

## MENTOR GUIDE TO ROCKLAND PLANNING LAND USE WITH STUDENTS

1

PROGRAM GOAL: For High School Students throughout Rockland County to be introduced to:

- The power of land use planning in shaping a community for all ages,
- Their opportunities as young adults to be part of local planning,
- The importance of sustainable planning for our community,
- Careers opportunities that are available to them

Mentor Call 3/14/19 10:00 AM OR 3/15/19 1:00 PM  
For the Program Event  
3/29/19 at St. Thomas Aquinas College

# Mentor's Role Rockland PLUS Program

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## The Main Mentor Responsibilities:

- Bring your experiences, both career and life, into two different planning interactions with the students.
- Introduce yourself, and briefly your work, to expand career opportunities for them.
- Focus on listening to their ideas. They are excited by what they bring to present. Consider how their ideas or parts of their ideas might benefit the space.
- Encourage a dialogue. Offer suggestions in a positive way to elicit a discussion.

# The Rockland PLUS Program

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## The Students Participate in a Four Stage Process

- Three visits to each classroom to lay the groundwork. Each visit contained background content & an activity to put it into practice:
  - Visit #1 conceptually what creates a sustainable community
  - Visit #2 they assess their Town/Village & the County
  - Visit #3 they examine a local project in their community and create a sustainable plan
- In 2019 we have worked with 16 classes and 368 students in 10 high schools in Rockland County.
- Part four is the culmination in a Symposium with a group selected from each class. Again this year we will be hosted at St. Thomas Aquinas College (STAC).
- We expect 150 high school students, and a dozen undergraduates helping from STAC.

# Visit 1 – Students considered the type community where they would like to live

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## COMMUNITY ENHANCING FEATURES

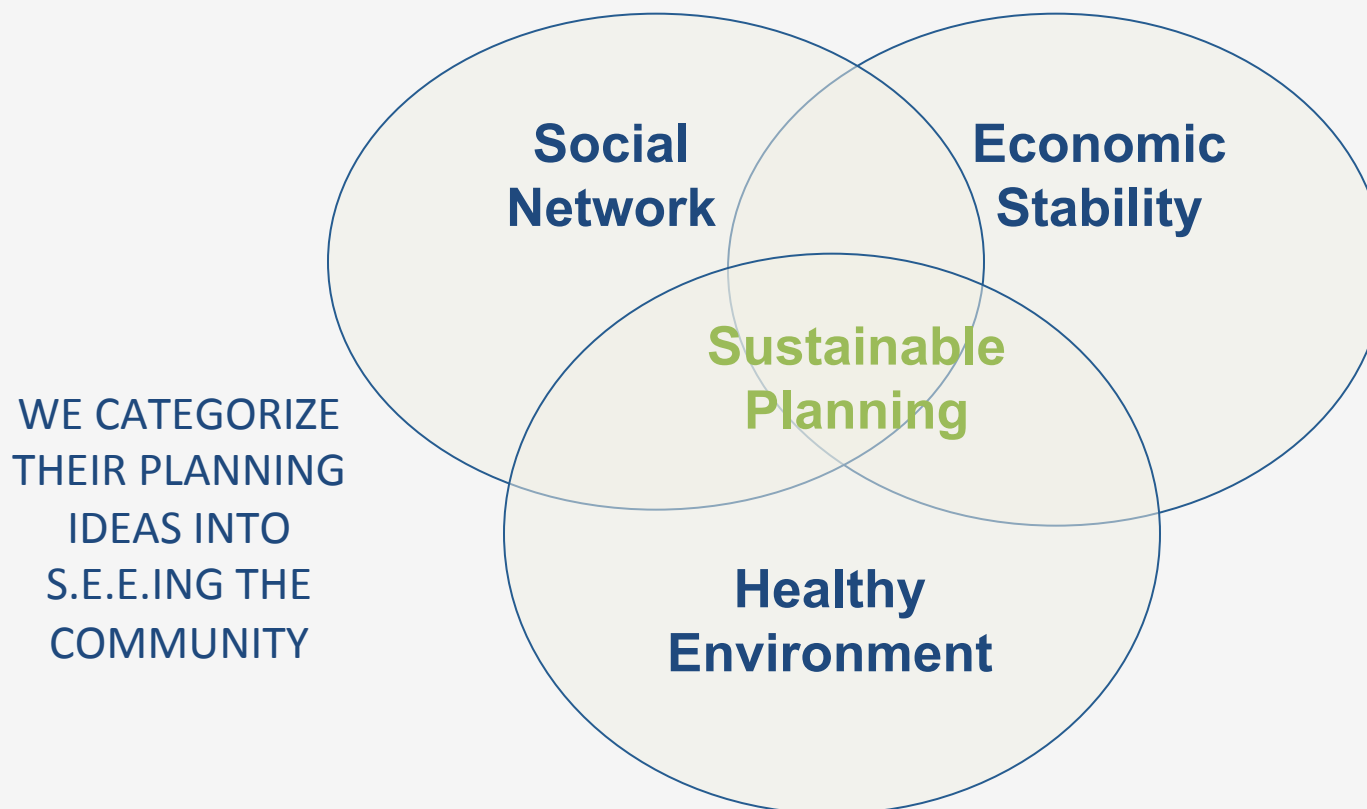
Architecture and Smart building Design	Making Connections	Business and Services	Free Time with Friends & Family	Environmental Enhancements and Preservation
<input type="checkbox"/> Preservation of historic sites and features - buildings, stone walls, large porches	<input type="checkbox"/> Bus Rapid Transit: higher speed buses with extra features to allow them to avoid delay	<input type="checkbox"/> Restaurants and Cafes with variety of cultural cuisines reflecting the community	<input type="checkbox"/> Community Gardens for individuals to grow flowers, fruit, food or individual or shared plots	<input type="checkbox"/> Streets in historic lots that include trees and sheltered spaces
<input type="checkbox"/> New building designed to blend with existing architecture	<input type="checkbox"/> Buses that connect to distant locations throughout the community with accessible and frequent service	<input type="checkbox"/> Locally owned businesses	<input type="checkbox"/> Community Pool	<input type="checkbox"/> Street connections/paths for parking works of art that are sponsored/maintained by neighbors and/or local businesses, artists or groups
<input type="checkbox"/> High quality construction and intergenerational housing options, apartments and townhouses	<input type="checkbox"/> Walkways for all ages	<input type="checkbox"/> Pet services available	<input type="checkbox"/> Parks large for outdoor theater & small concerts	<input type="checkbox"/> Angling with casting and walkways to shore and drop water
<input type="checkbox"/> Waterline features and design to control air and conserve water use in homes/businesses	<input type="checkbox"/> Curbside shopping	<input type="checkbox"/> Day Care Center	<input type="checkbox"/> Public Park with playground, picnic & recreation areas	<input type="checkbox"/> Hot tarred - paints that reflect runoff
<input type="checkbox"/> Mixed use of space & buildings such as businesses on the bottom and apartments on top	<input type="checkbox"/> Wide, gravel walkways that connect housing shopping and recreation	<input type="checkbox"/> Library with computers and reading nooks for community groups	<input type="checkbox"/> Skateboard Park	<input type="checkbox"/> Bioscience Gardens - Gardens with plants selected to support diverse wildlife
<input type="checkbox"/> Buildings that use skylights and large windows to collect natural lighting	<input type="checkbox"/> Carpooling/ride sharing program	<input type="checkbox"/> Farmer's Market	<input type="checkbox"/> Sports stadium	<input type="checkbox"/> Delightful waterways - responsible streams and creeks that had been put in pipes and covered culverts
<input type="checkbox"/> OTHER - specify	<input type="checkbox"/> OTHER - specify	<input type="checkbox"/> OTHER - specify	<input type="checkbox"/> OTHER - specify	<input type="checkbox"/> OTHER - specify

Students considered different ages & stages of life, narrowing to 5 features that they feel would enhance an idealized community.

# Visit #1 We introduce what is meant by a sustainably planned community

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**Sustainable Community Planning means bringing balance to issues locally and regionally**



There is a lot to consider in planning a community. We discussed how transportation locally/regionally is important.

6

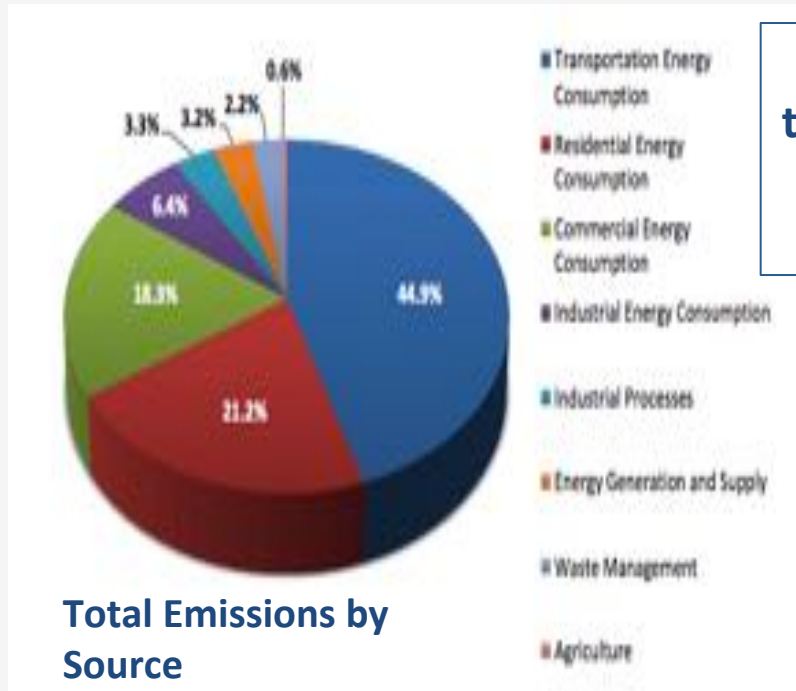


82% of Rockland residents live & work in the County. Transportation within the County, to Westchester (7.2%) & to New York City (10.8%) must all be considered. We discuss possible impacts of the new Mario Cuomo Bridge and how it might affect this? We introduce BRT.

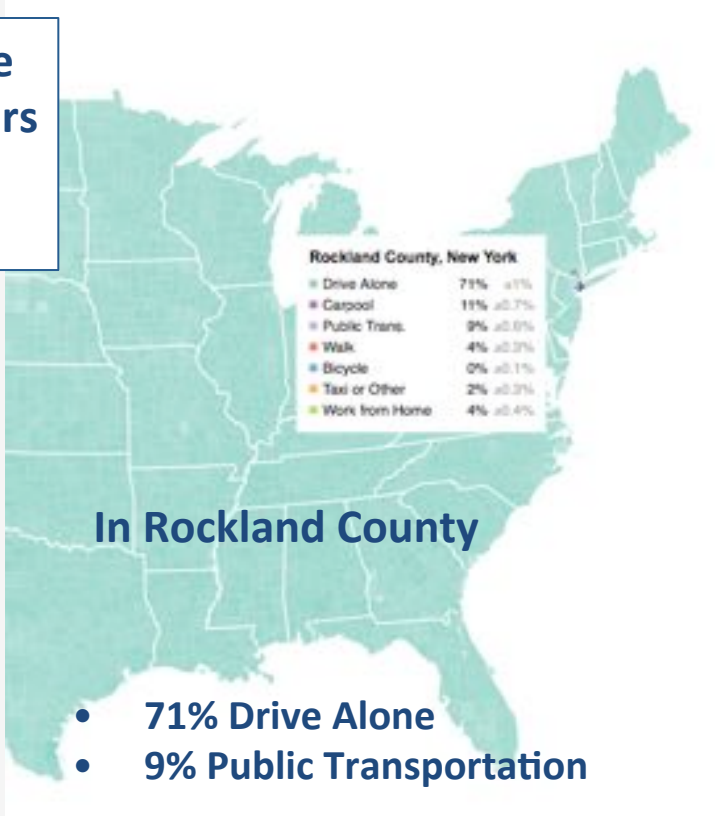
<http://hudsonvalleyregionalcouncil.org/wp-content/uploads/2013/12/CEDS-FINAL-DRAFT-Dec-10-2013.pdf>

# Considering the importance of walkability and improved transit options for reducing emissions

7



**What are the barriers to mass transit?**



Graph from the Mid-Hudson Regional Sustainability Report shows almost half of our region's emissions come from transportation. How can we plan for moving people more efficiently.

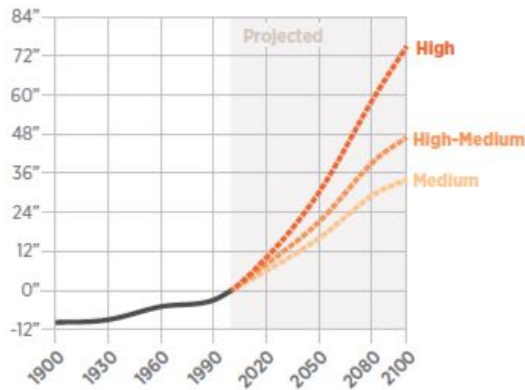
[http://www.co.orange.ny.us/filestorage/124/1362/MHRSP\\_FinalDraftExecSummary\\_May2013.pdf](http://www.co.orange.ny.us/filestorage/124/1362/MHRSP_FinalDraftExecSummary_May2013.pdf)

<http://flowingdata.com/2015/01/20/how-americans-get-to-work/>



We linked GHG to climate warming & associated impacts, and what regional planning efforts are considering.

Historic sea level rise observations and future projections for New York City / Lower-Hudson Region.



Source: Adapted from NPCC and New York State projections.  
Note: The Low scenario developed by the NPCC is not included in this chart. That scenario is dependent on a radical and immediate reduction in carbon emissions reduction that is considered by many experts to be unrealistic, and most consider the Medium scenario to be the lower range of what may occur.

Accelerating Sea Level Rise

Debilitating storm surge for waterfront communities



RPA Regional Plan Association

## Under Water

How Sea Level Rise Threatens the Tri-State Region



Regional Planning Guidance on these issues



# Visit 2 – Students focused on strengths & opportunities of their village/town & the County

What strengths can we build on? What challenges can we address?



**ROCKLAND P.L.U.S.**  
PLANNING LAND USE WITH STUDENTS

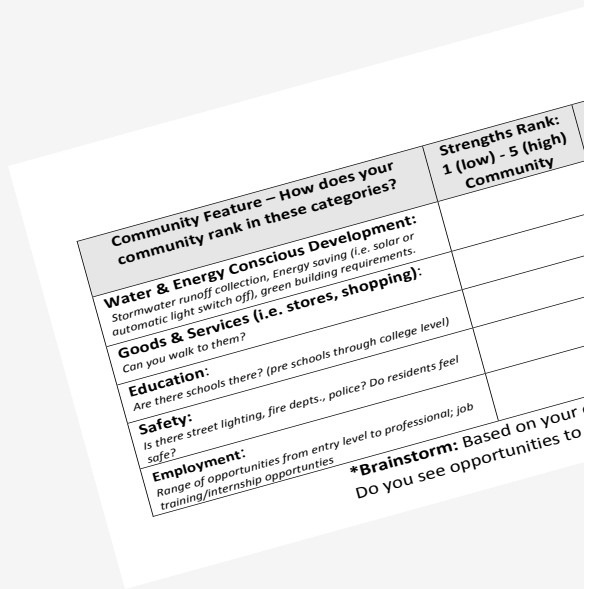
COMMUNITY ASSESSMENT FORM: Team activity: to complete in small groups in class.

Think about the village/town in which your site is located and consider its strengths and weaknesses. How can your site improve the whole community? You can use your own knowledge of the community or check the County website - <https://rocklandgov.com>

Rate the following features of your community. Under **Strengths** or **Needs/Challenges** using a score of 1 (mainly absent) to 5 (well represented). Support your number choice with a few words of explanation.

Community Feature – How does your community rank in these categories?	Strengths Rank: 1 (low) - 5 (high) Community	Comments: Needs/Challenges Local Community	Strengths Rank: 1 (low) - 5 (high) County	Comments: Needs/Challenges Rockland County
<b>Cultural Community Character:</b> <i>Places of Historical Significance* Arts* Theatres</i>				
<b>Demographic Diversity:</b> <i>Diversity of people and backgrounds</i>				
<b>Housing/Affordability/Mix of Housing:</b> <i>Apartments* Condos* Single family homes* Options for Singles* Families* Retired</i>				
<b>Transportation/Accessibility/Walkability:</b> <i>Public transportation* Sidewalks* Drivable roads* Bike Trails* Crosswalks* Walking Paths</i>				
<b>Health &amp; Wellness:</b> <i>Healthy food options* Exercise opportunities* Preventive treatment* Clinics and hospitals close by* Opportunities for Health Education</i>				
<b>Social/Recreation:</b> <i>Opportunities for various ages: children/teens/adults/seniors?</i>				
<b>Wilderness:</b> <i>Undeveloped areas ranging from open space to parkland</i>				
<b>Climate Smart Community &amp;/or Environmental Awareness:</b> <i>Registered as Climate Smart? Community awareness? Of streams? Recycling? Are people energy conscious?</i>				

<http://www.ldeo.columbia.edu/plus>



# We considered how planning & design can help reduce the causes of climate change



Walkable, bikeable, focus on conserving fuel



Mass Transit Options



Solar to fuel our homes & businesses!



Daylighting, passive solar, light paint & roofs



Energy Saving Fixtures and Appliances

# Rockland Communities Making the NYSERDA Clean Energy Map

## Village of Piermont

Population (2010): 2,510

CEC Status: **Participating**

2 High Impact Actions Have Been Completed, Including:

- Energy Code Enforcement Training
- Benchmarking ✦

## Village of Nyack

Population (2010): 6,765

CEC Status: **Participating**

3 High Impact Actions Have Been Completed, Including:

- Unified Solar Permit
- Clean Fleets
- Benchmarking ✦

## Town of Clarkstown

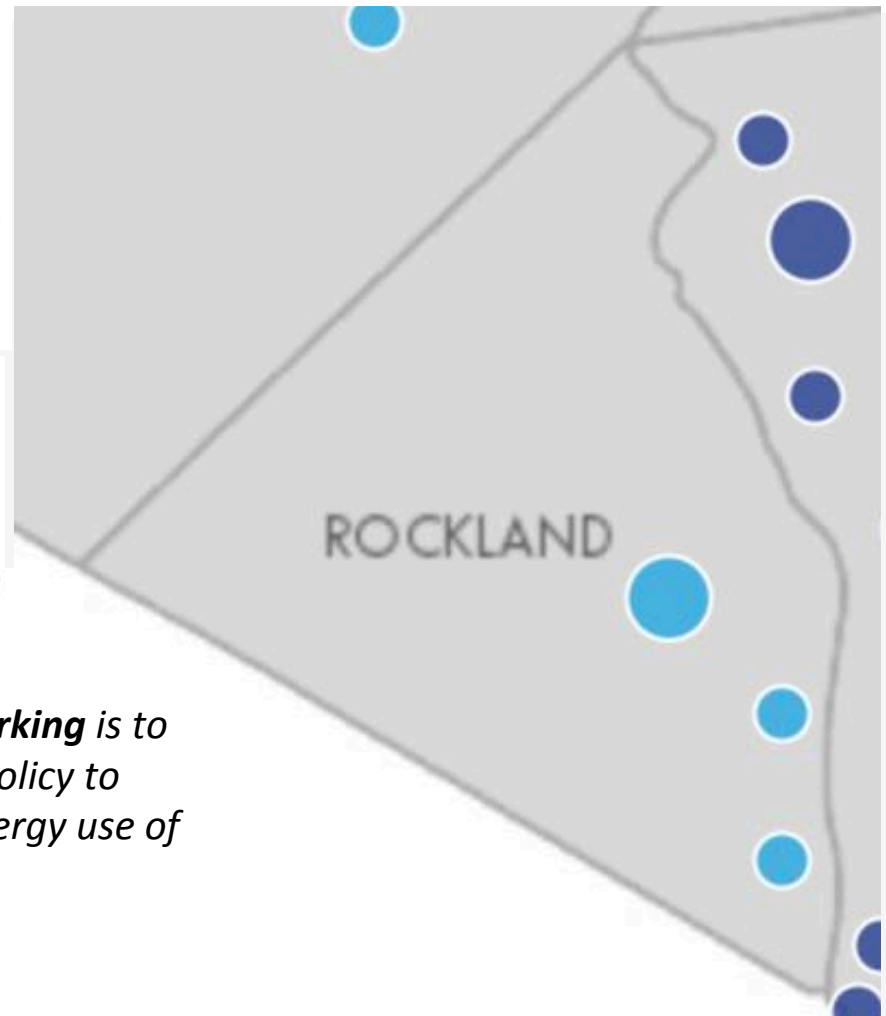
Population (2010): 84,187

CEC Status: **Participating**

1 High Impact Action Has Been Completed:

- LED Street Lights

✦ **Benchmarking** is to adopt a policy to report energy use of buildings.





# Looked at planning to conserve water and protect our watersheds

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Pervious Pavers



Green Roofs



Rain Gardens




Water Saving Fixtures


# Each class is introduced to a local site to fully re-envision – 15 sites in total

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Considering SEEing the community - social, economic and environmental issues...

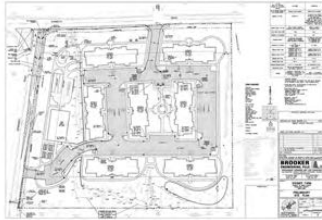


**SCHIMPF FARM, WEST NYACK**



**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.




**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.

**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.



- Spring Valley Train Station TOD
- Patrick Farm (Suffern)
- Suffern Quarry (Suffern)
- Riverspace (Nyack )
- Tidewater Project (Nyack)
- GMC/TZ Bridge Bike Path Terminus (S. Nyack)
- Sain Building (New City)
- Buckley Farm (New City)
- The Hub (West Nyack)
- Schimpf Farm (West Nyack)
- Barr Laboratories (Pomona)
- Eagle Bay (Stony Point)
- Rockland Logistics Park (Blauvelt)
- Minisceongo Golf Course (Ramapo)
- Pearl River TOD

<http://www.ideo.columbia.edu/edu/plus/Rockland/2018/LocalSites%20copy.pdf>







# Students sketch a site plan and build their ideas into a poster to share with you

They created a poster & short presentation to share with you for your thoughts and suggestions.

They are looking at community partners, the S.E.E. criteria, developing plans to build on strengths and shore up weaknesses.

**The Old Shimpf Farm Site**  
Albertus Magnus High School

**Current Senior Housing Development Plan**  
Historic Shimpf Farm Site located 13 Parrott Rd. on corner of Germonds Rd, West Nyack, was a staple of the community until it closed in 2011. Family owned Farm Garden and Landscape Center dedicated to supporting local farming and public outreach/education.

**ENERGY, WATER, ENVIRONMENT**  
-Solar Panels: clean, renewable energy  
-Large efficient daylighting windows  
-Energy efficient bulbs (CFLs/LEDs) and appliances; low flush toilets, showers  
-Loop stream water for fountain and gardens; rain-catchers; rain gardens  
-Pervious parking, vegetative swales  
-Under-dwelling ground level stilt parking  
-Green rooftops and rooftop recreation  
-Green spaces, protective vegetation

**SITING PLAN**  
Yellow: Sidewalk/Walkway  
Purple: Bike Path/Bike Rack Area  
Green: Green Space/Vegetation

**HOW DO YOU S.E.E. IT?**  
We maintained a close connection to the site's farm history and community feel, and integrated sustainable features that are both economical and environmentally conscious. We surveyed members of the 55 and older community and incorporated their input.

**SOCIAL, BUSINESS & SERVICE FEATURES**  
-Clubhouse/Meetinghouse for socializing, community events, health and wellness  
-Walkable "Town Center": under-dwelling stores, market, medical clinic/pharmacy, and site for weekly/monthly farmers market  
-Outdoor Amphitheater and recreation fields  
-Greenhouse Café with Community Garden

**WORKING WITH STAKEHOLDERS/COMMUNITY**  
-RSVP Retired and Senior Volunteer Program; TRiPs and TOR Bus Services, Rockland Farm Alliance, Historical Society; BOCES and other local schools, colleges; businesses interested in storefronts; health and wellness/fitness services

**MAKING CONNECTIONS**  
-Bus/Shuttle Stop: TRIPS, other local buses  
-Electric Golf Carts powered by solar  
-Walking and Bike Paths, Sidewalks

Sample from 2017

# Mentors' Role: The Symposium – First Session: School Poster Presentations

As mentors each of you brings a unique quality to share, through your role in the community. Together you provide a range of stakeholders.



Your role during the presentation by students on their local site is to listen to them and give feedback, with a light touch, on their plans. Encourage a dialog by posing questions and encouraging input and thoughts from the students. They have been encouraged to think broadly and creatively.

# The Symposium - Early Morning Session: School Poster Presentations

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Consider discussing:

- What were the strengths you found in it?
- What would you like them to think more about?
- Can you suggest a new community partner group for them?
- Can you suggest something to add a new layer to their plan?



There is a facilitator with each group to focus on group dynamics but you can also try to broadly engage the students with questions like...What do the rest of you think?”

# The Symposium –Orientation to New Site: The Chair Factory Site in the Village of Haverstraw

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Part #2 of the day focuses on the redevelopment of the 10 acre Chair Factory Property on the Haverstraw Waterfront just north of Emeline Park and the Harbors at Haverstraw. Students will work in mixed-school groups to plan collaboratively with peers across Rockland County.



**CHAIR FACTORY SITE—EXISTING SHORELINE CONDITIONS**

Village of Haverstraw, Rockland County, New York

Figure 1

DATE: JULY 27, 2018

**Barton  
& Loguidice**

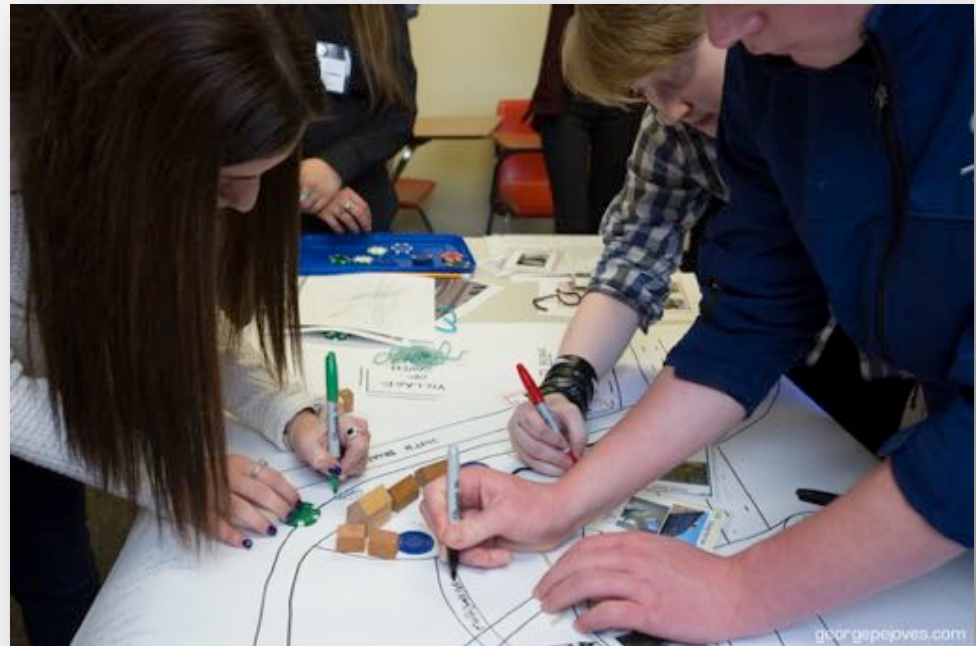


# The Symposium – Collaborative Planning Session

19

## They will be instructed to:

- Develop a plan for this parcel
- Consider waterfront development approaches that address challenges of storm surge and sea level rise
- How to build connections to the Harbors & to Emeline Park
- Ideas for community partners to engage with on proposed usage
- How the project will blend & connect with the community.
- How to enhance the wider community through the project.



# The Symposium – Collaborative Planning Session

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- How to collaborate while bringing in new ideas

- How to enhance the wider community through their project



- How the project will blend & connect to the community





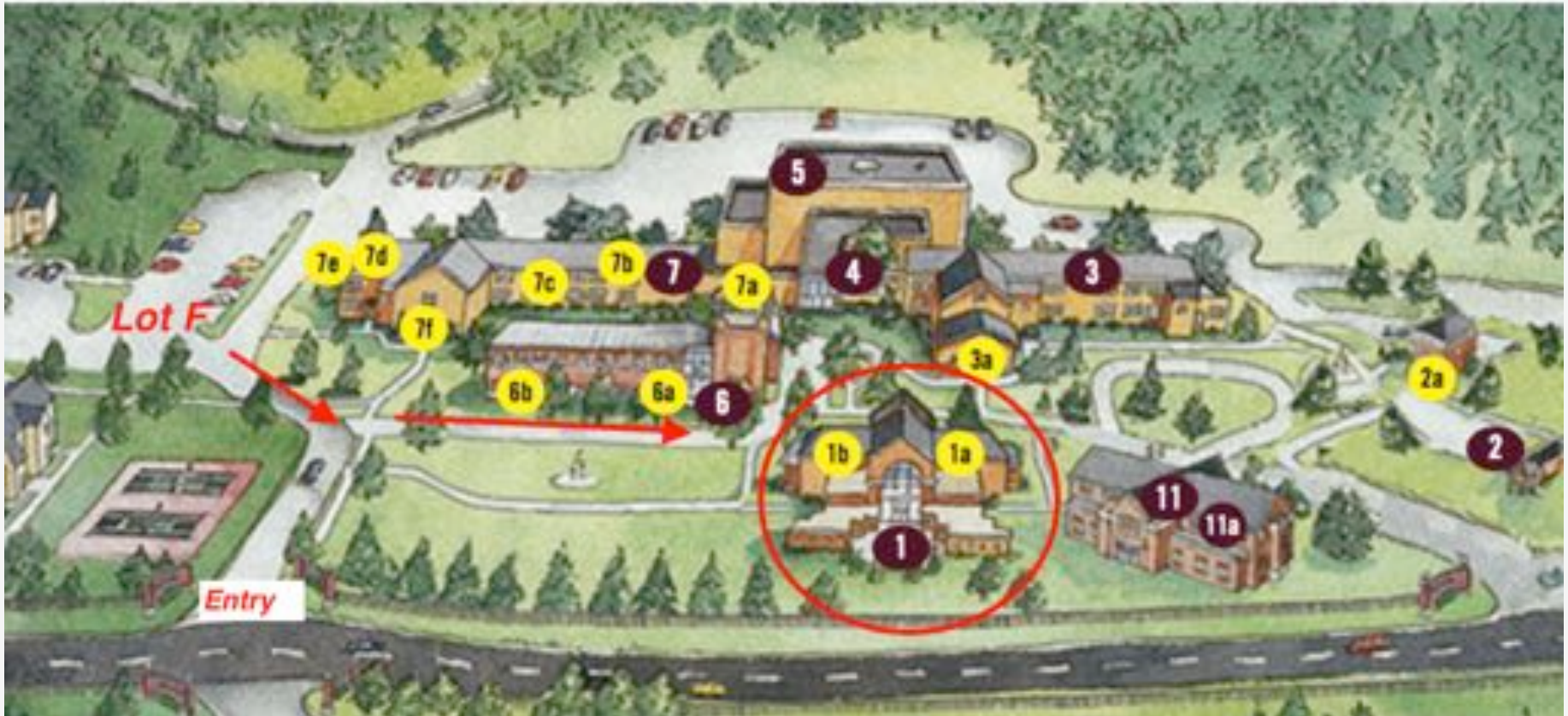
# Final Student presentations

21



# St. Thomas Aquinas College Campus Map

22



- Parking will be in Lot F
- Follow the arrows to walk over to Romano Student Alumni Center
- We will be in Romano to start – building 1b on the map

## Logistics for the Day- Everything moves quickly!

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- Mentor check in 8:15-8:30 AM
- 8:30-8:50 - overall introductions to the day the schools, mentors & facilitators
- 9:10-9:40 - Local site presentations by individual schools
- 9:55-10:15 - Grab a snack & find a seat for the Chair Factory orientation
- 10:20-10:40 - Introduction to the Collaborative Mapping Site
- 10:50-Noon - Collaborative Mapping

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We would love you to stay for lunch & until dismissal but understand if you can not!

- 12:10-12:40 - Lunch
- 12:45-1:20 - 2 minute Team Presentations
- 1:20 PM Wrap up
- 1:30 PM Dismissal

# Rockland P.L.U.S. 2019 is a collaborative partnership of

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1. Keep Rockland Beautiful
2. Lamont-Doherty Earth Observatory of Columbia University
3. Rockland Conservation & Service Corps
4. Rockland Economic Development Corporation
5. Saint Thomas Aquinas College

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