

OUR SITE FOR THE SYMPOSIUM



The Town of
Haverstraw
Waterfront

&

The Chair Factory
Site

HAVERSTRAW VILLAGE WATERFRONT



Village land area is 2 sq. miles with limited room to grow. Village also owns 3 sq. miles of Hudson River. Bounded by the Hudson River on the East & High Tor State Park on the West. To the South is the Ferry Landing & The Harbors Development and North is The Chair Factory Site.

VILLAGE FAST FACTS

RESIDENTS

- 12,000 residents
- 2/3 speak Spanish as a first language
- Diverse community with strong family and community connections
- The community has an intergenerational make up.

ECONOMICS

- Like many of the waterfront communities that thrived in the 1900s it has suffered with changes in the economy and resource needs.



LOCATION: Bounded by the Hudson River on the East & High Tor State Park, part of the Palisades Interstate Park System, on the West. To the North it extends to Bowline Park and on the South to Tilcon Quarry.

VILLAGE HISTORY

A WATERFRONT COMMUNITY

- The location was a strategic part of the American Revolution with lookouts posted on top of High Tor (832 ft. tall). Beacon fires were set when troops saw British ships heading up the Hudson.
- In the early 1900s this area was known as the “Brickmaking capital of the world” with 42 factories & 148 brands. Haverstraw had all the necessary ingredients: clay deposits by the Hudson River water; the rich soil that lined Haverstraw’s waterfront; and an abundance of straw. Being right on the river assisted in the transport of the bricks. The area providing much of the brick for New York City buildings.
- When the brick industry collapsed other waterfront work filled the void.



Historic Haverstraw Bay and High Tor Mountain in the background. Image from the Village of Haverstraw Files.



Early brick workers from Haverstraw. The job brought ethnic diversity. Haverstraw Brick Museum Files.

VILLAGE HISTORY

HUDSON CONNECTIONS

- The Tilcon Quarry was originally started by two Haverstraw natives after the development of the automobile. Cars needed roads and trap rock filled that need. The business thrived on the Hudson waterfront as it was easy to ship the material down to NYC where the material was used to pave much of the city. Originally called New York Trap Rock and later became Tilcon Materials. Tilcon still uses the river to ship materials.
- In 1951, when the original Tappan Zee bridge construction began, abandoned brick quarry sites were used as construction and staging areas. The bridge provided temporary employment.



Picture from www.tilconny.com/about/history.htm.



Photo of workers on the construction of the Tappan Zee bridge from Westchester archives.

COMMUNITY PLANNING



Local community features include:

- Haverstraw Brick Museum
- Historic Lucas Candy Shop
- Commuter ferry to Ossining
- The Haverstraw Center
(Community Center used by all ages for events)
- The Hudson River waterfront
- Wide range of restaurants from Union, U Noodles and Don Conqui on Hudson to local Mexican, Dominican and the new Haitian La Talaye restaurant.



5 C'S OF PLANNING FOR A SUSTAINABLE DEVELOPMENT

KEY QUESTIONS TO CONSIDER IN REDEVELOPMENT WHERE NEW PIECES WILL NEED TO FIT INTO AN EXISTING COMMUNITY.

- **Community Character** – Will this development significantly change the character of the community?
- **Compatibility** – How will the new development impact the surrounding parcels of land?
- **Conservation** – How will the development impact natural systems and open spaces?
- **Capacity** - Does the community have the infrastructure (roads, sewage, power, etc.) to support the new development?
- **Consistency** – Is the development consistent with other goals in the Community's Master Plan?

STATED GOALS

- Introduce **Work.Live.Shop** at the Waterfront
- Extend the **Waterfront Promenade** (walkway) from the Harbors Development to the Chair Factory site
- **Reconnect** the Village of Haverstraw to the waterfront by extending main street to the water through a public “Piazza”



<http://harborsathaverstraw.com/about-the-harbors/>

A SERIES OF COMMUNITY MEETINGS IS ONGOING TO DISCUSS:

- **Transportation** – By foot pathways, car access and ferry connections
- **Land use** – What land use will provide the biggest benefit to Haverstraw
- **Downtown** - Revitalizing & Connecting the downtown to the waterfront
- **Sustainability** – Focusing on sustaining the full community
- **Climate change** – What should be considered with future climate change
- **The waterfront** – How to take advantage of the waterfront as a prime asset



https://www.architectmagazine.com/design/imagining-public-spaces_o



<https://asapcomunicazione.it>

PIAZZA

- Traditionally: An open public square surrounded by buildings and usually the center of public life.
- Historically: Pedestrian oriented, often pedestrian only in access, the heart of the community with cafes, restaurants, public markets etc.

BUILDING CONNECTIONS



Linkages to the Harbors at Haverstraw development would include both tying into the Promenade and shared use of the ferry that sits midway between the two project sites.



CLOSER LOOK AT THE CHAIR FACTORY SITE





CONSIDERING SHORELINE STABILITY



CHAIR FACTORY SITE—EXISTING SHORELINE CONDITIONS

Village of Haverstraw, Rockland County, New York

Figure 1

DATE: JULY 27, 2018

**Barton
& Loguidice**

CONSIDERING SHORELINE STABILITY



CHAIR FACTORY SITE - SHORELINE RESILIENCY IMPROVEMENTS CONCEPT

Village of Haverstraw, Rockland County, New York

Figure 2

DATE: JULY 27, 2018

**Barton
&Loguidice**

PLANNING CONCEPTS



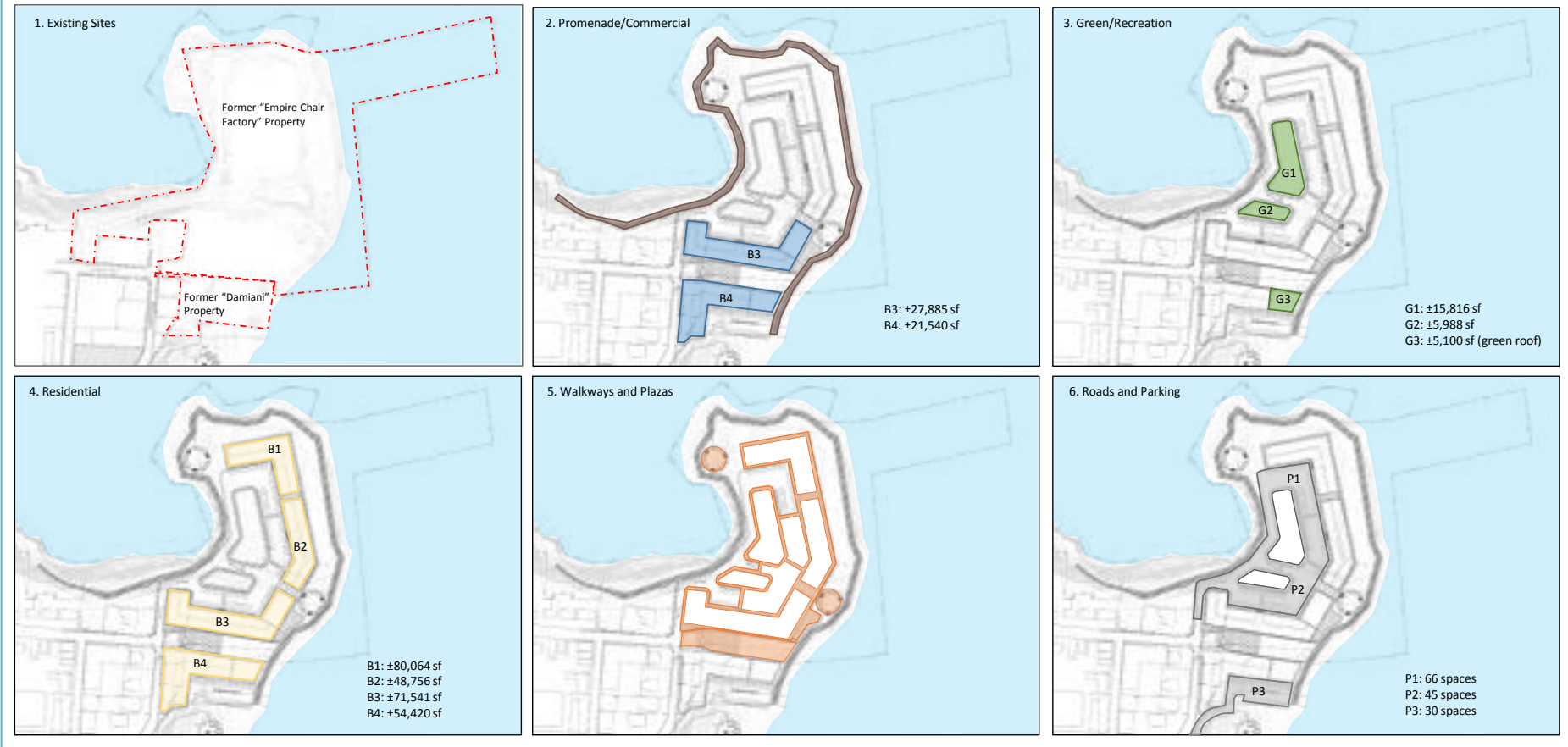
Downtown Waterfront Development Concept Plan

Village of Flowertown, Rockland County, New York
October 2017



CONCEPTS: MULTIUSE DESIGN

Work.Live.Shop



WALKAWAY CONNECTIONS

3

Reconnect the Village



A. Wayne Street – Looking North from Main street



B. Rockland Street– Looking North from Main street



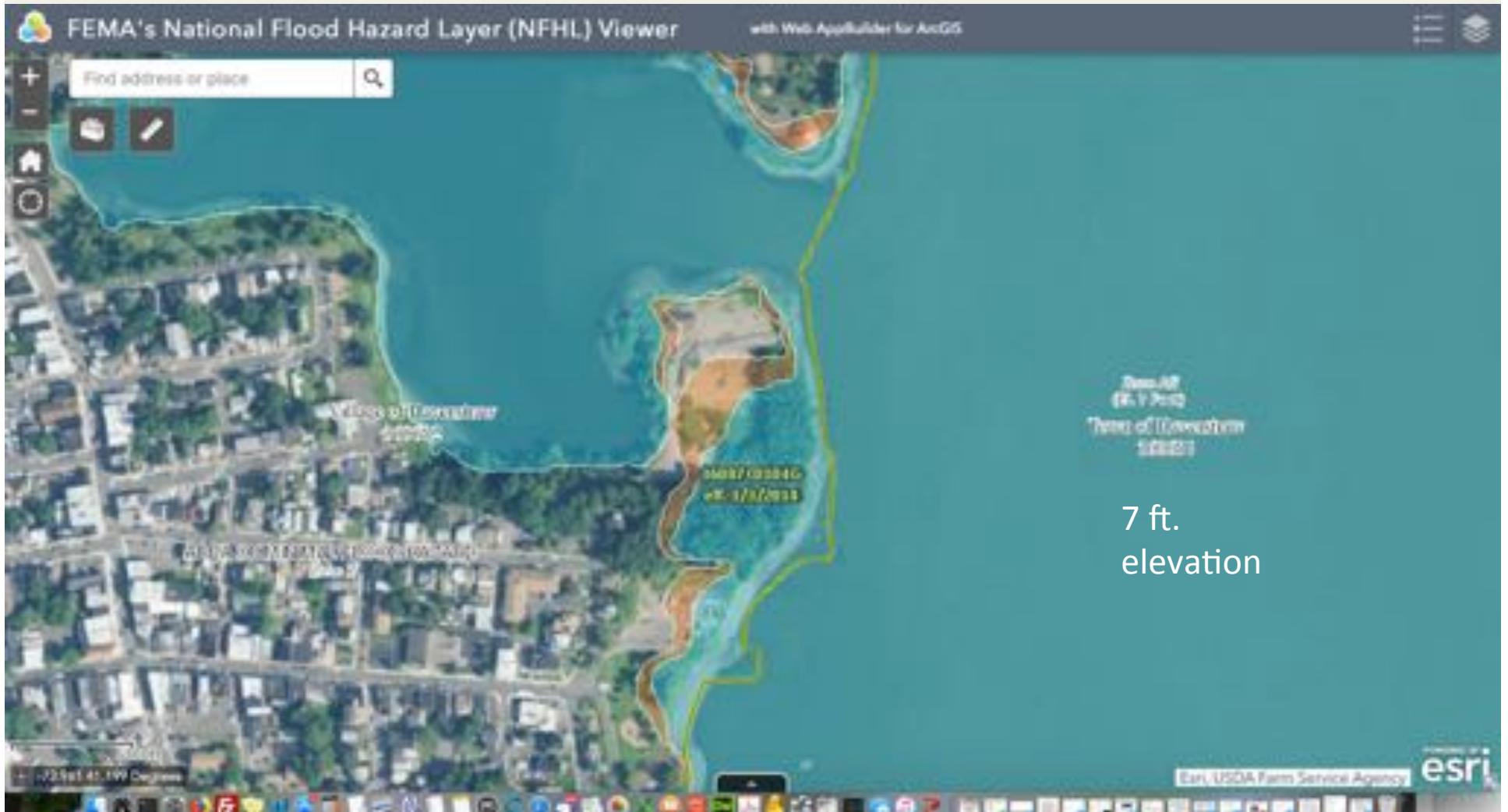
C. Liberty Street – Looking North from Main street

HERITAGE ARCHITECTURE
 352 Evelyn Street, Suite 2, Paramus, NJ 07652
 12 West 37th Street New York, NY 10018
 T 201-262-3800
www.heritagearch.com

RELIGIOUS STRUCTURES		EDUCATIONAL FACILITIES		PROPOSED RESIDENTIAL		PROPOSED MIXED USE	
MUNICIPAL STRUCTURES		COMMUNITY FACILITIES		PROPOSED RETAIL		PROPOSED COMMUNITY	

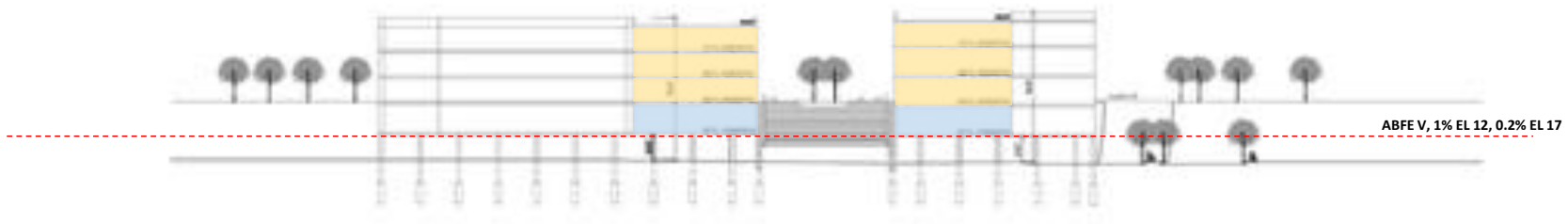
MAJOR PEDESTRIAN	
MINOR PEDESTRIAN	
MAJOR VEHICULAR	
MINOR VEHICULAR	

WATERFRONT FLOOD MAP



ELEVATED WATERFRONT

SITE: SECTIONS – *building raised above flood elevation*



KEY PLAN

SECTION 04



PROPOSED RESIDENTIAL
 PROPOSED COMMERCIAL

VILLAGE OF HAVERSTRAW LWRP PARCEL "O" & "D"

PROPOSED DEVELOPMENT

HERITA
 352 Evelyn
 12 West 37
 T 201-262-3
www.herita.com

HERITAGE ARCHITECTURE
 111 West 37th Street, Suite 1000
 New York, NY 10018
 T 212-693-1111
 www.heritagearch.com

08/2014

VILLAGE VISION DOCUMENTS

Waterfront Promenade



HERITAGE ARCHITECTURE
352 Evelyn Street, Suite 2, Paramus, NY 07652
12 West 37th Street New York, NY 10018
T 201-262-3800
www.heritagearch.com

VILLAGE VISION DOCUMENTS

Reconnect the Village



HERITAGE ARCHITECTURE
352 Evelyn Street, Suite 2, Paramus, NY 07652
12 West 37th Street New York, NY 10018
T 201-262-3800
www.heritagearch.com

VILLAGE VISION DOCUMENTS



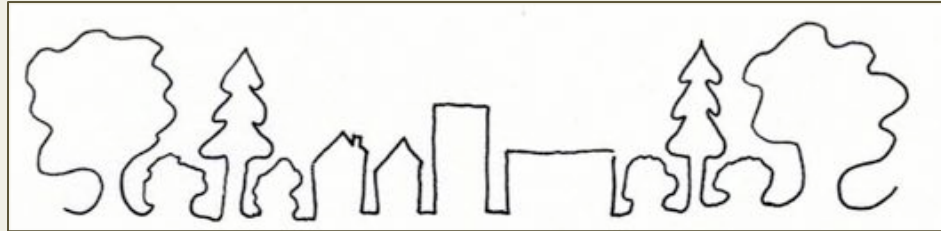
HERITAGE ARCHITECTURE
352 Evelyn Street, Suite 2, Paramus, NJ 07652
12 West 37th Street New York, NY 10018
T 201-262-3800
www.heritagearch.com

SUMMARY: SITE REDEVELOPMENT GOALS

- Introduce **Work.Live.Shop** at the Waterfront
- Extend the **Waterfront Promenade** (walkway)
- **Reconnect** the Village of Haverstraw to the waterfront by extending main street to the water through a public “Piazza”
- Consider **Mixed-Use** style planning

IN YOUR PLAN CONSIDER

- Various types of Land Use
- Transportation to the site both locally and more broadly
- Ways to link to the Downtown
- Sustainability concepts
- Climate change
- Challenges & Opportunities of waterfront development
- Waterfront Use



THANK YOU AGAIN TO OUR HOST
& OUR SPONSORS

