

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.



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

EARLY AFRICAN AMERICANS

Haverstraw African American Connection

- Virginia Norfleet was building a home on Clinton Street in Haverstraw, NY when an unusual **brick with a cross** on top was found. It was the **cornerstone** of the 1846 African Methodist Episcopal Bethel Church, founded by slaves and free blacks.
- **The church was Rockland's first house of worship for blacks.** This led to the discovery that African-Americans had come to Haverstraw much earlier than previously documented! Africans were brought by the Dutch as slaves in the 1600s. A federal census from 1790 (10 years before slavery was outlawed in New York) documents 238 slaves in Haverstraw.



EARLY AFRICAN AMERICANS

**African American Memorial Park,
41 Clinton St., Haverstraw**

The important history of Haverstraw's African American community is now celebrated and commemorated with:

- A kiosk with displays about local history and the African diaspora.
- A garden and water fountain.
- An inlay of bricks in the park is inscribed with the names of local families and Brickyard workers, recognizing their critical contributions to the building of Manhattan and the State of New York.
- A display highlights the birth of Haverstraw's African American churches, as well as the culture, music and arts that were born in the Haverstraw community.



<https://www.thehaac.com>

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://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.



CLOSER LOOK AT THE 9+ ACRE CHAIR FACTORY SITE



EMELINE PARK IN THE FRONT AND THE CHAIR FACTORY SITE BEHIND



Google earth

Data: SIG, 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



CONNECTING TO THE VILLAGE



THIS FIGURE WAS PREPARED FOR THE NEW YORK STATE DEPARTMENT OF STATE WITH FUNDS PROVIDED UNDER TITLE II OF THE ENVIRONMENTAL PROTECTION FUND

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PROJECT
**HENRY HUDSON
 QUADRICENTENNIAL PARK**
 NEW YORK
 VILLAGE OF HAVERSTRAW

SHEET TITLE
 ACCESS AND CIRCULATION
 TRANSPORTATION
 PEDESTRIAN CONNECTIONS

PROJECT NO. 111670
 SCALE 1" = 500' ±
 DATE 09/07/12

FIGURE NO.

HIGH TOR
 STATE PARK

PLANNING CONCEPTS



Downtown Waterfront Development Concept Plan

Village of Haverstraw, Rockland County, New York

October 2017



IDEAS FOR WALKAWAY CONNECTIONS

3

Reconnect the Village



A. Wayne Street – Looking North from Main street



B. Rockland Street – Looking North from Main street

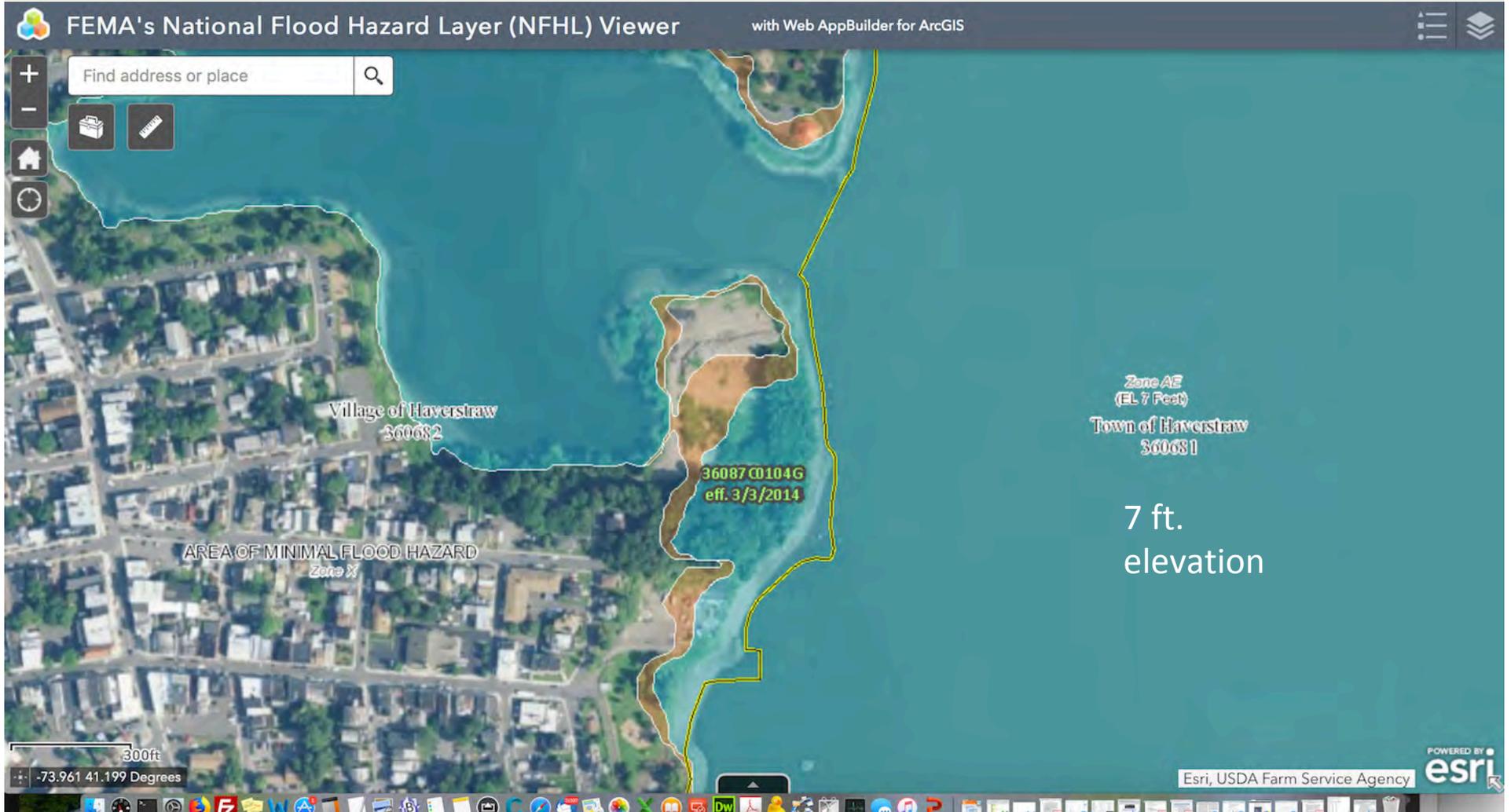


C. Liberty Street – Looking North from Main street

HERITAGE ARCHITECTURE
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www.heritagearch.com

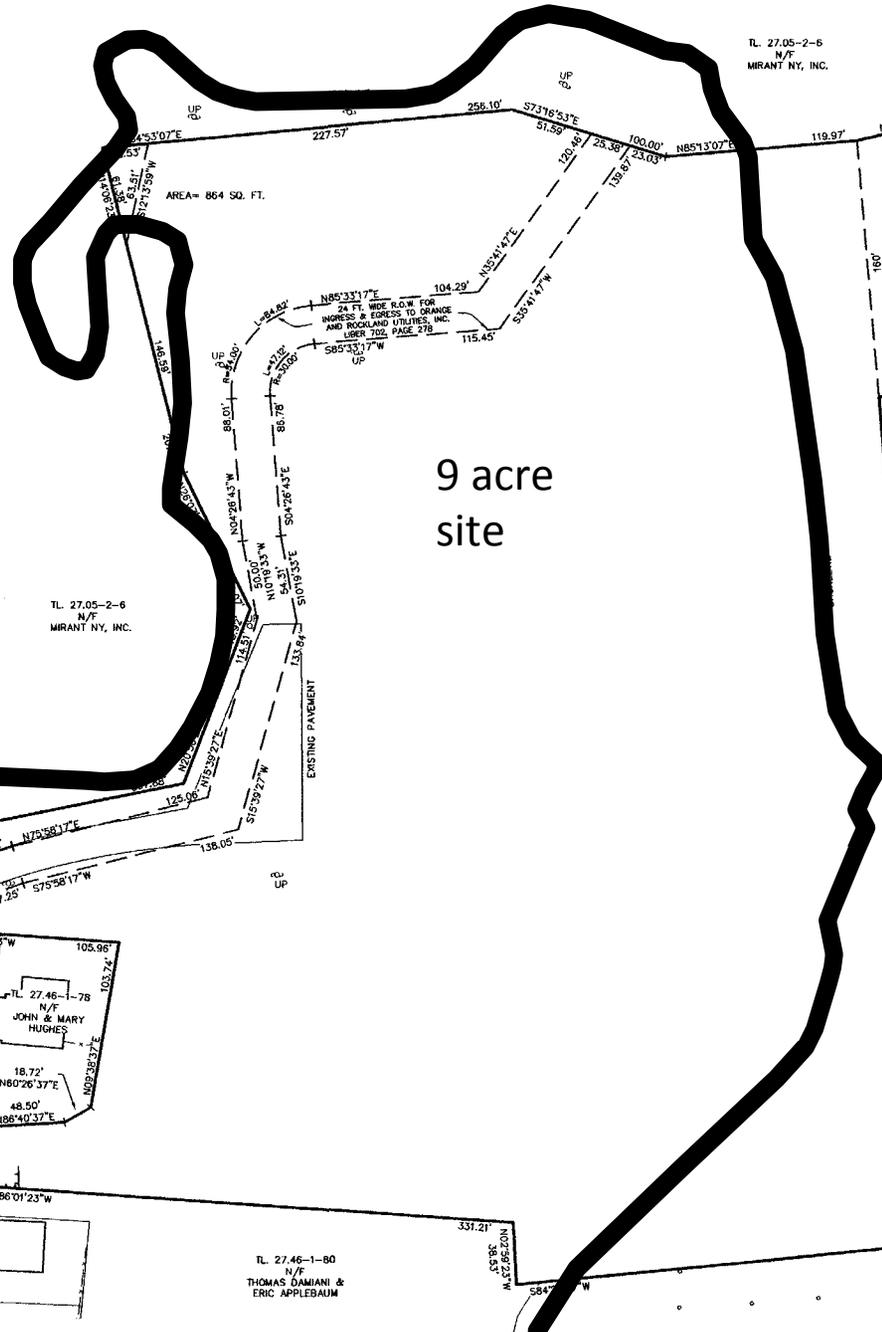
- | | | | | | | | |
|----------------------|--|------------------------|--|----------------------|--|--------------------|--|
| RELIGIOUS STRUCTURES | | EDUCATIONAL FACILITIES | | PROPOSED RESIDENTIAL | | PROPOSED MIXED USE | |
| MUNICIPAL STRUCTURES | | COMMUNITY FACILITIES | | PROPOSED RETAIL | | PROPOSED COMMUNITY | |
-
- | | |
|------------------|--|
| MAJOR PEDESTRIAN | |
| MINOR PEDESTRIAN | |
| MAJOR VEHICULAR | |
| MINOR VEHICULAR | |

WATERFRONT FLOOD MAP





BOWLINE POND



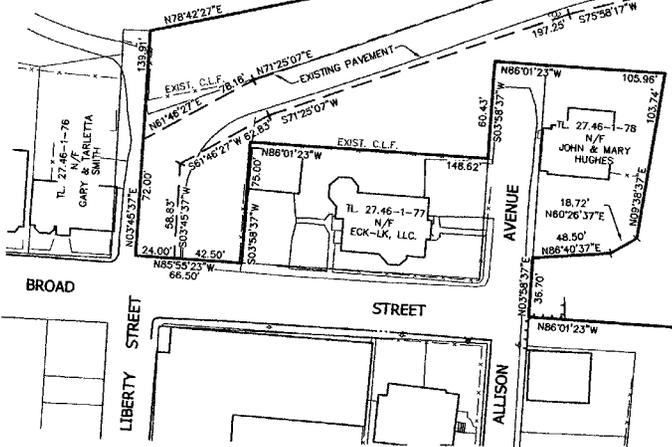
AREA = 864 SQ. FT.

9 acre site

TL 27.05-2-6
N/F
MIRANT NY, INC.

TL 27.05-2-6
N/F
MIRANT NY, INC.

HUDSON RIVER



TL 27.46-1-80
N/F
THOMAS DAMIANI &
ERIC APPELSAUM

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

- Village Strengths & What could the work to improve
- Project Site Strengths & Weaknesses
- 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