

## SECTION 4 PROPOSED USES AND PROJECTS

### A. PROPOSED LAND AND WATER USES

A significant component of the Village's Local Waterfront Revitalization Program is the recommendation of proposed land uses and projects, both public and private, within the local waterfront area. An evaluation and inventory of the natural and man-made resources, an analysis of waterfront conditions and potential improvements, a review of the waterfront public opinion survey, and discussion of applicable State, local and federal policies have served as the basis for determining proposed land uses and preferred projects for Haverstraw's waterfront.

The land uses currently proposed for the Haverstraw waterfront area are illustrated in generalized form on [Map 7 Proposed Land and Water Uses](#). The proposed land uses support projects that seek to:

- restore, redevelop and revitalize underutilized sites within the Village;
- provide additional public recreational facilities and improve public access to the waterfront area;
- link public sites along the waterfront to neighboring communities throughout the Village;
- protect and improve historical and scenic resources;
- foster patterns of development that enhance community character;
- provide a proactive and positive economic boost to the Village;
- provide educational and cultural facilities on the waterfront;
- provide alternative water based transportation modes; and
- expand, enhance and diversify the Village's opportunities for a range of housing.

In addition to furthering the goals of the Village, the proposed projects also further the goals of the Hudson River Valley Greenway. The Hudson River Valley Greenway seeks to encourage compatible economic development while preserving the resources and natural beauty of the Hudson River Valley. In particular, the Village of Haverstraw identifies trail linkages and access points that represent the Hudson River Greenway Trail and the Hudson River Waterway Trail within the Village of Haverstraw.

The Village's Waterfront Plan includes a range of uses that reflect Haverstraw's goals as outlined above. It is comprehensive in that it creates an integrated waterfront community of water-dependent and water-enhanced projects that are linked to the rest of the Village by trails, walkways and roads. The projects are described in items B. 1. – B. 25. below and are assigned to sites in areas best able to accommodate these projects. Generating expanded residential base to support Village business and expand the tax base is essential. Accommodation of important cultural and recreation facilities (i.e, Children's Museum, Brick Museum, Emeline Park, Recreation Piers), is essential to achieving these goals. The Ferry (water-dependent) and parking are necessary to make the waterfront

economically viable and to support the existing downtown business community. An inn and restaurant are important to creating a range of economic activity that will attract visitors.

## **B. PROPOSED PUBLIC AND PRIVATE PROJECTS**

The following projects are proposed to implement the coastal policies. Their locations are identified on [Map 8, Proposed Projects](#) and/or described below. Administrative and legal measures are described in Section V.

### **1. Creation of a Greenway Path along the Hudson River**

This trail will connect Haverstraw with the bike trail that runs to West Point to the north and Hook Mountain State Park and Nyack to the south. Locally, it will connect Pecks Pond in West Haverstraw to the north of Bowline Pond and continue along the waterfront to a two-mile riverfront esplanade with Emeline Park at its center. To continue south, trail users can use Village sidewalks, which are marked with trail signage, to access Hook Mountain State Park and the Palisades Interstate Park system.

### **2. Enhance scenic views of the Hudson River**

Selective views should be created or preserved along the waterfront upon consultation with scenic experts. Some trees and brush may need to be removed to obtain line of sight to the river.

### **3. Development of public recreation facilities**

The development of public recreation areas may include a swimming pool, ball fields, and an in-line skating facility.

Potential sites for development of public recreation facilities include:

*The Warren Court property (and the adjacent ambulance site)* - located north of Broadway and Warren Avenue could be developed as a park with recreation areas and ballfields available to the public and maintained by the Village. Plans include a direct connection to the Hudson River Valley Greenway trail west to Bowline Pond. Approximately \$300,000 in environmental remediation is required prior to redevelopment of this site.

### **4. Establish Special Anchorage designation**

An act of Congress provides for the designation of special anchorage areas wherein vessels not more than 65 feet in length, when at anchorage will not be required to carry or exhibit lights. Special anchorages are for recreational vessels and are under the jurisdiction of the Secretary of Transportation through the Commandant of the U.S. Coast Guard.

Haverstraw Bay is a desirable location for a special anchorage since it is at the widest point in the Hudson River and there is no special anchorage in the immediate vicinity (between

Nyack and West Point). Bowline Pond offers development potential for a special anchorage or marina. The advantage of a special anchorage is the creation of vessel mooring at low cost compared to the construction of a marina.

Although the special anchorage is accessible to the general public, a tender service or launch ramp for a dingy would limit use. In addition, the Village could establish its own regulations or guidelines and could establish fees.

**5. Redevelopment of the former Empire Chair Factory property**

The former site of the Empire Chair Factory is currently not in use. The company was closed for business in March 1995 and the site is currently for sale. The Village is promoting the private development of this property. The seven plus acre site on the waterfront contains an 80,000 square feet industrial building, which occupies much of the property. The site is ideal for an inn and restaurant and/or residential development, which would allow public access to the waterfront and enable the greenway path/or riverfront promenade to reconnect the Village of Haverstraw, particularly the downtown, with its waterfront.

**6. Redevelopment of the Damiani property**

This 1.5-acre site is currently vacant, although there are some old pier footings that extend about 250 feet into the Hudson River. The site is situated along the waterfront and at the foot of the downtown revitalization area. The development of permanent ferry service with associated parking is proposed from the site, providing an ideal opportunity to link the downtown area with the waterfront.

**7. Revitalization of Main Street, New Main Street and Broadway**

An improved streetscape will provide an attractive corridor to the river. Improvements will include a facade and signage program, sidewalk repairs, tree and flower planting.

Building rehabilitation along portions of Main Street will reclaim first floor residential units for commercial and retail redevelopment.

**8. Creating additional parking in the business district**

It is recommended that certain properties be acquired directly behind the central business district buildings to the north and south. In the future, parking lots or a parking garage may be considered in the downtown.

**9. Relocating the Hudson Valley Children's Museum (the status of the Children's Museum is uncertain and may be replaced with another cultural facility)**

The Hudson Valley Children's Museum, which until recently was located in Nanuet, will be relocating to secure adequate space for their expanding educational and agricultural programs. The Village will work with the Hudson Valley Children's Museum or another museum facility to relocate to an appropriate waterfront site in the Village and possibly

secure a site within Emeline Park. The waterfront location would help to draw downtown pedestrians to the waterfront.

**10. Maintain a viable home for the Haverstraw Brick Museum**

Historically, brickmaking was one of the earliest industries established in the lower Hudson Valley. The Bay Area of Rockland County, which includes the Village of Haverstraw, was the leading area of brickmaking in the early decades of the 19th century. By the beginning of the 20th century, Hudson Valley brickyards produced over one billion bricks annually which were shipped to New York City and New Jersey by barge on the Hudson River.

Until the 1930's when brick production throughout New York State plummeted with the increased use of structural concrete, the most important development in the Village's history was the establishment of the brickmaking industry. The Haverstraw Brick Museum plays a important part in preserving this significant piece of the Village's history. The Village should continue to support the Brick Museum to maintain a viable home in the Village in a downtown location which helps to draw waterborne visitors through the main corridor so they may frequent the local shops and eateries in the downtown business district.

**11. Scenic overlook**

A potential site for development of the scenic overlook is the roof of the Hudson Valley Children's Museum at Emeline Park. This location would draw Main Street pedestrians towards the river to overlook scenic Haverstraw Bay.

**12. Revitalization of Emeline Park**

The park needs to be updated overall with a tie-in to the recently Village acquired Civile's Restaurant site south of the park. The beach should be rehabilitated for sunbathing, swimming (as water quality permits) and other public recreational activities. The Village is completing the first phase of its projected improvements to the park including reconfiguring walkways and parking areas. The Village's capital improvements program and outside grants funding is to be utilized to fund park revitalization and expansion.

**13. Construction of a public recreation pier**

The public recreation pier will provide direct access to the River for fishing and sight seeing. It will provide an important access point for tour boats and transient boats to visit Haverstraw, especially downtown. Plans are currently being developed for construction of a recreation pier as part of the proposed ferry pier north of Emeline Park.

**14. Developing the site south of Emeline Park**

In 1997, the Village acquired this site in partnership with Scenic Hudson. A conservation easement is in place to limit potential development on the site. The Village will continue to coordinate with Scenic Hudson to develop this site for use as a riverfront public open space. The Village will continue to lease a portion of the site to Civile's Restaurant. Revenues generated from this lease are to be used for acquiring the site from Scenic Hudson and for

other costs associated with maintenance of the site. The existing parking lot on this site is currently being reconfigured to improve parking for restaurant and park patrons and will provide an opportunity for additional access to the park and the waterfront.

**15. Establishing a commuter ferry**

Metro-North, a division of the Metropolitan Transit Authority, currently maintains a lease agreement relative to the temporary use of the former Keahon property for a ferry terminal with associated parking. The Haverstraw Commuter Ferry provides passenger ferry service between the Village of Haverstraw and the Village of Ossining in Westchester County from where train service is available directly to Grand Central Station in New York City. Commuter access in Ossining has been determined in studies by NY Waterways. A pilot run began operation during the Summer of 2000.

The development of permanent ferry service is proposed from the property north of Emeline Park at the foot of Main Street.

**16. Redevelop the former Keahon parcels**

Until recently, the former Keahon property contained an old cement block building and a bulkhead. The 6.5-acre site, which was vacant and deteriorating, is located in the industrial area along West Street just north of the Rockland Fuel Company. A right-of-way runs through the center of the property out to the local marina. There were some paved areas on the site, as well as some large concrete blocks.

The site was recently redeveloped for temporary use as a ferry terminal with associated parking. The site is proposed for long-term redevelopment for residential uses that would allow public access to the waterfront and continuation of the riverfront promenade and greenway path.

**17. Relocate the Village DPW facility**

The Village is proposing the relocation of the Village Department of Public Works (DPW) facility to a non-waterfront location taking all appropriate measures to ensure proper relocation of salt and other materials. Future use of this site is proposed for residential development. A suitable site for relocation of the Village DPW facility has not been established.

**18. Redevelop the former Rockland Fuel site**

Redevelop the former Rockland Fuel site for residential uses, which would allow public access to the waterfront continuing the riverfront promenade and greenway path.

**19. Redevelopment of the former concrete pipe manufacturing site**

The currently vacant property was formerly used for the manufacture of concrete pipe. The site was approved for a townhouse development a few years ago, but the project was not constructed. The site should be used for the development of market rate rental housing. This

site provides an opportunity to draw new residents and visitors to the Village of Haverstraw and create a potential new customer base for Main Street. There is an opportunity to improve public access to the waterfront and create public amenities, which would benefit the entire village.

**20. Develop affordable housing**

Develop affordable housing throughout the Village through new housing construction and rehabilitation of existing buildings.

**21. Create a buffer area**

Create a buffer area between redeveloped waterfront uses and the existing Tilcon Mining operations to prevent the adjacent siting of incompatible land uses.

**22. Intermunicipal Harbor Management Plan**

The Village will pursue the creation of an intermunicipal Harbor Management Plan among the communities adjoining Haverstraw Bay.

**23. Personal Watercraft (PWC) Regulation**

The feasibility and desirability of adopting a local law to regulate PWC uses within the Village's jurisdiction will be studied.

**24. Design Guidelines**

Prepare design guidelines and criteria to protect and enhance the physical and visual environment of the waterfront area.

**25. Historic Preservation**

The Village will investigate the feasibility of enacting a local historic preservation law that establishes a procedure for preserving important local historic structures and sites. (See Section V-C-3)