



# MENTOR GUIDE TO THE 2021 VIRTUAL ROCKLAND PLANNING LAND USE WITH STUDENTS

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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 Information  
For the Program Events held Virtually  
3/22/21 -3/26/21 & on 4/7/21



# Mentor's Role Rockland PLUS Program

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## Main 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.
- **Listen to their ideas**, they are excited by what they bring to present. They are enthusiastic and creative in how they approach things. Try to balance all the realities with new approaches as you 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.



# How will 2021 **DIFFER** from past events?

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1. **It will be virtual.** The platforms will vary by the school involved, as some have restrictions & must set up their own 'Google Meet' others use 'Zoom'. We will handle this side and connect you.
2. **Their local site presentations will be a Google Earth Project.** They have developed a customized virtual project about their site in their community that includes a look back, present and to a new future plan.
3. **There will be two mentors for each school group, but you will each work virtually with half the class in a breakout room.** However, each room will also have one of the RPLUS team helping as a facilitator and guide with the students. So there will still be 2 adults offering feedback and direction.
4. **Students may be less talkative than in person.** We are there to help!
5. **Not every class has the same time available, yet all want to address a new project: Haverstraw Chair Factory site.** Each school will work separately. Some classes time will allow only highlighting ideas for development, others will do a more complete plan. As always, mentors will ask questions of the group, offer suggestions and insights.



# How will 2021 be **the same** as past events?

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1. **Students will start by presenting on their local sites for your feedback and suggestions.** They have considered sustainable development for their project site and prepared a site plan.
2. **The have considered the community strengths and needs, sustainable concepts** (see following visit notes).
3. **As a mentor you represent a stakeholder & a professional voice.**
4. **Lead with the positive!** Start with recognizing strengths of their proposal, then make suggestions on other things to consider
5. **Groups will take the skills they have developed and apply them to a group project site - Haverstraw Chair Factory.** We will review the second project as a class and then they will spend time planning and considering. We will coordinate specific opportunities to provide input on their planning.
6. **Groups will present their ideas.** After working in break out rooms students will come together as a class to share their ideas for the site.



# The Rockland PLUS Program

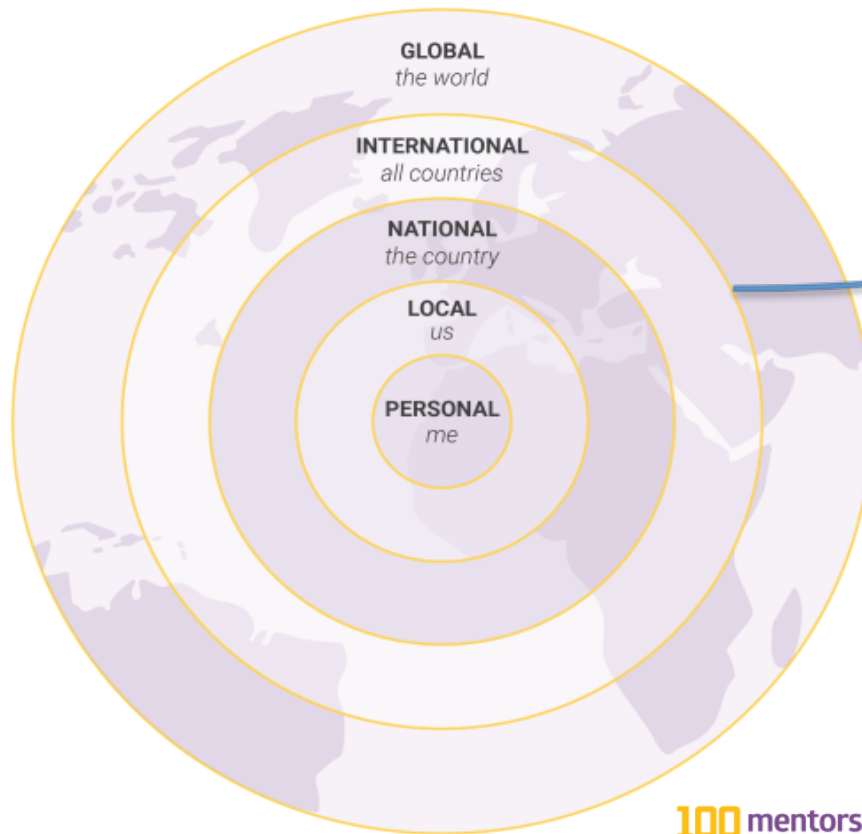
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## The Students Participate in a Four Stage Process

- **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 strengths & weaknesses of their Town/Village & the County
  - **Visit #3** they examine a local project in their community and create a sustainable plan
- In 2021 we have worked with **14 classes and ~300 students in 9 high schools** in Rockland County.
- **Part four** is the culmination in a Symposium. This year the schools have chosen to engage their full classes since the event is virtual.



# Visit #1 In Brief: We discussed that action is important at every level



## The Paris Agreement

### AMBITION MECHANISM IN THE PARIS AGREEMENT



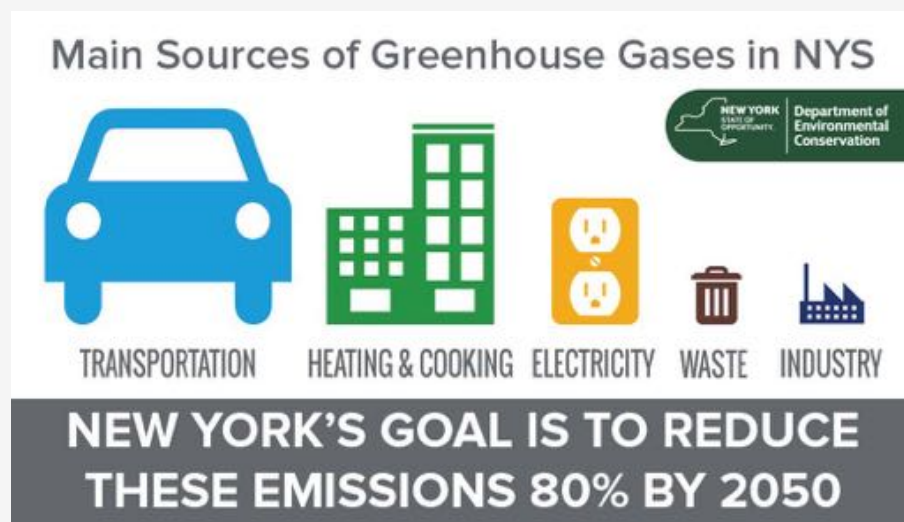
100mentors

EVERY COMMUNITY MUST HELP...BUT HOW?



# Visit #1 We considered New York State's role in taking action

New York State is experiencing higher climate impacts than the national average. In response they have set some very aggressive energy reduction targets!



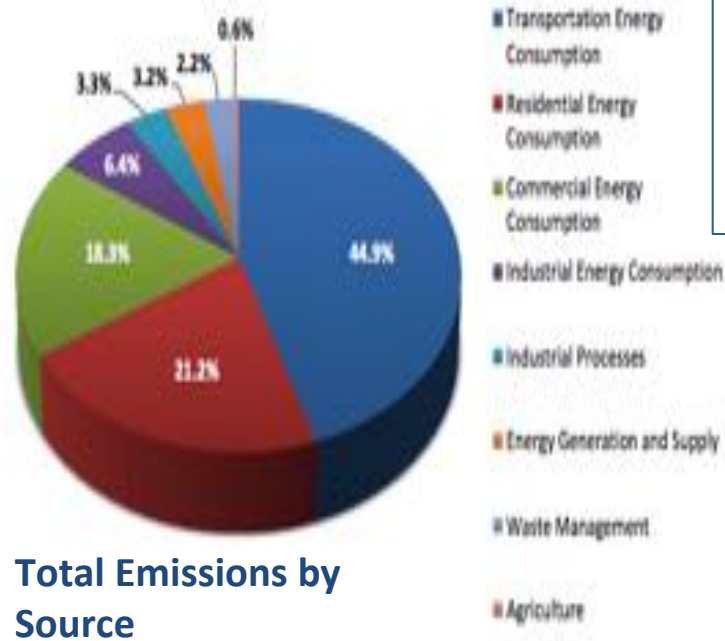
Reduce 40% by 2030 and 80 % by 2050 from 1990 GHG emission levels.

**EVERY COMMUNITY MUST HELP...BUT HOW?**

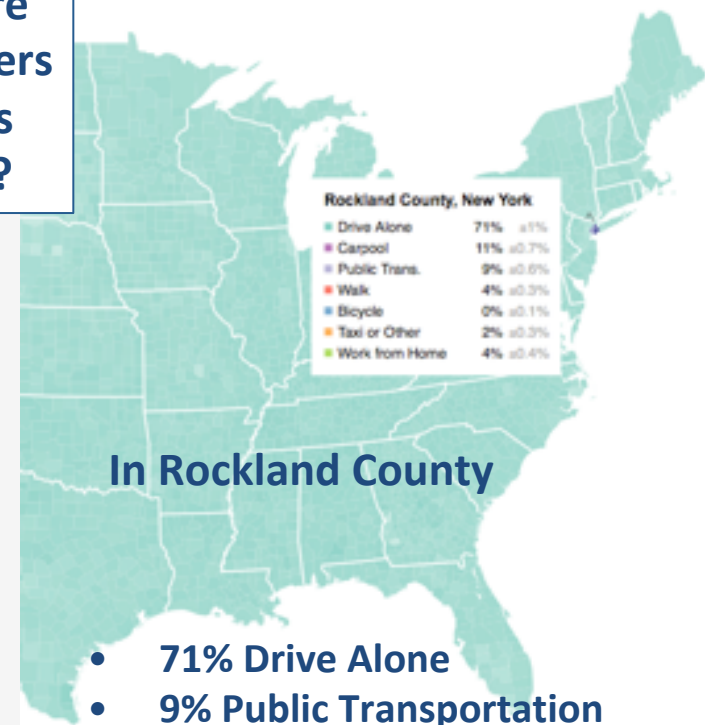


# Visit #1 We considered possible changes in 2020 due to Corona virus

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**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/>



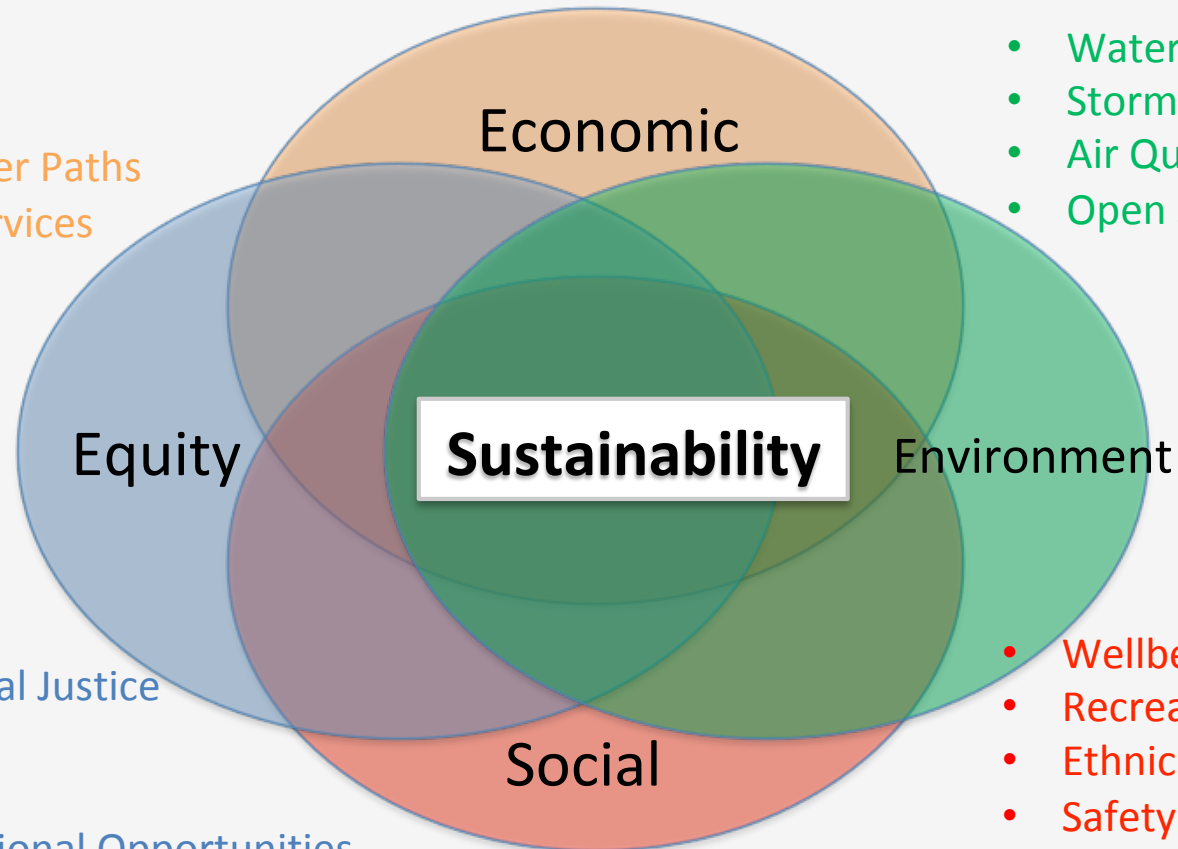
# Visit #1 We introduced what is meant by a sustainably planned community

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**Sustainable Community Planning means bringing balance to issues locally and regionally considering Social, Economic, Environmental and Equitable factors**

- Housing
- Transportation
- Jobs with Career Paths
- Diversity of Services

- Water Resources
- Storm Water
- Air Quality
- Open Space & Wildlife



- Environmental Justice
- Cohesion
- Welfare
- Job & Educational Opportunities

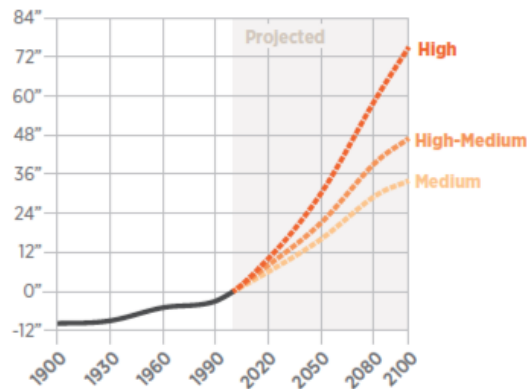
- Wellbeing
- Recreation
- Ethnic Character
- Safety
- Community Voice



# Visit #1 We discussed how to address sustainability through planning

10

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

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**ROCKLAND PLUS**  
 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, farm ponds	<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 cuisine reflecting the community	<input type="checkbox"/> Community Gardens for individuals to grow flowers for food or individual or shared plots	<input type="checkbox"/> Streets & Parking lots that include trees and planted 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 corners/intersections for planting works of art that are sponsored/maintained by neighbors and/or local businesses. (Refer to Design 2)
<input type="checkbox"/> Design of architectural features and intergenerational housing options, apartments and townhouses	<input type="checkbox"/> Walkways for walking, biking, etc.	<input type="checkbox"/> Senior center or other services available	<input type="checkbox"/> Parks large for outdoor theater & small concerts	<input type="checkbox"/> Anglers with running and catchups to slow and drain water
<input type="checkbox"/> Waterwise features and design to conserve 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"/> Post boxes - boxes that collect runoff
<input type="checkbox"/> Mixed use of areas & buildings such as businesses on the bottom and apartments on top	<input type="checkbox"/> Wide, paved sidewalks that connect housing shopping and recreation	<input type="checkbox"/> Library with computers and meeting rooms 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 programs	<input type="checkbox"/> Farmer's Market	<input type="checkbox"/> Sports stadium	<input type="checkbox"/> Delightful waterways - riprapped 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 2 – Students focused on strengths & opportunities of their village/town & the County

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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>

Community Feature – How does your community rank in these categories?	Strengths Rank: 1 (low) - 5 (high) Community
<b>Water &amp; Energy Conscious Development:</b> <i>Stormwater runoff collection, Energy saving (i.e. solar or automatic light switch off), green building requirements.</i>	
<b>Goods &amp; Services (i.e. stores, shopping):</b> <i>Can you walk to them?</i>	
<b>Education:</b> <i>Are there schools there? (pre schools through college level)</i>	
<b>Safety:</b> <i>Is there street lighting, fire depts., police? Do residents feel safe?</i>	
<b>Employment:</b> <i>Range of opportunities from entry level to professional; job training/internship opportunities</i>	

**\*Brainstorm:** Based on your Do you see opportunities to



# Visit 2 – Considered planning tools that they could use for their projects.

## water



### Pervious Pavers <sup>(3)</sup>

#### What is it:

- Paving material that allows stormwater to be absorbed through its surface and put back into the ground below, rather than run-off into a storm drain system.
- Can be used to pave sidewalks, parking lots, bike paths, etc.

#### Fast Facts:

- Decreased run-off means decreased soil erosion and less sediments and pollution winding up in watersheds
- Increases infiltration of water

#### Cost Savings:

- Can soak up as much as 70% to 80% of annual rainfall.
- No need to put in detention pond or other storm management solution—more property to work with.

## energy



### Rooftop Solar Panels and Daylighting Buildings <sup>(2)</sup>

#### What is it:

- Solar panels on the roof allow the sun to be used for energy
- Daylighting buildings is the use of large, strategically placed windows to take advantage of the sun's light throughout the day

#### Fast Facts:

- Enough sunlight falls on the earth's surface every hour to meet world energy demand for an entire year.
- Daylight is beneficial to mental health

#### Cost Savings:

- reduce dependence on non-renewable resources for energy
- daylighting also reduces electricity bills as it gets rid of the need for lights to be on inside during the day

## transit



### Transit Connections <sup>(4)</sup>

#### What is it:

- Bus and train routes that make transit easy for people to navigate and travel within and between towns/ the county without relying on a car
- At train stations there are also bus stops and at bus stops there is bike storage, with connections to bike lanes, and walkable sidewalks

#### Fast Facts:

- Overall, public transit saves the U.S. 4.2 billion gallons of gasoline annually (American Public Transit Association)

#### Community Benefits:

- Cleaner air/ fewer emissions from the decreased individual car usage
- Easier for community members to get to school, work, doctor's appointments, etc.



## Visit 2: Were introduced to local projects using sustainable and climate smart practices.



### Rockland Country Country Club, Sparkill Green Roofs




Courtesy of Cornell Cooperative Extension Rockland County



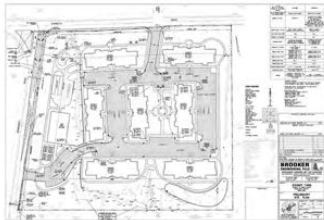

# Visit 2: Each class was introduced to a local site to fully re-envision – 14 sites in total

15

Considering SEEEing the community - social, economic environmental & equity 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.

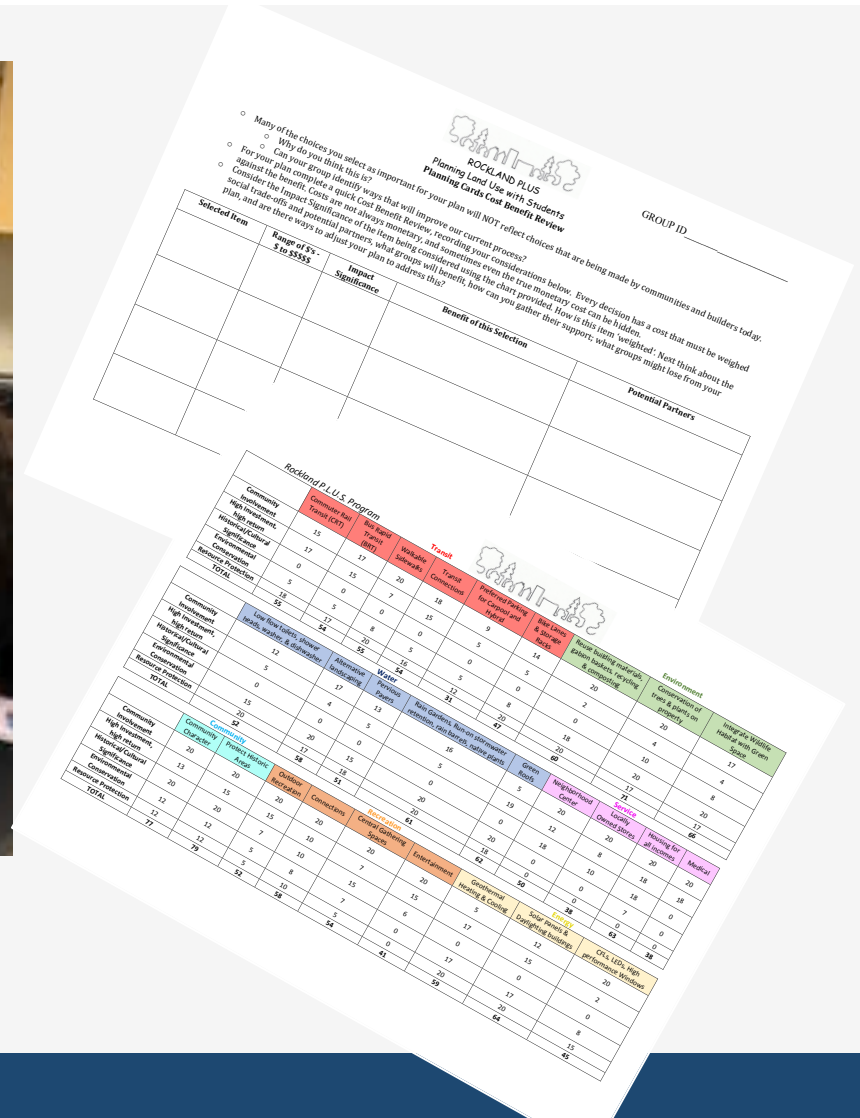


- Spring Valley Train Station TOD
- Spring Valley Memorial Park
- Patrick Farm (Suffern)
- Suffern Quarry (Suffern)
- Riverspace (Nyack )
- Tidewater Project (Nyack)
- GMC/TZ Bridge Bike Path Terminus (S. Nyack)
- Buckley Farm (New City)
- Schimpf Farm (West Nyack)
- Barr Laboratories (Pomona)
- Eagle Bay (Stony Point)
- Rockland Logistics Park (Blauvelt)
- Veterans Blue Hill (Pearl River)
- Cherry Brook Park (Pearl River)

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



## 16





## Visit 3: Students planned their google earth site



Sample from 2017



# Mentors' Role: The Virtual Symposium: School Presentations

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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 – Consider Discussing

19

- 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 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 groups to brainstorm a plan.





#### CHAIR FACTORY SITE—EXISTING SHORELINE CONDITIONS

Village of Haverstraw, Rockland County, New York

##### Figure 1

DATE: JULY 27, 2018

**Barton  
&Loguidice**

There is a pdf on Haverstraw community and the project site linked on the [website](#).

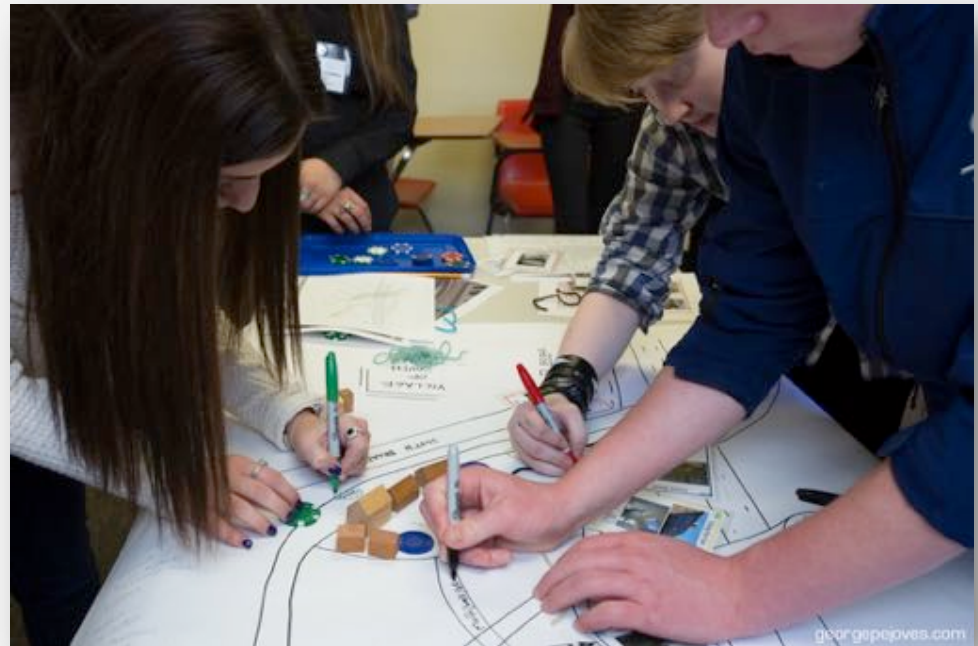


# The Symposium –New Site Planning Session

22

## They will be instructed to:

- Consider the strengths & any challenges in the community
- Consider the strengths and weaknesses (concerns) for the site.
- Consider waterfront development approaches that address the challenges of storm surge and sea level rise
- Build connections to the Harbors, the Ferry & to Emeline Park
- Consider community partners to engage with on proposed usage
- Connect and blend the project with the existing community



○ Address needs of the community

○ Enhance the wider community



# Rockland P.L.U.S. 2021 is a collaborative partnership

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1. Keep Rockland Beautiful
2. Lamont-Doherty Earth Observatory of Columbia University
3. Rockland Conservation & Service Corps
4. Rockland County Soil & Water Conservation District

## Thank You Sponsors!

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