The design will focus on better connecting old and new parts of Nyack, and focus on encouraging pedestrian friendly areas and connecting to bicycle and public transit opportunities.

All sounds good – how would you take these ideas and tie them into a plan?



### HISTORY

Pre **1996** home to Cinema East a single screen movie theater, and originally the largest indoor movie screen in Rockland.

**1996** new owners created Helen Hayes Performing Arts Center and operated it for a decade. **2006** Friends of the Nyacks and Riverspace Arts took over the space. **2008** a proposal is floated to create a 3.7 acre downtown superblock called Riverspace Downtown. The proposal fell with the closing of Riverspace in **2009**.



A Citizen Committee formed to study the superblock proposal and in **2010** released four development goals: 1) improving parking options; 2) being fiscally responsible; 3)

meeting the needs of all community members; 4) increasing Nyack's attraction as a regional destination.

Village officials noted an untapped tourist potential and adding more views and pathways to the river would benefit Nyack, one of the few public Hudson River access points. Options that have been considered are: 1) Renovate into a multiplex theater; 2) Build an Arts and Media Incubator; 3) A 300 seat Black Box Theater; 4) 1000 seat Regional Roadhouse equal to the Lafayette Theatre in Suffern.

**2011** summer 2 detailed proposals from national firms considering 100 residential units onsite above ground floor retail, new public open space and cultural arts & education center – they Village has until the end of September to consider the plan....



## GEDNEY PROPERTY, NYACK



Image from Nyack News & Views 2015. Aerial image credit DCAK-MSA.

### LOCATION

A 3.8 acre former superfund site on the Hudson River at 55 Gedney St between Nyack Boat Club and the Clermont condominiums right. Currently a fenced lot of open field, the location of the property right along the river, and the fact that it is the last large open waterfront property in Nyack, make it a target for development.

### PROPOSAL

TZ Vista is the name of the project that has been under discussion for the property, first proposed in 2015 by Helmer-Cronin Construction. Originally presented at three buildings each six stories in height the neighboring community has expressed concern that this is too high for this location along the waterfront. The developer is interesting in the development connecting better with the community and the village streetscape. The Nyack Chamber of Commerce has a wish list for the project including a boat launch, food trucks, limited retail, waterfront restaurant with outdoor dining . (rendering /photo Peter Carr LoHud)



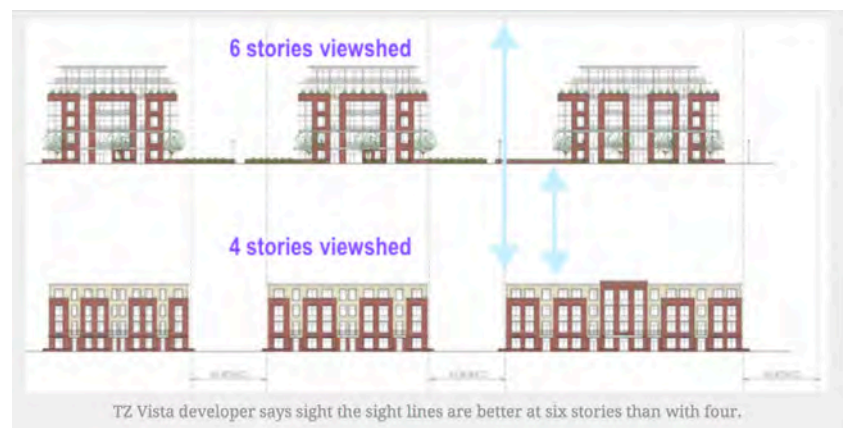
Image from Nyack News & Views 2015. Artist rendering street view from Gedney. credit DCAK-MSA.

### HISTORY

The site was home to a manufactured gas plant operation that provided gas for lighting and heating from 1852 -1961 by treating oil and coal. During this time, carcinogenic coal tar, a hazardous by-product of the operation, seeped into the soil and water. Declared a Superfund site, \$23.7 million was spent to clean the fenced area by Orange & Rockland between 2005-2007, and 2014-2015. Another \$2-3 million would be required by the developer to clean the area.

#### Zoning & Concerns

The project site is situated next to the Clermont condos, a single 170 unit building that bankrupt in 1996, sitting on the waterfront uncompleted for several years – pink in color and concerning the neighbors. Neighbors are concerned that another project of a similar large scale condo style will further change the historic look and feel of the town. There has been strong opposition to the height of the proposed buildings, as they would block the river views. The developer provided the images below suggesting that narrower and taller provides a better view of the river. This same riverfront viewscape has been debated in many other riverfront towns on the Hudson.





## SAIN BUILDING, NEW CITY



### LOCATION

A six story building on 3.5 acres of property located in New City at 18 New Hempstead Rd., across from the Allison-Parris County Office Building in town of Clarkstown. Seen above with the white circular feature on top. Lots of parking around the building.

### PROPOSAL

Plan is to build senior housing on the project site. A 60,000 sq. ft. building with four 16 unit blocks of housing. Rockland's senior population is growing, generating a need for more senior housing to allow our seniors to 'age in place'. Clarkstown has pledged to provide more creative solutions for affordable senior housing options. The location is optimal as it has walkability to shopping in several directions. The intended plan would be to reduce some of the pavement replacing it with greenery.



### HISTORY

The Sain building was built in 1860-62, and bought by the County in 1974. A restaurant on the top floor never opened and a pool that was once in the basement is filled with cement. Currently holds multiple County Depts. that will be relocated. The building is in disrepair with leaks, collapsing plasterboard, as well as ventilation and electrical issues. Some of the piping in the building has asbestos wrapping. There have been estimates of \$10 million to fix it. A Massachusetts firm National Development Acquisition LLC has proposed to purchase it but it remains under discussion.

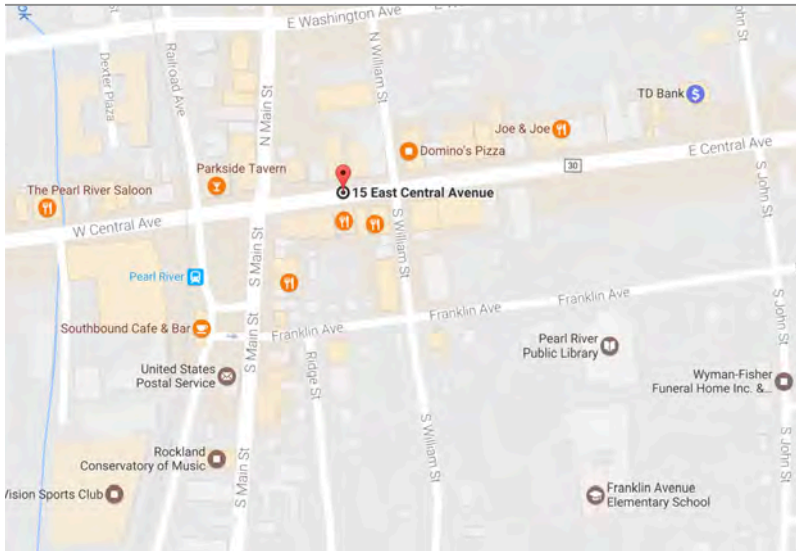


### Features & Benefits

Looking from the location of the building towards the strip mall on Main Street. The building on the left is the M&T bank building. Across from the property is the County Office complex and behind those buildings is Dutch Gardens, a historic garden available for spending time. Between the M&T building and the Sain building is a culverted stream that flows under the roadway and over into the parking lot.



## CENTRAL AVE./DOWNTOWN P.R.



### LOCATION

Central Avenue and the main downtown area of Pearl River is highlighted in the map above. This area is a central thoroughfare within walking distance of the train station, and connects to Route 304, or N. and S. Pearl Street. The area represents the heart of Pearl River's business district and includes pizza places, taverns, saloons and southside café, along with gyms, the local library and a park.

### WHAT IS NEEDED?

What does this community need in its downtown? Competing with Nanuet Shops or The Palisades Mall would not make much sense for Pearl River. Instead Pearl River needs to find a personal identity that will attract people to spend time in the community central area. Consider what you identified as strengths in the community and build on these. Consider what you identified as weaknesses in the community and try and address those in the plan. Recall the community enhancing features you selected and see how those can be used to help frame this new vision for Pearl River.

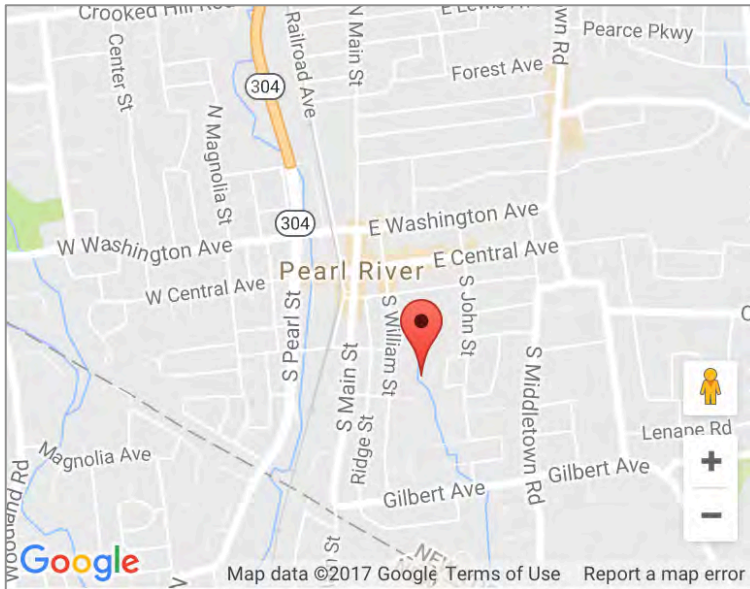
### HISTORY

At its founding in the early 1870s, Pearl River was a section of land that made up of woods and swamps, and originally called Muddy Creek. It had 5 different sections, Middletown, Sickletown, Pascack, Muddy Brook and Naurashaun. Pearl River may have been named for the pearly finds in Muddy Brook mussels, or it may have been renamed merely to enhance its image. The original founder, Julius Braunsdorf, a German immigrant, donated space in the middle of town for the NJ/NY railroad to come through to Nanuet.

Pearl River is ~7.2 square miles with a population of close to 16,000 people. The median age of residents is 40 years of age, with 45% holding a college degree. About 50% of Pearl River is zoned residential, commercial sections exist downtown as well as in several office parks like Blue Bill Plaza. The train at Pearl River does not cross directly to NYC, a transfer is needed at Hoboken or Secaucus.



## CHERRY BROOK PARK, PEARL RIVER



### LOCATION

Cherry Brook Park is located near Beth Am Temple and Franklin Avenue Elementary School. It has tennis, handball and basketball courts, a roller rink walking path and a children's playground. Located in the headwaters of Cherry Brook it is what is referred to as a 'pocket park', a small neighborhood park linked to a school and without major street access. Entry to the park is on Madison Ave. adjacent to Franklin Avenue School.

### WHAT IS NEEDED?



What does this community need? Currently the park is between a school, a temple and close to the library. It has 4 tennis courts and a multisport surface

for use in other sports. Is there something that could be done at the park to encourage library users to venture to the park, or members of the Temple to use the park for specific events or activities?

### HISTORY



Cherry Brook Park is one of 7 parks and a 27 hole golf course in Pearl River. It is situated at the headwaters of Cherry Brook, one of many brooks and streams that run through the town. At its founding in the early 1870s Pearl River was a section of land that made up of woods and swamps, and originally called Muddy Creek. It had 5 different sections, Middletown, Sickletown, Pascack, Muddy Brook and Naurashaun. Pearl River may have been named for the pearly finds in Muddy Brook mussels, or it may have been renamed merely to enhance its image. The original founder, Julius Braunsdorf, a German immigrant, donated space in the middle of town for the NJ/NY railroad to come through to Nanuet.



## PALISADES CENTER STRIP MALL



### LOCATION

#### Your Neighbor: Palisades Mall

The small plot of land is along the frontage of the Palisades Center Mall. Developed, owned & operated by Pyramid Companies of Syracuse NY, the mall was the 2<sup>nd</sup> largest of its kind in the country when it opened in 1998 – the size of 32 football fields. Planning began in 1985 & by its opening had been through 3 expansions in space and design. At 2.2 million square ft. it is currently the 10<sup>th</sup> largest mall in the country. It holds 16 anchor stores and over 400 stores, restaurants, theaters, services and recreation spaces.

### WIDER VISION



Looking at the map from top to bottom – top left is Lake DeForest, top right is Ticon Quarry, middle left is West Nyack neighborhood community with pond, middle right is the Palisades Mall, bottom left is more housing and bottom right is the old dump Clarkstown turned into a solar field. Down the center of the whole map (arrow) is the Hackensack River.



### NEIGHBORS

#### Mount Moor Cemetery

Between the Mall and the frontage location is Mount Moor Cemetery, a historic African American cemetery listed in the National Register of Historic Places. Established in 1849 it has ~90 known graves but with time many of the graves are no longer marked, if they ever were. The buried include veterans from the Civil War, Spanish American War, World Wars I, II and Korean War. Connections to the Moor cemetery could be made with a walking bridge.



#### Fire

**Department**  
Sharing the frontage strip adjacent to the Palisades Mall

is the West Nyack Fire substation (image above 2015). Since the top image

was taken the area to the of focus (to the west) has been used to store piping, trucks and other materials (image below). Connections to a small park on West Clarkstown Rd. could be made with a walking trail heading off to the northwest.



## NANUET TRAIN STATION



Source: Sustainable Cities Collective

### LOCATION

The station is the closest commuter rail trail in Rockland County to the Tappan Zee Bridge /New Bridge making it a priority transit location and prime for a 'Transit Oriented Development' (TOD). It is also near the junction of the NYS thruway, Route 59 and the Metro North rail line operated by New Jersey Transit. One block from Main Street Nanuet and just a short distance to the Nanuet Shops makes this prime development real estate.

### PROPOSAL

The town of Clarkstown would like to improve Nanuet's transportation, pedestrian movement, drainage, and electrical infrastructure in this area, giving Nanuet a facelift as they develop a TOD. Their vision includes:

- Create a downtown Nanuet with a downtown look and feel
- Signage to showcase Nanuet
- A new multimodal transit station on the existing line – possibly shifting it slightly to straighten out the track
- Mixed use retain, office and workforce residential units
- Multiuse pedestrian paths
- Walkable, pedestrian-friendly storefront streets
- Parks and other greenspace
- Reduce surface parking with integrated parking decks
- Reduce/remove above ground wiring

Suggested source:

[http://town.clarkstown.ny.us/PDF/Steering%20Com](http://town.clarkstown.ny.us/PDF/Steering%20Committee%20Presentation%2010.13.16.pdf)  
[mitee%20Presentation%2010.13.16.pdf](http://town.clarkstown.ny.us/PDF/Steering%20Committee%20Presentation%2010.13.16.pdf)

### REVISIONING

Planning for a TOD requires rethinking a space that has been under used. The Erie Railroad was built in 1941 and ran through Rockland to Piermont. It connected Jersey City, NJ with Lake Erie. The Nanuet train station, opening in 1867, was part of the Erie Railroad. It served as the junction between the main line of the NJ & NY Railroad and several smaller branches. Today it is on the Pascack Valley Line.



Source: Atlantic Street Park, Main Street Hackensack; njmda.org

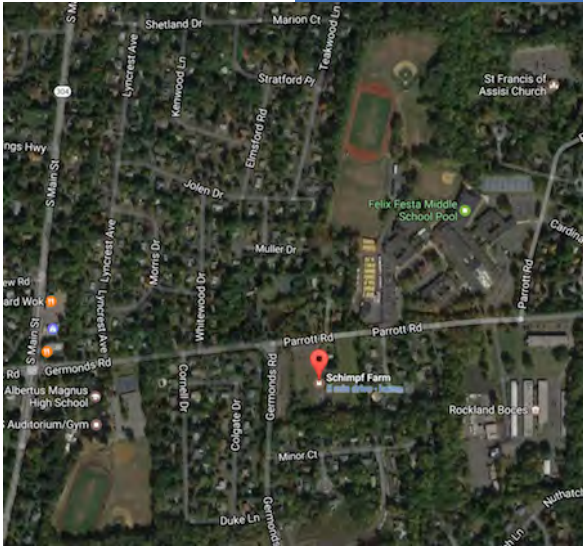
#### Town Meetings

The Village name was given by the very instrumental Munsee Chief Nannawitt in 1856. Nannawitt sold land in North Jersey and signed and witnessed several influential patents.

A series of town meetings have been held to collect input from the residents and local business owners about what they would like to see for Nanuet. Many note that they would like to see a stronger identity for Nanuet, perhaps tying it better to its history. They want to build a better connection to the Nanuet Shops, and try and take advantage of some of the parking at The Shops. The image above is an example of a TOD development with multiple uses all mixed into one zoning and one footprint.



## SCHIMPF FARM, WEST NYACK



### LOCATION

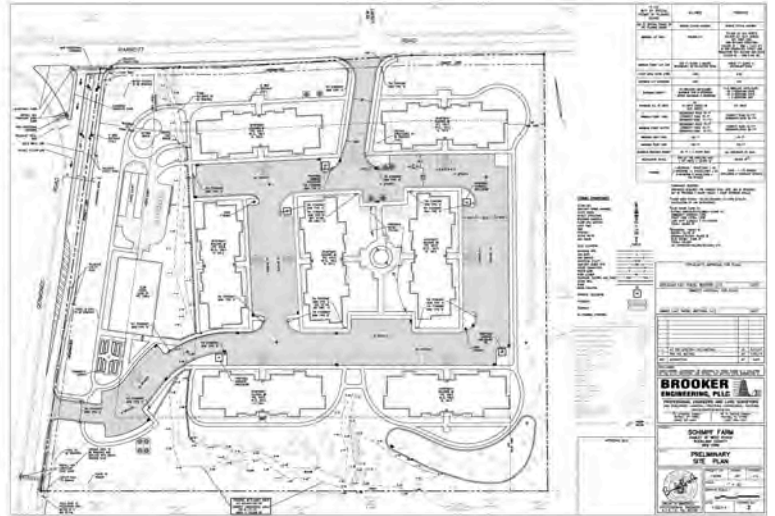
An 8.5 acre parcel located at 13 Parrott Rd. West Nyack at the corner of Parrott and Germonds Rd., across the road from Felix Festa Middle School, adjacent to Rockland BOCES, and just down the road from Albertus Magnus High School. The Demarest Kill stream runs along the edge of the property and the site contains federally regulated wetlands.

### PROPOSAL

The proposal calls for the construction of 127 units of senior housing, ~ half one bedroom and the other half two bedroom, built in seven buildings that are 3 stories high. There will be 169 parking spaces. There is a plan to build a 5,500 sf clubhouse, putting green, outdoor



trails and sitting areas. The stream will continue to meander along the edge of the property. Plans shown above from Booker Engineering, PLLC.



### HISTORY

#### Farming

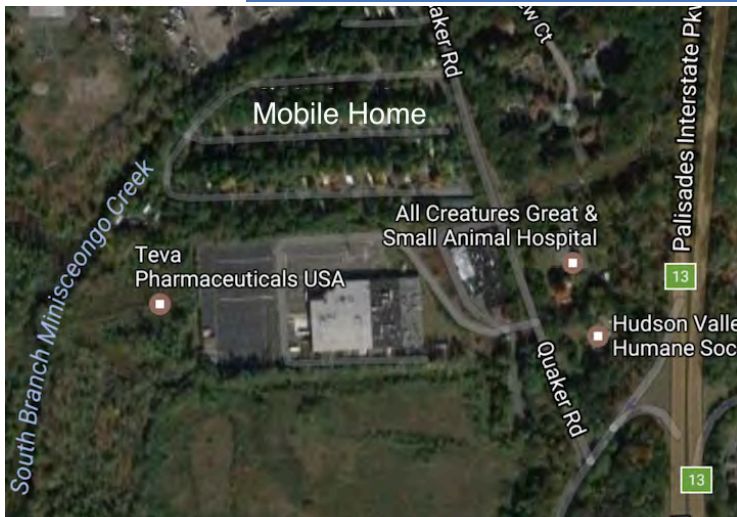
When Rockland County was founded farming was an important part of the economy but by 1950, fewer than 150 farms remained, and today only a handful operate. The majority of the farmland in Rockland has been turned into houses starting with a major growth spurt in the 1950s when over 1000 homes were built each year. The opening of the Tappan Zee Bridge in 1955 and the completion of the Palisades Interstate Parkway and the New York State Thruway during the same time was a large part of this change.

#### Schimpf

The Schimpf's Farm Garden and Landscape Center was a family owned business run by Thomas D. Schimpf until he died in 2011. Thomas was a long time member of the Rockland County Farm Bureau serving 15 years as the president and another 15 years on its board of directors. He supported local farming through many efforts and spent countless hours on education of the public. He understood that farming in suburbia involved educating the public about what farmers do and their role and benefit in a community. Donations were requested to NYS Farm Bureau education funds upon his death, an organization that works hard to expand public knowledge about farming.



## BARR LABORATORIES INC., POMONA



### LOCATION

Barr Laboratories Inc. consists of 3 buildings located on 40.1 acres at 223 Quaker Rd. Pomona. A manufacturer of pharmaceutical products, Barr has 236 employees and is currently owned and operated by Teva Pharmaceutical Industries Ltd., an international company with 46,000 employees worldwide. The largest generic drug manufacturer in the world Teva was founded in Israel where it remains headquartered. Their US corporate headquarters is in North Wales PA. The name translates as "Nature".

### CONSIDERATIONS

- 1) The town will lose a lot of tax revenue when the facility closes – close to \$400,000 annually is paid to Haverstraw and Rockland County.
- 2) The County is also facing a major downsizing of Pfizer in Pearl River, another large pharmaceutical manufacturing and Research & Development group, and Novartis has closed down in Suffern.

### HISTORY

Teva took control of Barr pharmaceuticals in 2008. At the time Barr was the fourth largest generic drug company in the US. In Pomona they had manufactured and distributed 17 propriety products and conducted research. August 2016 Teva announced that they would be closing their facilities in Pomona due to poor sales, with an anticipated closing date of February 28, 2017.

### ABOUT THE AREA

Pomona is a small village of ~3,000 located partly in the Town of Haverstraw and partly in the Town of Ramapo. This property is just off exit 13 of the Palisades Parkway, with much of the surrounding area rural. The Minisceongo Creek runs just to the west of the property and beyond that is Harriman State Park, and then Sterling Forest State Park. There is some housing close to the facility, as well as several animal care facilities in the immediate community.





## GARNERVILLE ARTS & INDUSTRIAL CENTER



### LOCATION

Located at 55 W. Railroad Ave. the Garnerville Arts & Industrial Center (GAGA) site spans the Minisceongo Creek near Railroad Avenue. The building is an old industrial facility that leases space to a range of groups including light industrial, warehouse and studio groups. GAGA brings in 5,000 art lovers annually for their June GAGA Arts Festival of music, art, film and performances. The Garnerville community is bisected by Route 202.

### ISSUES

In 2011 Hurricane Irene destroyed the Main Gallery, temporarily closing the Arts Center. In 2012 work began on the facility after it was listed as a historic site making it grant eligible. 2015 it resumed its annual Arts Festival but the overall facility has long-term maintenance issues with many sections in disrepair. Many like the old industrial feel of the building with brick interior, rough beams, large open spaces with few dividers and some natural lighting from the windows.



### HISTORY

The site was home to a printing textile business called 'Garner Printworks' on the Minisceongo Creek for ~ 125 years starting in 1838 and ending 1980 (postcard below). The facility is a pre-Civil War factory complex and a historic landmark located in Garnerville, a hamlet in the Town of Haverstraw that was renamed after the Garner family and their textile business (previously known as



Calicottown). The plant became known as Rockland Print Works employing thousands in printing, dyeing wool, cotton and linen producing throughout time: 1) 1860 - Civil War Uniforms for the Union of the North; 2) 1915 - enough dresses for every woman in America in its prime; 3) In 1940 uniforms for the WWII soldiers were made here. In 1915 Rockland Print Works owned the town and the police force, all went well until 1929 and the Great Depression. However Roosevelt's Reconstruction Financing helped to bring them back into business.