

# OUR COMMUNITY SITE PROJECT



The Village of  
Haverstraw  
Waterfront  
&  
The Old Empire  
Chair Factory Site

Google earth

Image Landsat / Copernicus



# HAVERSTRAW VILLAGE WATERFRONT



Village land area is 2 sq. miles with limited room to grow. At 3 miles it has the longest waterfront of anywhere else in the Hudson Valley! Village also owns 3 sq. miles of Hudson River. You see the Hudson River in the front & High Tor State Park in the rear. To the South is the Ferry Landing & The Harbors Development and North is The Chair Factory Site.

# VILLAGE FACTS

## RESIDENTS

- 12,000 residents
- 2/3 speak Spanish as a first language
- Diverse community with strong family and community connections
- The community has an intergenerational make up.

## ECONOMICS

- Like many of the waterfront communities that thrived in the 1900s it has suffered with changes in the economy and resource needs.



**LOCATION:** Bounded by the Hudson River on the East & High Tor State Park, part of the Palisades Interstate Park System, on the West. To the North it extends to Bowline Park and on the South to Tilcon Quarry.



# THE VILLAGE HAS A 165 YR. HISTORY

## A WATERFRONT COMMUNITY

- The location was a strategic part of the American Revolution with lookouts posted on top of High Tor (832 ft. tall). Beacon fires were set when troops saw British ships heading up the Hudson.
- In the early 1900s this area was known as the “Brickmaking capital of the world” with 42 factories & 148 brands. Haverstraw had all the necessary ingredients: clay deposits by the Hudson River water; the rich soil that lined Haverstraw’s waterfront; and an abundance of straw. Being right on the river assisted in the transport of the bricks. The area providing much of the brick for New York City buildings.
- When the brick industry collapsed other waterfront work filled the void.



Historic Haverstraw Bay and High Tor Mountain in the background. Image from the Village of Haverstraw Files.



Early brick workers from Haverstraw. The job brought ethnic diversity. Haverstraw Brick Museum Files.

# THE VILLAGE HAS A 165 YR. HISTORY

## HUDSON CONNECTIONS

- The Tilcon Quarry was originally started by two Haverstraw natives after the development of the automobile. Cars needed roads and trap rock filled that need. The business thrived on the Hudson waterfront as it was easy to ship the material down to NYC where the material was used to pave much of the city. Originally called New York Trap Rock and later became Tilcon Materials. Tilcon still uses the river to ship materials.
- In 1951, when the original Tappan Zee bridge construction began, abandoned brick quarry sites were used as construction and staging areas. The bridge provided temporary employment.



*Picture from [www.tilconny.com/about/history.htm](http://www.tilconny.com/about/history.htm).*



*Photo of workers on the construction of the Tappan Zee bridge from Westchester archives.*

# Haverstraw Village

## It is a thriving community!

When you ask the mayor about Haverstraw here is what he says:

- Haverstraw embraces its urbanism – we like being a village
- Haverstraw is walkable
- Has a defined downtown
- Has real neighborhoods with a sense of community
- People use their front porches to connect with each other
- We are a real community that works together
- We are focused on green building



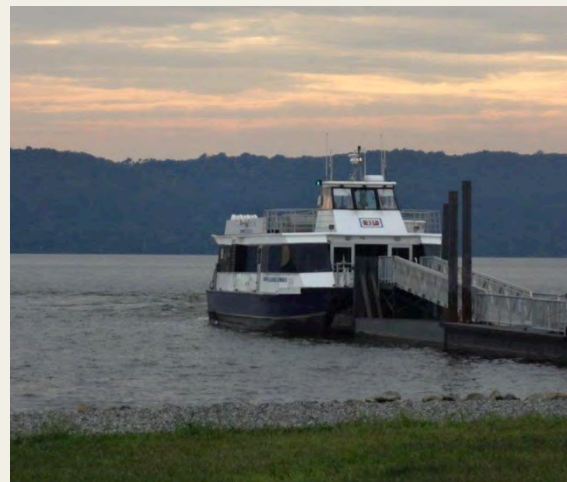
**Physical Features - High Tor Mountain** (means rocky peak)- rises 832 ft. above the Hudson River- the highest point on South Mountain & historically significant in its wartime use, provides a backdrop for the Village

# COMMUNITY FEATURES



Local community features include:

- Haverstraw Brick Museum
- Historic Lucas Candy Shop, first chocolatier in New York
- Commuter ferry to Ossining
- The Haverstraw Center (Community Center used by all ages for events)
- The Hudson River waterfront
- Bricktown Brewery
- Wide range of restaurants from Union, U Noodles and Don Conqui on Hudson to local Mexican, Dominican and the new Haitian La Talaye restaurant.





# ECONOMICS: LOCAL BUSINESS

Three Sisters: Currently a bed & breakfast

- One of three historic homes built side by side in Haverstraw by local brick company owner for his 3 daughters.



Haverstraw Transit

- Owned by Gary Zeh who is a generous community contributor
- Head Start of Haverstraw Provides pre-kindergarten and educational services to children up to 5 years old.





# Remains A Working Waterfront



- Tilcon Quarry has been in business since 1981, but a stone mine has existed since 1960 and the quarry before then
- Produces stone and asphalt.
- To be used in roads, curbs, erosion control and to make cement.

\*Local economic contribution to the community also has environment impacts for neighboring residences.

# SOCIALLY FOCUSED:

Socially focused  
Community piece: Services  
& activities for the  
community members.

- Catholic Charities
- Community Action Program
- Haverstraw Youth Theatre
- Haverstraw Youth Center:  
Focus on all residents  
regardless of age. Services for  
youth, families, adults and  
elders. Providing programs that  
focus on raising the quality of  
life for all in a very diverse  
community.





# Planning for Diverse Stages of Life

Playground area



Haverstraw Village Hall



Rockland Community College Extension



# Local Housing



Large variety in age of homes and in the design and architecture.



Ranges from apartments to single family to condominiums.



# The Harbor's Development



- The Challenge was to connect this to the rest of the Village.
- Open for sales in 2005
- Pricing is much higher than the bulk of Haverstraw housing.

# Upper-end Housing with Community Water Access



- Focus on the waterfront Historic Significance shipping of goods to NYC and upriver



# Included waterfront clean up & usage and art in public places



# Environment: Included Waterfront Brownfield Clean Up





# 5 C'S OF PLANNING FOR A SUSTAINABLE DEVELOPMENT

KEY QUESTIONS TO CONSIDER IN REDEVELOPMENT WHERE NEW PIECES WILL NEED TO FIT INTO AN EXISTING COMMUNITY.

- **Community Character** – Will this development significantly change the character of the community?
- **Compatibility** – How will the new development impact the surrounding parcels of land?
- **Conservation** – How will the development impact natural systems and open spaces?
- **Capacity** - Does the community have the infrastructure (roads, sewage, power, etc.) to support the new development?
- **Consistency** – Is the development consistent with other goals in the Community's Master Plan?

# CHAIR FACTORY STATED GOALS

- Introduce **Work.Live.Shop** at the Waterfront
- Extend the **Waterfront Promenade** (walkway) from the Harbors Development to the Chair Factory site
- **Reconnect** the Village of Haverstraw to the waterfront by extending main street to the water through a public “Piazza”



<http://harborsathaverstraw.com/about-the-harbors/>

## A SERIES OF COMMUNITY MEETINGS IS ONGOING TO DISCUSS:

- **Transportation** – By foot pathways, car access and ferry connections
- **Land use** – What land use will provide the biggest benefit to Haverstraw
- **Downtown** - Revitalizing & Connecting the downtown to the waterfront
- **Sustainability** – Focusing on sustaining the full community
- **Climate change** – What should be considered with future climate change
- **The waterfront** – How to take advantage of the waterfront as a prime asset



[https://www.architectmagazine.com/design/imagining-public-spaces\\_o](https://www.architectmagazine.com/design/imagining-public-spaces_o)



<https://asapcomunicazione.it>

## PIAZZA

- Traditionally: An open public square surrounded by buildings and usually the center of public life.
- Historically: Pedestrian oriented, often pedestrian only in access, the heart of the community with cafes, restaurants, public markets etc.



# BUILDING CONNECTIONS



Linkages to the Harbors at Haverstraw development would include both tying into the Promenade and shared use of the ferry that sits midway between the two project sites.







**Chair Factory Site**  
Shoreline Change 2004 - 2014

**Legend**  
○ Feature 1  
📖 Haverstraw Library

Google earth

Image © 2018 New York GIS

300 ft





Google earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
Image Landsat / Copernicus  
Image U.S. Geological Survey

# CONSIDERING SHORELINE STABILITY



## CHAIR FACTORY SITE—EXISTING SHORELINE CONDITIONS

Village of Haverstraw, Rockland County, New York

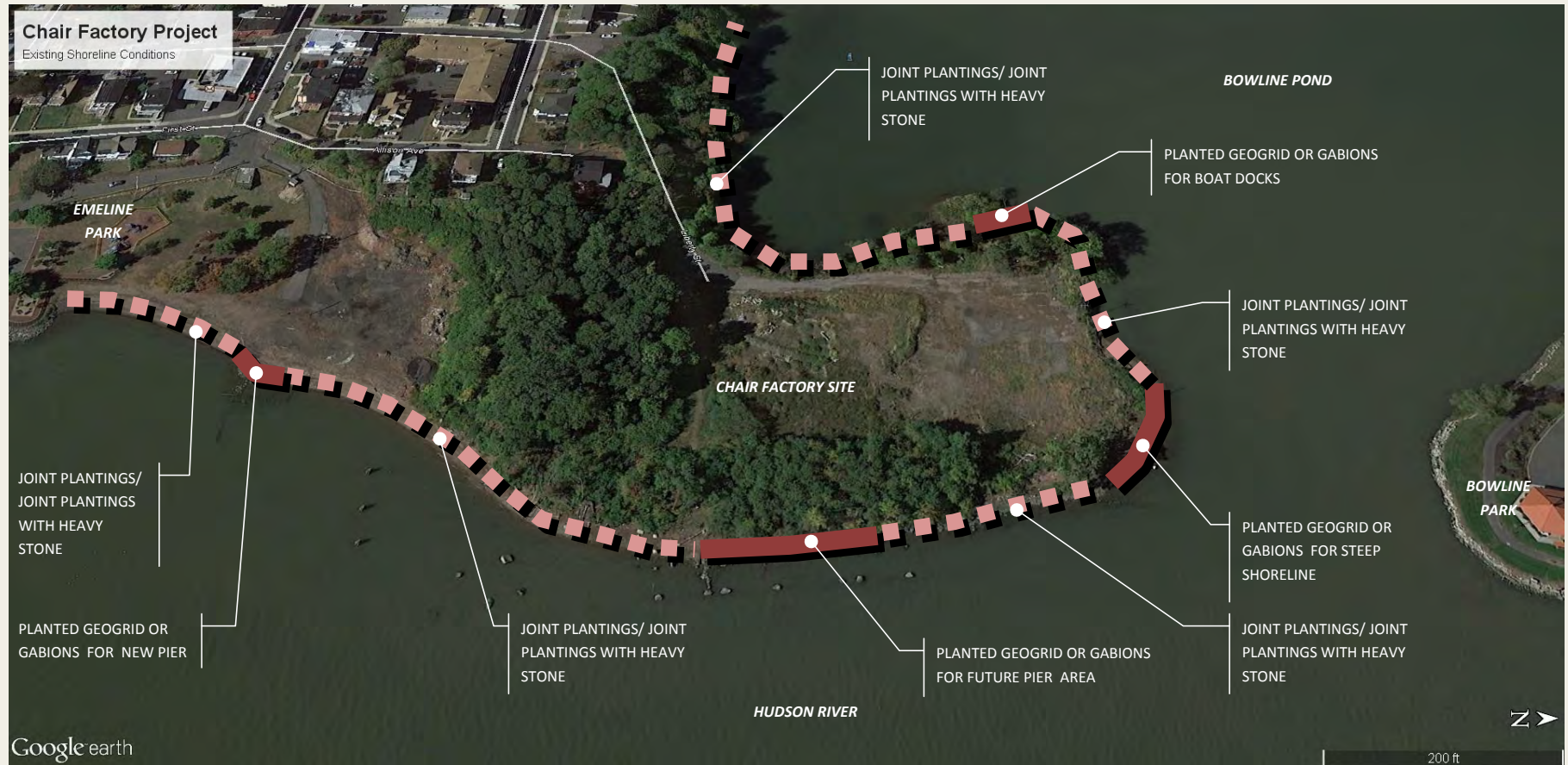
### Figure 1

DATE: JULY 27, 2018

**Barton  
& Loguidice**



# CONSIDERING SHORELINE STABILITY



## CHAIR FACTORY SITE - SHORELINE RESILIENCY IMPROVEMENTS CONCEPT

Village of Haverstraw, Rockland County, New York

### Figure 2

DATE: JULY 27, 2018

**Barton  
& Loguidice**



# PLANNING CONCEPTS



## Downtown Waterfront Development Concept Plan

Village of Haverstraw, Rockland County, New York

October 2017

**Barton**  
**& L**oguidice

# IDEAS FOR WALKAWAY CONNECTIONS

3

## Reconnect the Village



**HERITAGE ARCHITECTURE**  
 352 Evelyn Street, Suite 2, Paramus, NJ 07652  
 12 West 37<sup>th</sup> Street New York, NY 10018  
 T 201-262-3800  
[www.heritagearch.com](http://www.heritagearch.com)

RELIGIOUS STRUCTURES (blue square) EDUCATIONAL FACILITIES (orange square) PROPOSED RESIDENTIAL (yellow square) PROPOSED MIXED USE (light blue square) PROPOSED COMMUNITY (green square)  
 MUNICIPAL STRUCTURES (orange square) COMMUNITY FACILITIES (green square) PROPOSED RETAIL (yellow square)



A. Wayne Street – Looking North from Main street



B. Rockland Street– Looking North from Main street

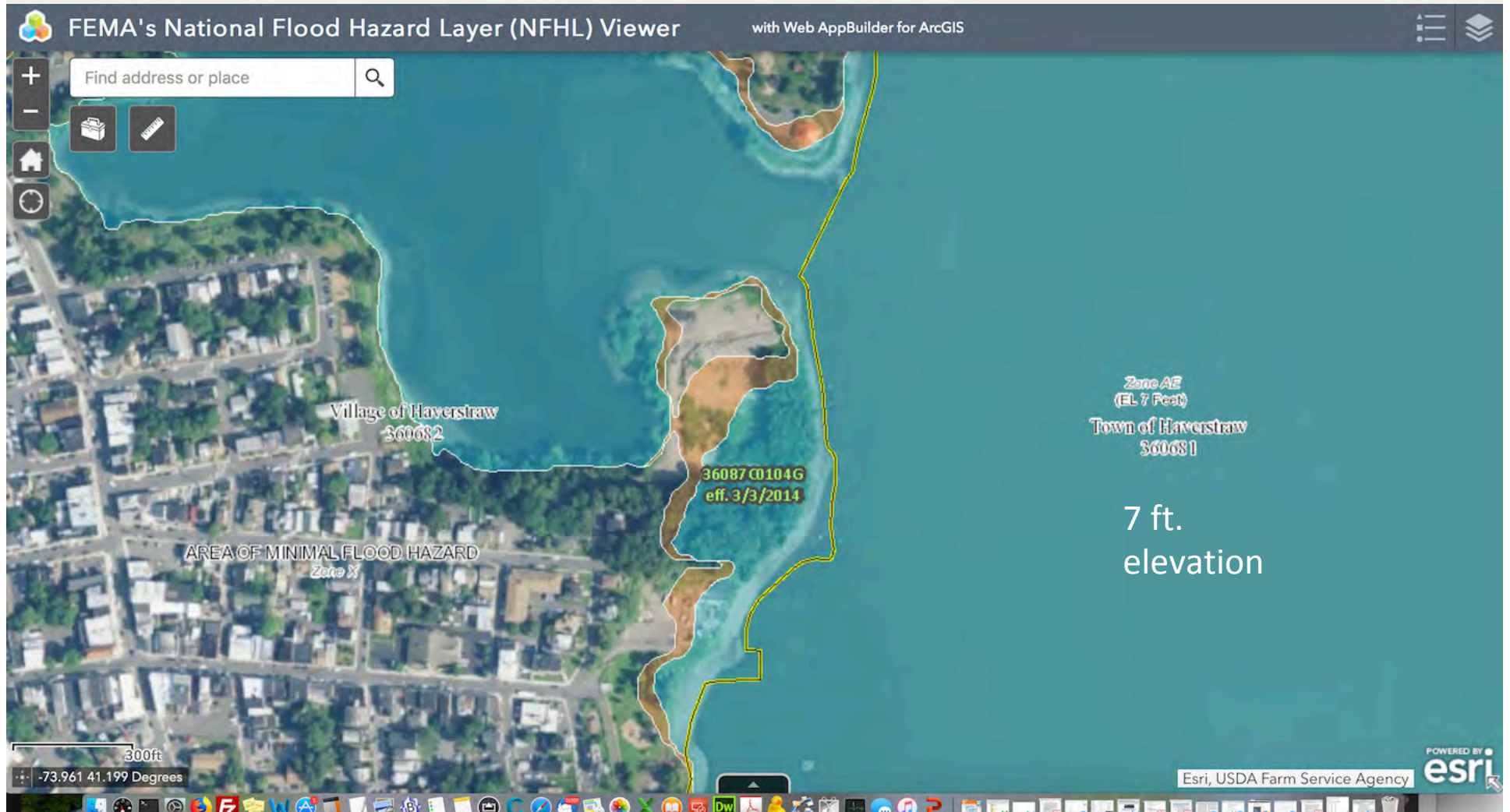


C. Liberty Street – Looking North from Main street

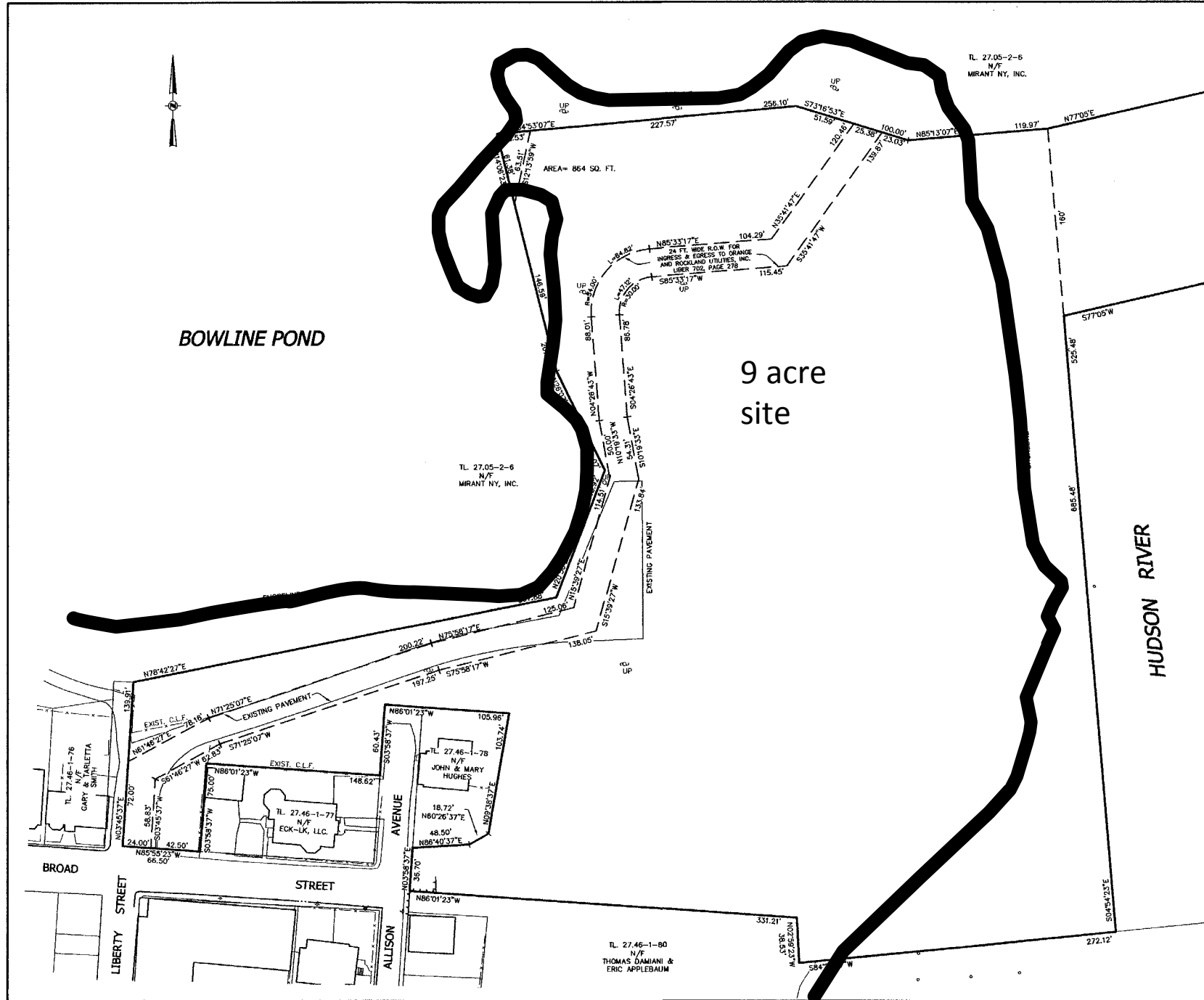
MAJOR PEDESTRIAN (dashed red line with arrows)  
 MINOR PEDESTRIAN (dashed red line)  
 MAJOR VEHICULAR (dashed purple line with arrows)  
 MINOR VEHICULAR (dashed purple line)



# WATERFRONT FLOOD MAP







# SUMMARY: SITE REDEVELOPMENT GOALS

- Introduce **Work.Live.Shop** at the Waterfront
- Extend the **Waterfront Promenade** (walkway)
- **Reconnect** the Village of Haverstraw to the waterfront by extending main street to the water through a public “Piazza”
- Consider **Mixed-Use** style planning

## IN YOUR PLAN CONSIDER

- Various types of Land Use
- Transportation to the site both locally and more broadly
- Ways to link to the Downtown
- Sustainability concepts
- Climate change
- Challenges & Opportunities of waterfront development
- Waterfront Use