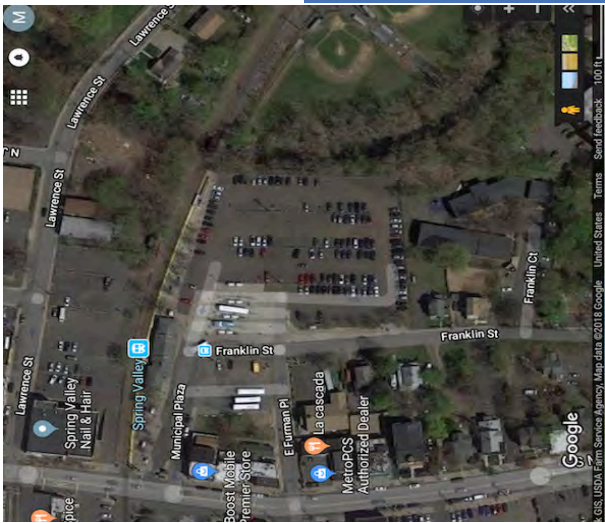




SPRING VALLEY TRAIN STATION T.O.D.



LOCATION

Site includes the existing train station in downtown Spring Valley as well as adjacent space. Spring Valley is situated where 3 major highways converge – the NYS thruway (287), Route 59 that cuts E/W across Rockland and Rt 306 that cuts N/S across Rockland.

HISTORY

Spring Valley Train Station

In the late 1800s railroads, such as the New York, Lake Erie and Western lines, were establishing stations to pick up and deliver goods. Eleazar Lord, a wealthy landowner in Rockland, established a station in Monsey, near his own 8.5 acre property. Local farmers in the area responded by building a small station at an old farm crossing to gain access to the railroad to transport their goods. The station was a wood shack with a 10 ft. X 11 ft. platform. The name Spring Valley came from Isaac Springstead, one of the local farmers. The railroad evicted the local operator and took over the railroad naming it Pascac. Today the station holds 207 vehicles.

PROPOSAL



Concord Capital, a Rockland County investment firm, is looking to build a \$175 million transit oriented development (TOD) around the train station. A 1 million sq ft development with residential, multi-family housing, office, retail, park, a commuter parking garage and upgraded train station. The goal is to prompt the Metropolitan Transit Authority (MTA) to install a direct line from SV to Penn Station for a 1 hr. commute.

Proposal Specifics

The project sits in an urban renewal zone allowing higher densities than other areas. It is planned for a 3 yr. development in 5 sites:

- 1) Site 1 - 140,000 sq. ft. residential buildings – 800 units mostly rental with a few condos, over a ground floor retail - facing Memorial Park, Church and Centre streets.
- 2) Sites 2 and 3 include 300,00 sq. ft of retail, office and residential with train access facing Main & Lawrence St. and the train station.
- 3) Site 4 is 50,000 sq. ft. of office and retail and possible village office space facing Municipal Plaza, Main St. and West Furman Pl.
- 4) Site 5 is MTZ lot and 2 story parking garage, topped by residential – 420,000 sq. ft.



PATRICK FARM PROPERTY



LOCATION

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. The land was purchased in 2001 from Clarkstown for \$7.5 million.

PROPOSAL

Several contentious development proposals by Scenic Development (Yechiel Lebovits & Abraham Moscovitz.) have been discussed, presented, edited and revised over the years. The property was rezoned to allow much higher density in 2004 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 in 2010 to multifamily allowing another doubling of units and a plan involving clear cutting 140 acres of land. Until recently the proposal included 479 housing units causing significant tree removal and traffic impacts. A judicial decision recently returned the property to 1 acre zoning from multifamily citing lack of review of the wetlands, still higher than the 2 acres the town originally proposed.



HISTORY



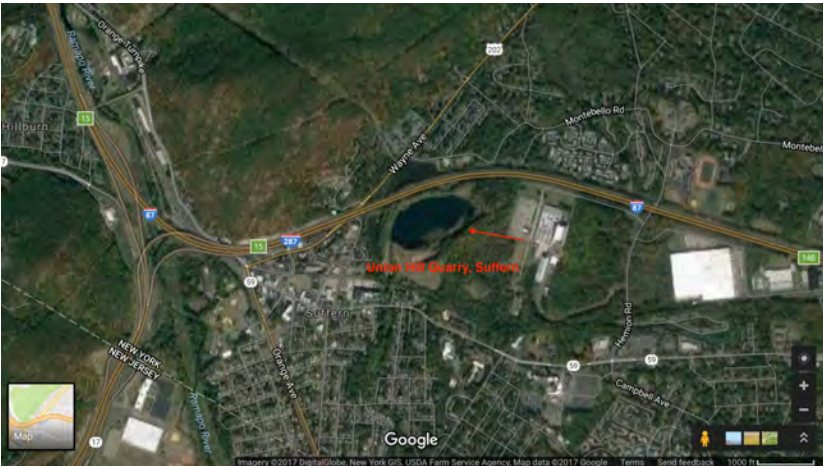
The property is currently undeveloped with a history that ties to the early founding families in the County in the late 17th century – the Onderdonks and the Conklins. There is a farming history on the site, stone walls and a well from an earlier farming use, and a Conklin cemetery. The property has wetlands, a natural lake sits in the middle of the parcel, and the development was located near a high pressure natural gas pipeline that bisects the property.

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 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. The November 2017 judicial decision has caused the Town of Ramapo to re-review this project and how to proceed, slated for early 2018.



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 Scully	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 Arts Center	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. 301 Pomsota Rd.	New Hempstead	30
16. Tilcon Quarry	Suffern	65
17. Torne Valley Rd.	Western Ramapo	18
18. High Mountain	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.



NOVARTIS SITE SUFFERN



LOCATION

The Novartis site includes 162 acres of land on the Suffern-Montebello border. It sits on Old Mill Road and Route 59 in Suffern and Hemion Rd in Montebello just off the NY Thruway. It was the site of a Swiss large Pharmaceutical firm and Suffern's largest taxpayer. 125 acres of the site holds a 585,000 square foot building with labs, office space, a manufacturing area and warehouse space, the remaining 38 acres are vacant land. Next door is the 58 acre Quarry site once run by Tilcon and now abandoned and considering a new use. Another Suffern team will be considering the Quarry site for redevelopment.

PROPOSAL

In 2014 Novartis announced it would be closing the Suffern facility. When it finally closed its doors as a research facility in early Sept. 2017 it sold for \$18 million dollars to RS Old Mill, and then resold almost immediately to a Suffern Partners LLC, a Manhattan based developer for \$30 million. The stated intent is that the project will NOT be considered for residential use but rather for commercial and/or industrial use. This use would provide jobs and tax income but not new pressure on schools. Novartis accounted for 10% of Suffern's tax rolls.



HISTORY

The Suffern Novartis site was part of a larger pharmaceutical research and manufacturing company. At one time 525 employees worked at the property manufacturing tablets, capsules, vials and inhalation products. In 2014 Novartis announced they would close 20 sites including the Suffern one due to loss of the patent on manufacturing a blood-pressure drug Diovan. This was a prime seller for the Suffern site.



Amazon???

Rockland County submitted a bid to Amazon for the Novartis site to be considered in their recent national search for a second headquarters. 238 sites applied with the list reduced to 20 sites and although Rockland's Novartis site was not on the short list there was indication that there might be an opportunity in the future for Amazon to consider the site for infrastructure and job creation.



RIVERSPACE AREA, NYACK



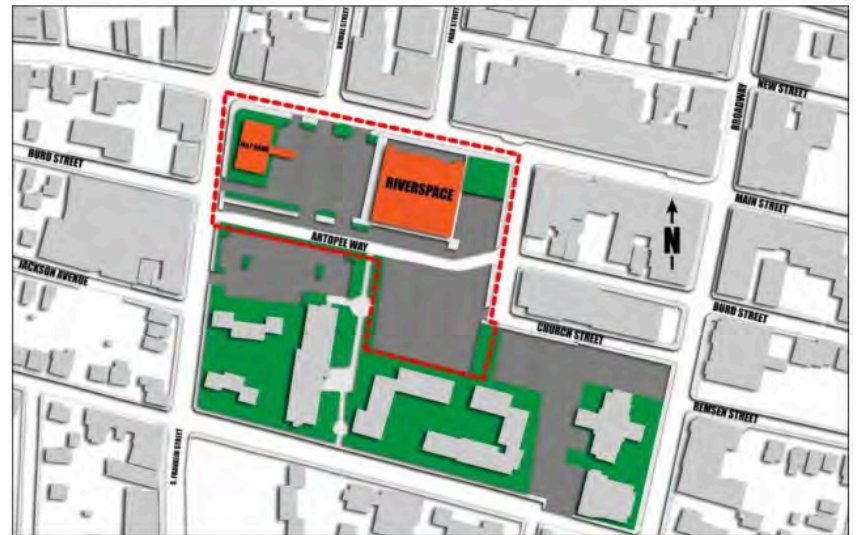
LOCATION

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



From Nyack News & Views 2015 – this campaign addressed the first proposal (image DCAK-MSA)



Current image from project website. View from Gedney. credit DCAK-MSA. For more: <https://www.gedneystreetproject.com>

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 focus for development.

PROPOSAL

The Gendey Street project was 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 project connecting better with the community and the village streetscape and has redesigned it to include a new public park on the waterfront, a green roof on the below ground parking garage, walkways and a mix of 2 story mixed use buildings on Main and Gedney Street, backed by 5 story residential buildings with \$2million in tax revenues.



HISTORY

The site was home to Nyack Gaslight & Fuel and then Con Edison from 1859-1965 where oil and coal was treated & shipped from the waterfront. During this time, carcinogenic coal tar, a hazardous by-product of the operation, seeped into the soil and water. Declared a Superfund site, quotes of \$12 to \$23.7 million was spent to clean the fenced area by Orange & Rockland between 2005 and 2015. Helmer Construction has owned part of the area for about 20 years hoping to develop on the waterfront.



Site clean up included bulldozing, dredging and capping.

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. The developer has lowered the height of the proposed buildings along the water to open the river views and focused on water access & use. Riverfront viewscape has been a critical part of the debate in many riverfront towns on the Hudson.



NYACK MEDICAL VILLAGE

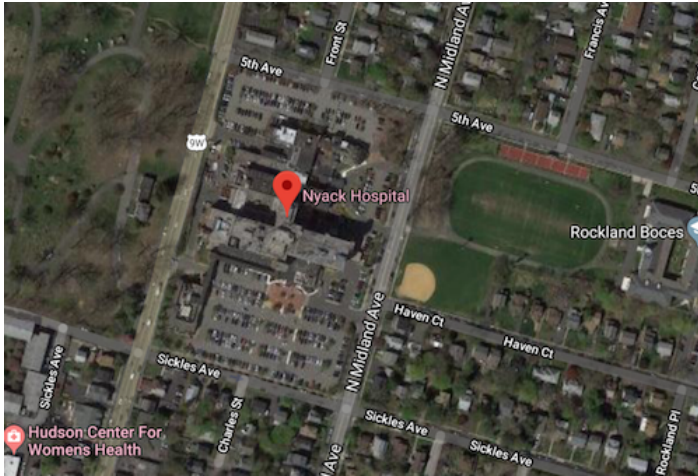


Image: Pomarico Design Studio Architecture PLLC

LOCATION

Nyack hospital, part of Montefiore Medical system plans a revisioning of their Emergency services and wider outpatient services to the community through a major infrastructure project that will develop a 'Medical Village'. Located on their existing Midland Ave. property the hospital is centrally located in Nyack and serves a much wider population regionally. Nyack Hospital is one of Rockland's largest employers.

PROPOSAL

The proposed Medical Village includes a doubling of the existing emergency room and considering how emergency services link to other services such as mental health that can keep you out of the hospital. The plan involves a two story addition and an additional 16,300 square feet of space. No additional parking is included in the plan.

The 7,800 square ft. medical village will offer outpatient services including community-based support services and non-emergency transportation assistance. The plan is to bring together service providers and community groups to such items as psychological and food assistance.

FAST FACTS

- Two story addition with 16,300 square ft.
- Expand emergency dept. on the ground floor doubling to 26,000 sq. ft.
- Create a medical village on the first floor
- ER will have a separate urgent care facility
- Medical village will have a 7,800 sq. ft. outpatient service center
- Medical Village will house not only primary and specialty care providers but also community based support services.

An added benefit from this project is that the hospital will provide additional clinic opportunities for training positions such as nurses, nurse practitioners, radiology technicians, lab technicians and others.

WHAT IS A MEDICAL VILLAGE?

Medical Villages co-locate and/or cluster services linked by transportation in order to improve care. By providing integrated primary and behavioral health care and considering all aspects of health, medical health can be improved in a more cost effective way.



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 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. 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.



UNDEVELOPED MEADOW, UPPER NYACK



LOCATION

The 11.9 acre meadow located at 626 N. Broadway is up for review by the Village of Upper Nyack. The site lies in between Upper Nyack Elementary off the picture to the left above, and Nyack Beach State Park to the right. You can see the Hudson River along the bottom of the picture.

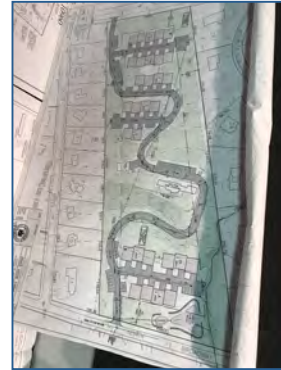
ISSUES

The site is currently mainly meadow and open space with 5 dwelling units currently on it. One is the larger residence of the current owner. The zoning code for the site is designated as one acre parcel residential, allowing for a total of twelve dwelling units.



HISTORY

The site has been owned by the Haring family for over one-hundred years and housed sheep up until 13 years ago. The current owner, Jim Cason, is 93 and has sold it to the Village with the understanding he live there until he dies. At that point the Village will decide what to do with the property.

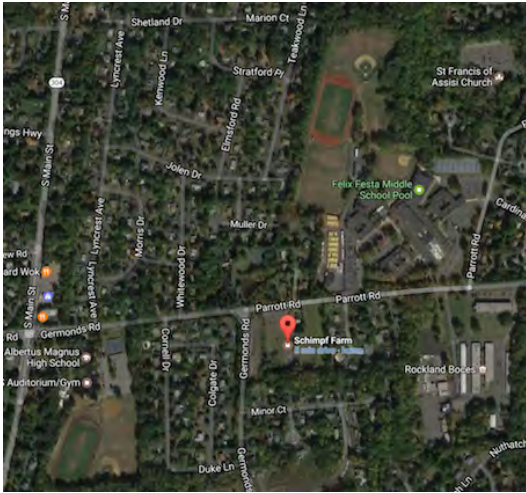


The Village is committed to the comprehensive review process, and in inviting creative ideas from the public. Suggestions have included:

- 31 Condo Units and senior housing, submitted by Howard Hellman. Turned down September 2017 as not being inline with the vision of the Upper Nyack Comprehensive Plan.
- Move the village hall to this space by Upper Nyack's former mayor and current trustee Mayor Hindin.
- Maintain it as open space connecting it to surrounding trails.



SCHIMPF FARM, WEST NYACK



LOCATION

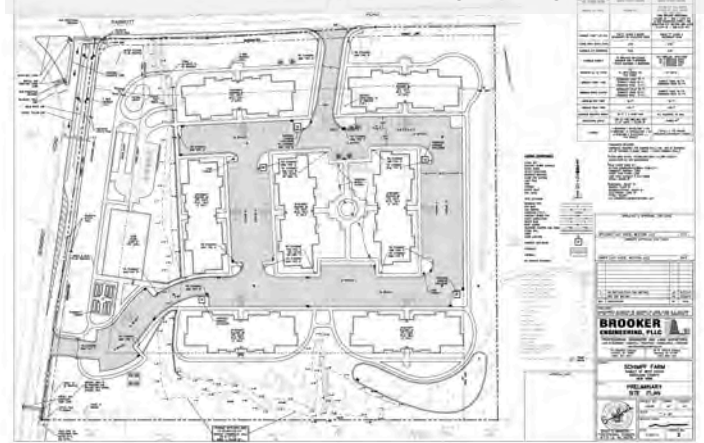
An 8.5 acre parcel located at 13 Parrott Rd. West Nyack at the corner of Parrott and Germonds Rd., across the road from Felix Festa Middle School, adjacent to Rockland BOCES, and just down the road from Albertus Magnus High School. A drainage swale collects water along the edge of the property and the site contains a 15.028 sq ft federally regulated wetland. Although previously used in landscaping supply it is primarily surrounded by residential homes.

PROPOSAL

The most recent proposal called for the construction of 127 units of senior housing, ~ half one bedroom and the other half two bedroom, built in seven buildings 3 stories high with 169 parking spaces. The plan called for a 5,500 sf clubhouse, bocce courts, outdoor trails and sitting areas, and limited development on the southern edge of the property. 4.46 acres of the site would be impervious, a modest increase from the existing 3.82 acres. Imperviousness comes from roadways, parking, walks and roofs. This will add to stormwater volumes and should be addressed onsite.

The proposal was to fill a need for 700 units of senior housing that was identified by the Town of Clarkstown when they did their Comprehensive Plan. This particular parcel was identified as one that could be used to fill that need.

Plans shown are from Booker Engineering, PLLC.



FARMING HISTORY

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 HISTORY

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



Image: M. D'Onofrio Journal News

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, and by early 2017 the facility was closed.

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

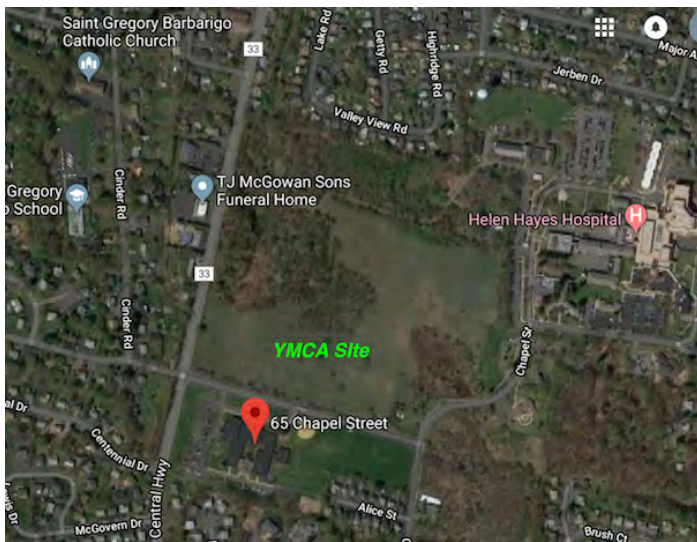
The site was home to a printing textile business called 'Garner Printworks' on the Minisceongo Creek for ~ 125 years starting in 1838 and ending 1980 (postcard below). The facility is a pre-Civil War factory complex and a historic landmark located in Garnerville, a hamlet in the Town of Haverstraw that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



Calicotown). 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.



PROPOSED YMCA GARNERVILLE SITE

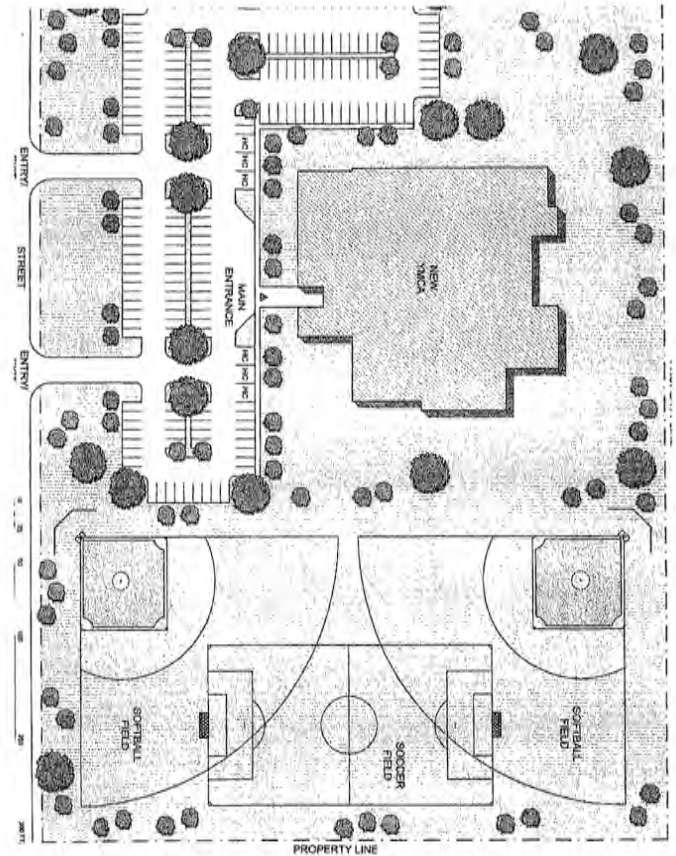


LOCATION

Rockland YMCA has proposed to develop a 25 acre site related to the North Rockland school district in Garnerville across the street from the high school extension site and adjacent to Helen Hayes Hospital. The project is proposed on Town of Haverstraw land purchased from New York State and designated for recreational use. A waiver (special approval) is needed in order to place a building on this property for a community use space.

YMCA IN NORTH ROCKLAND

The YMCA currently provides a range of School Age Child Care (SACC) programs in North Rockland. Their goals are high quality programming and affordability. Currently they operate **before school care** at Thiells Elementary including breakfast, **afterschool care** at each upper and lower elementary school, and **after kindergarten care** at West Haverstraw Elementary. In addition they run other community programs like **Healthy Haverstraw Day**. Together over 6000 people are served in North Rockland. The goal of the new facility would be to provide a wide variety of programming including recreation, health and fitness, athletics and youth development opportunities for not just children but for the full range of community members. Haverstraw is diverse – 34% Hispanic, 13% Black, 5.1% Asian and a community center would bring the community together.



Draft layout for the space

PROPOSAL

The proposed project aims to provide both indoor and outdoor recreation space in North Rockland with walking trails, athletic fields and space for a Community Center. The North Rockland Recreation Center could benefit more than 10,000 members from the immediate and adjacent communities, including existing YMCA patrons as well as opening up to a wider user audience including children, families, adults and older adult. All backgrounds and income levels could have access to the space and programs. Plans could include indoor field house or gym, exercise and locker rooms, swimming pool and multipurpose rooms as well as outdoor lit fields

Neighbors like Helen Hayes Rehabilitation Center could be linked for physical therapy, and across the street from the project site the North Rockland High School Extension would have access during and after school.