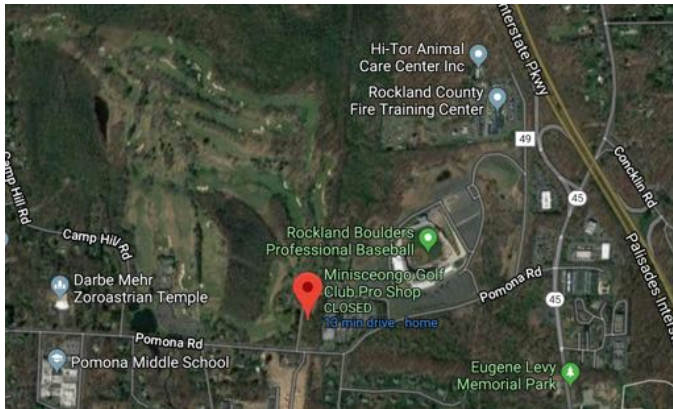




FORMER MINISCEONGO GOLF COURSE SITE



LOCATION

This former golf course site is located on border of the Village of New Hempstead and the town of Ramapo. The 130 acre site remains undeveloped several years after closing to the public for golf in early 2017. The golf course borders Mt. Ivy County Park and overall this unincorporated section of Ramapo remains fairly rural, with limited development. Located off of the Palisades Interstate Parkway and Pomona Rd. it sits almost across from Pomona Middle School, within a mile of the Rockland Boulders Baseball Stadium and within 1.5 miles of Patrick Farm.

EARLIER PROPOSAL

Shortly after closing the golf course discussions arose about a multi-family housing development with as many as 700 townhomes on the property. The proposal would have required a zoning change for the area, which at that time was zoned for single-family homes at a density of one house per 1.15 acres. The developers proposed planning for young families and 'empty nesters' with clustering to allow for sections of open area within the project. Some limited retail would be included and the suggested housing density was discussed at less than 8 units per acre.

SITE HISTORY

The recorded history of the site goes back to the 1700s and the Conklin family that settled there. The family burial site is still located by the 4th hole of the course. The golf course clubhouse was previously a residence for children from broken homes, known as Happy Valley, run by the lower Manhattan-based Five Points Foundation Charity that formed in 1850 to deal with poor conditions in that area. It was in operation from 1911 until 1974, when it became the Greer-Woodycrest Children's Services and later Crystal Run facilities.

In 1994 that the land was sold to become the Minisceongo Golf Club and the old home was repaired to become the course clubhouse.



The grounds are expansive and many areas remain open and natural as the golf course was an early adopter of an Audubon Cooperative Sanctuary Golf Course, a rigorous certification program designed to maintain the open space areas in golf courses as habitat for native species.

