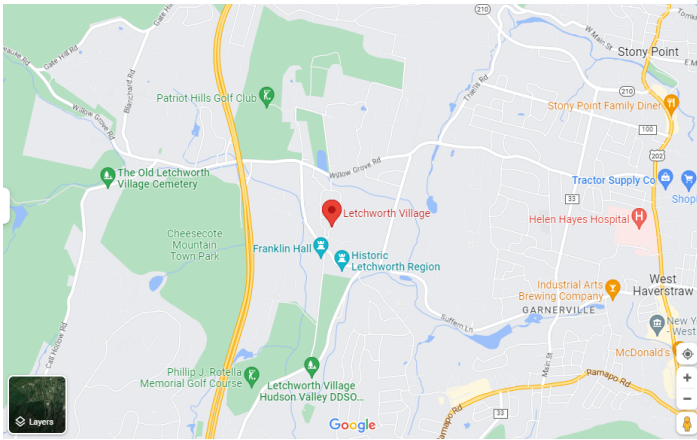




LETCWORTH VILLAGE



LOCATION

Letchworth Village is located in the hamlet of Thiells right off the Palisades Parkway. It is adjacent to North Rockland High School, Thiells Elementary School and Fieldstone Middle School is located on the property. Golf courses are located on the northern and southern edge of the property.

HISTORY

Letchworth Village was established in 1911 as a community that housed mentally and physically disabled children and adults. Patients helped to farm, plow, cook, care for animals, and sew. Additionally, patients were provided vocational training such as welding, and carpentry. Letchworth even had its own powerplant along with recreational facilities. Research into the cause of mental disability was conducted at the Village and it was the site of the development of the first polio vaccine. Due to overcrowding and lack of funding, conditions at Letchworth worsened leading to its deinstitutionalization. It officially closed in 1996. Stony Point bought portions of the land in 1996 and build the Patriot Hills golf course. Some buildings were converted to the Fieldstone Secondary School, now the Fieldstone Middle School. Between 2001 and 2009 the town of Haverstraw bought the remaining property from the state.

PAST PROPOSALS

Haverstraw proposed and got approval in 2007 to build a 500-unit 55 and older housing development on their portion of property. "Encore Palisades" was never built after the developer withdrew the plan in 2008. In 2014 an entertainment company, Merlin Entertainments, reached out to the town of Haverstraw with interest in developing a Legoland theme park on the land. In 2015 Haverstraw officials stopped negotiations after residents expressed strong opposition.

Stony Point residents have voted down two separate proposals to sell and develop the Letchworth property. The project voted down in 2021 was proposed by a local Stony Point developer, Raj Amar. His proposal involved buying the Patriot Hills Golf Course and 26 acres of land that was formerly Letchworth Village. He planned to build a hotel and housing on the property, but the project was ultimately voted down by residents because of his inexperience and the rigidity of the negotiated contract. In November 2022 residents voted against a proposal by Hudson Park Group LLC of Westchester to buy 30 acres of Letchworth Village to build about 450 units including multi-family, condos, and townhouses. This development would include 170 apartment units of assisted and independent senior housing. The proposal planned to have a variety of benefits for residents including housing for seniors who need assisted living, a new 10,000 square foot recreation center at Veteran's Memorial Park, and a new walking trail around Secor Pond that would connect to the dog park and Veteran's Field.

CURRENT PROPOSALS

2 Proposals currently exist. Haverstraw has drafted a proposal to develop almost 23 acres into 250-300 apartment units ranging from studios to 2-bedrooms. The development would include amenities such as a community center, walking trails, pools, dog parks, and a gym plus tennis courts.

The town of Stony Point said they won't help cultivate any new proposals for the property for the time being because of anti-development sentiment within the community.

