



SCHIMPF FARM, WEST NYACK



LOCATION

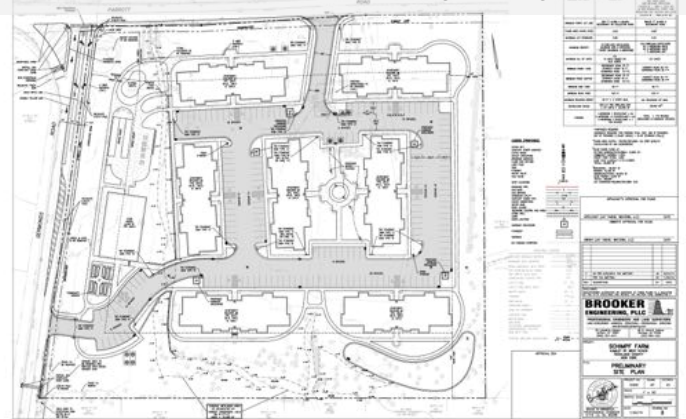
An 8.5 acre parcel located at 13 Parrott Rd. West Nyack at the corner of Parrott and Germonds Rd., across the road from Felix Festa Middle School, adjacent to Rockland BOCES, and just down the road from Albertus Magnus High School. A drainage swale collects water along the edge of the property and the 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, or about 50%, would have been impervious in this design. Imperviousness comes from internal roadways, parking, walks and roofs. This would add to stormwater volumes unless a new plan considers how this could be addressed onsite.

The proposal would have filled a need identified by the Town of Clarkstown when they did their Comprehensive Plan for 700 new units of senior housing. This particular parcel was one of several identified as possibly filling that need.

Plans shown are from Booker Engineering, PLLC.



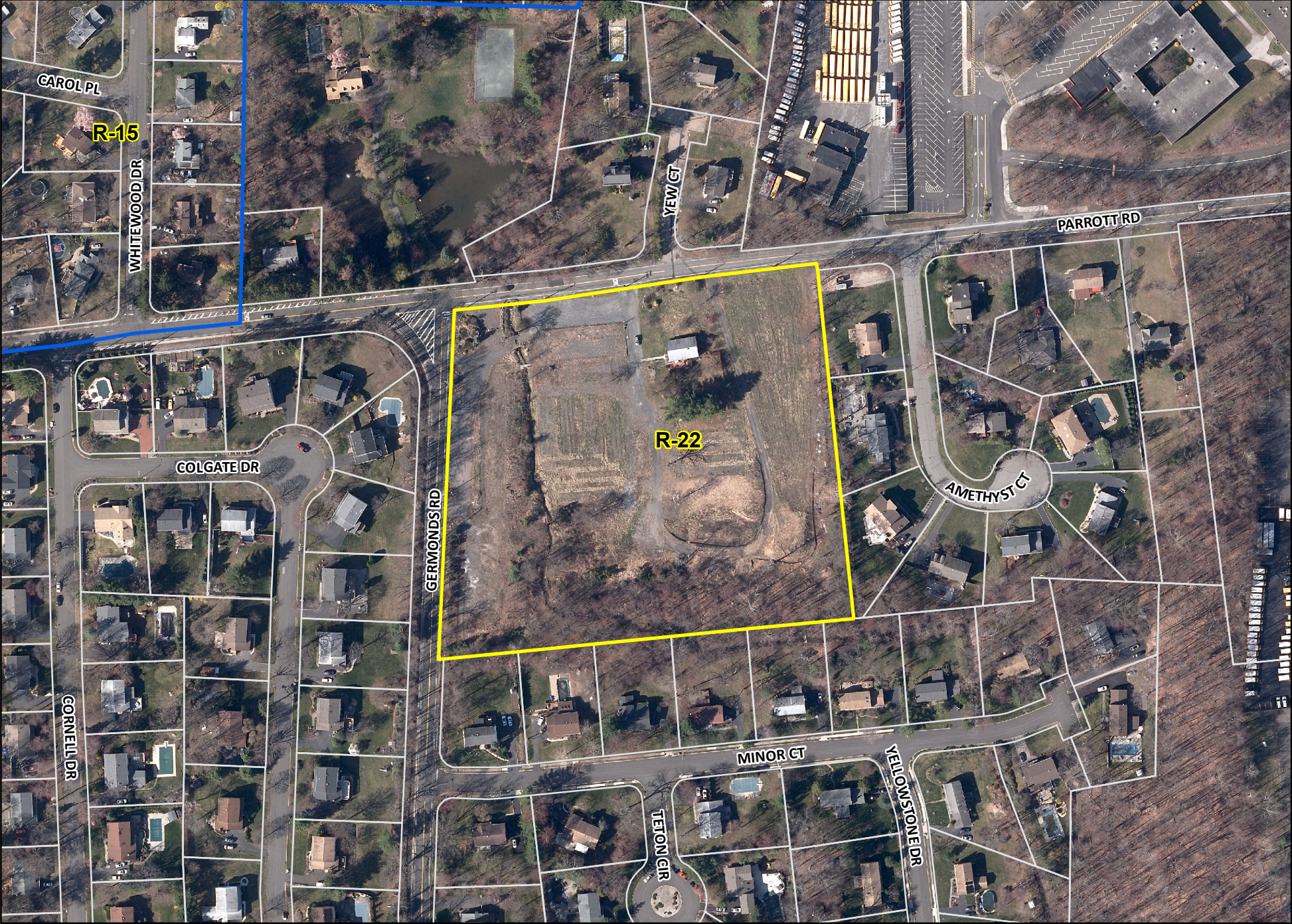
FARMING HISTORY

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.

Schimpf Farm, R-22 Zone



Data Source: Zoning Districts: Clarkstown Planning Department, GIS; 2016 Imagery: NYS Office of Information Technology Services, GIS Program Office;
All other data: Rockland County Planning Department, GIS.
Prepared by: Clarkstown Planning Department, GIS, February, 2019. ONLY FOR INTERNAL USE BY TOWN OF CLARKSTOWN PERSONNEL.
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