



## SAIN BUILDING, NEW CITY



### LOCATION

The six story Sain Building sits on 3.5 acres of property located in New City at 18 New Hempstead Rd., across from the County Office Buildings in town of Clarkstown. It is pictured above with the white circular domed structure on top. To the right is Chase Bank, who currently has plans in place to redevelop part of their property. (See attached map for the Chase property line). Currently the County has a parking easement on some of the Chase spots but does not own that land.

### PAST PROPOSAL

There was a proposal to sell the Sain land, demolish the building and build two-story senior housing on the site. Rockland's senior population is growing, generating a need for more housing allowing 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 plan included reducing some of the pavement, replacing it with greenery. The Sain Building currently has 214 parking spaces it would lose if the building sold.



### HISTORY

The Sain building was built in 1960-62, 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. The building is currently empty and 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. The Massachusetts firm National Development Acquisition LLC that proposed to purchase it has stepped away until there is a commitment to sell.



### Features & Benefits

Looking from the location of the building towards the strip mall on Main Street. The building on the left is the Chase 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. On the Chase Bank land between their building and the Sain building is a culverted stream that flows under the roadway and across part of the parking lot.

# Sain Building, H1 Zone



Data Source: Zoning Districts: Clarkstown Planning Department, GIS; 2016 Imagery: NYS Office of Information Technology Services, GIS Program Office; All other data: Rockland County Planning Department, GIS.  
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