

PRELIMINARY AND FINAL SITE PLAN SUBMISSION

LETCHWORTH ROAD RESIDENTIAL DEVELOPMENT

PROPOSED RESIDENTIAL DEVELOPMENT
TAX PARCEL 19.11-1-1
HAVERSTRAW, NEW YORK

PROJECT DATA

BLOCK / LOT:	TAX PARCEL 19.11-1-1
ZONING DISTRICT:	LA-17
LOT AREA:	+/- 22.67 ACRES
BUILDING HEIGHT:	4 STORIES
BUILDING TYPE A FOOTPRINT:	14,720 SF
BUILDING TYPE B FOOTPRINT:	11,995 SF
DWELLING UNITS:	300 DU
GARAGE PARKING:	182 SPACES

SHEET INDEX

C-01	COVER SHEET
A-01	BUILDING A PLANS
A-02	BUILDING A PLANS
A-03	BUILDING A ELEVATIONS
A-04	BUILDING B PLANS
A-05	BUILDING B PLANS
A-06	BUILDING B ELEVATIONS
A-07	TYPICAL UNIT PLANS & SECTION
A-08	CLUBHOUSE PLAN
A-09	CLUBHOUSE ELEVATIONS

PLANNING BD. APPROVAL

PRELIMINARY AND FINAL SITE PLAN APPROVAL IS
HEREBY GRANTED TO THIS SITE PLAN BY THE
PLANNING BOARD OF THE CITY OF HAVERSTRAW,
NEW YORK, THIS __ DAY OF _____ 2024.

Board Chairman

Board Secretary

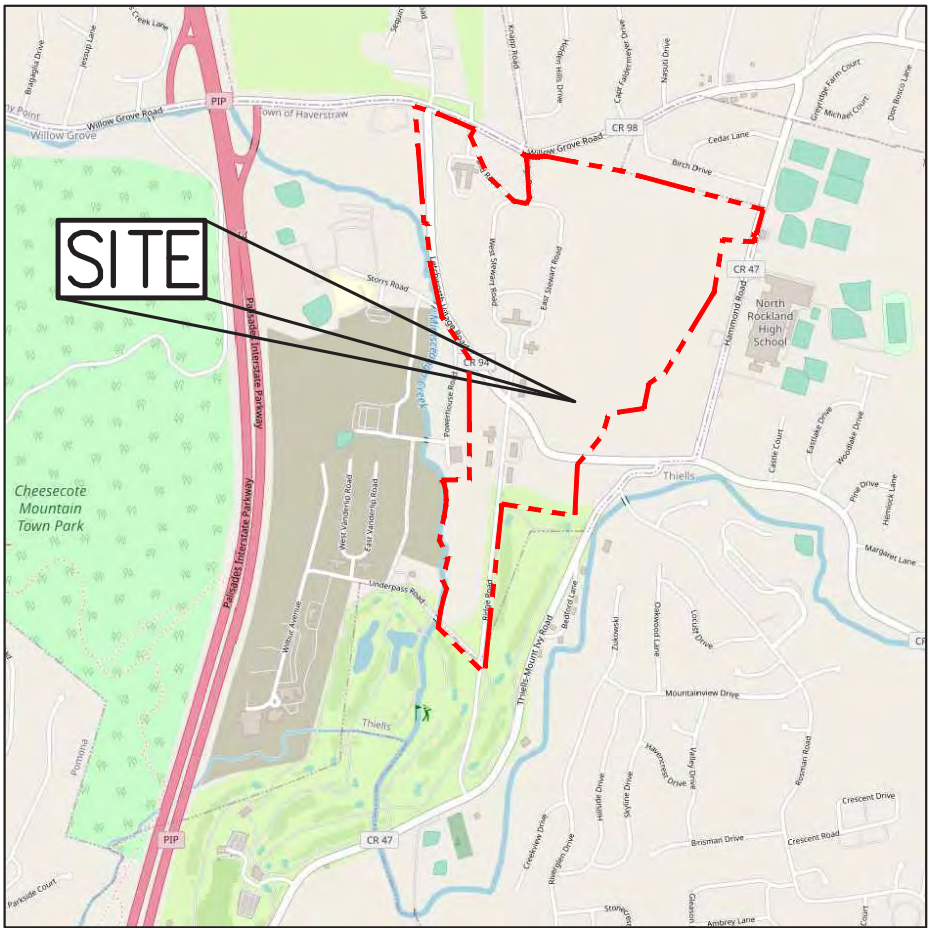
Board Engineer



BUILDING A - FRONT ELEVATION

PROJECT UNIT MIX:

TOTAL PROJECT			BUILDING TYPE A			BUILDING TYPE B		
1 BEDROOM:	52	17%	1 BEDROOM:	07	13%	1 BEDROOM:	12	27%
2 BEDROOM:	248	83%	2 BEDROOM:	46	87%	2 BEDROOM:	32	73%
TOTAL:	300 DU		TOTAL:	53 DU		TOTAL:	44 DU	
182 GARAGE SPACES			24 GARAGE SPACES			19 GARAGE SPACES		



LOCATION MAP
NTS

PREPARED BY:

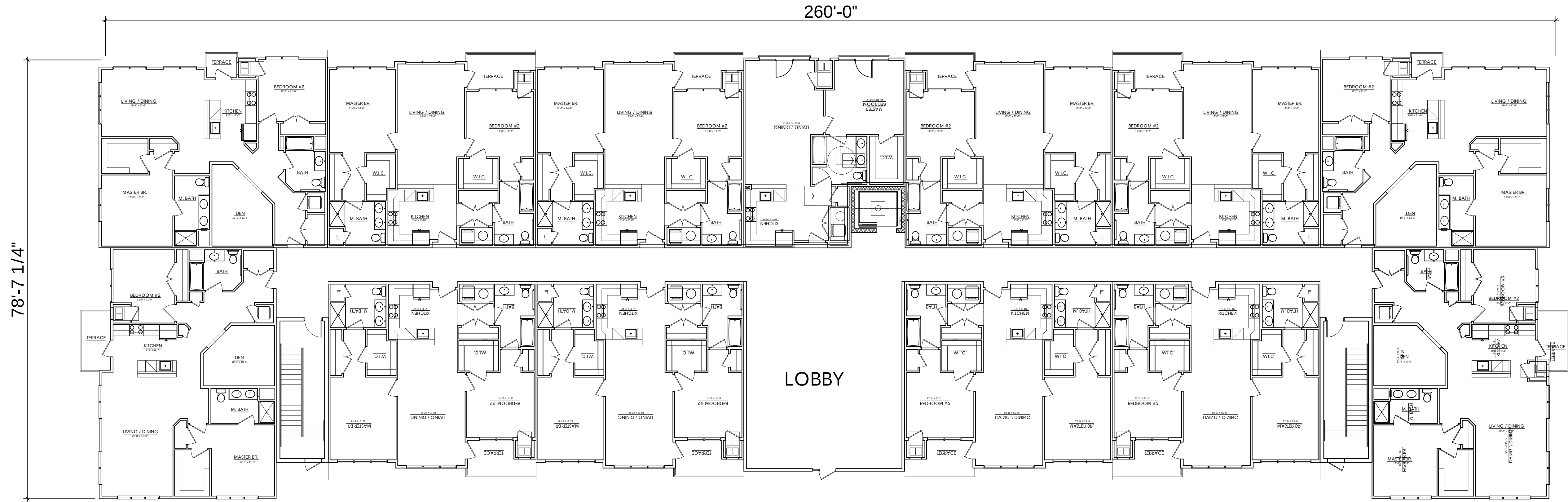
MINNO WASKO

ARCHITECTS AND PLANNERS

80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

LETCHWORTH ROAD
RESIDENTIAL DEVELOPMENT
HAVERSTRAW, NY
TAX PARCEL 19.11-1-1
PREPARED FOR:
BNE REAL ESTATE GROUP
HAVERSTRAW GROUP LLC

ISSUE: 03/14/2024	
DATE:	FOR:
01/10/2024	PRELIM & FINAL SITE PLAN
01/30/2024	PRELIM & FINAL SITE PLAN
03/14/2024	PRELIM & FINAL SITE PLAN



02 GROUND FLOOR
SCALE: 3/32" = 1'-0"



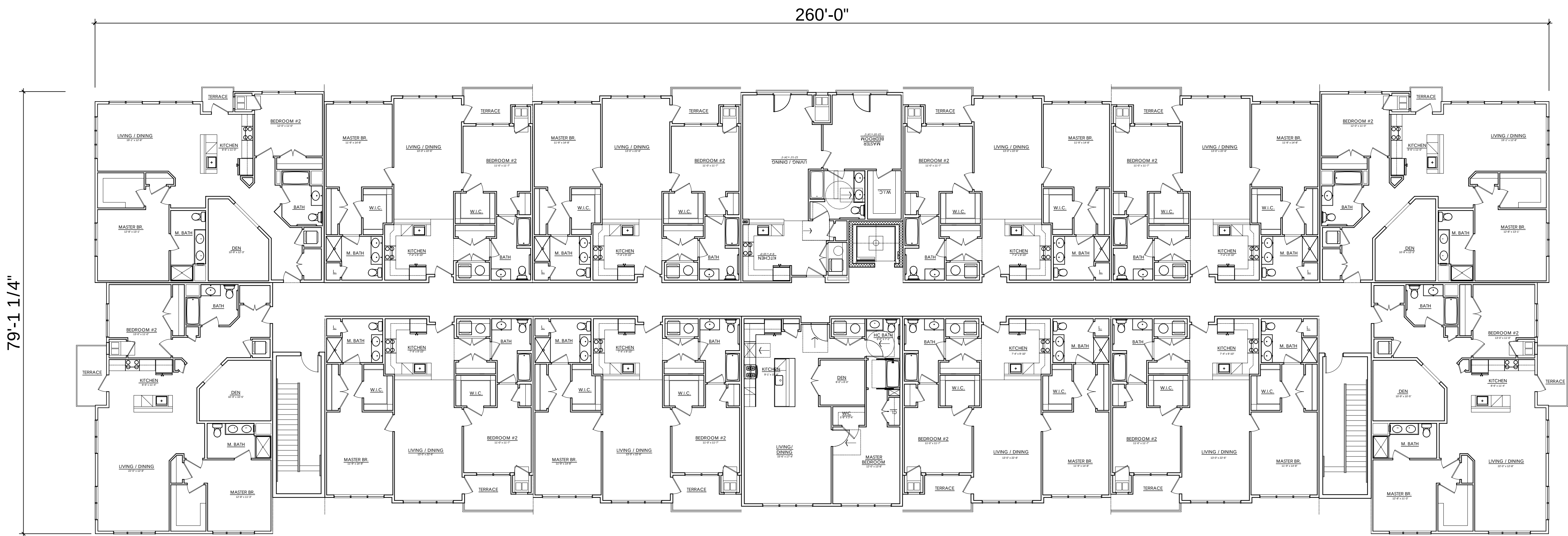
01 BASEMENT FLOOR
SCALE: 3/32" = 1'-0"

PREPARED BY:
MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
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RESIDENTIAL DEVELOPMENT
HAVERSTRAW, NY
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PREPARED FOR:
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A-2
BUILDING TYPE A
BUILDING PLAN



03 FLOORS 2 & 3
SCALE: 3/32" = 1'-0"

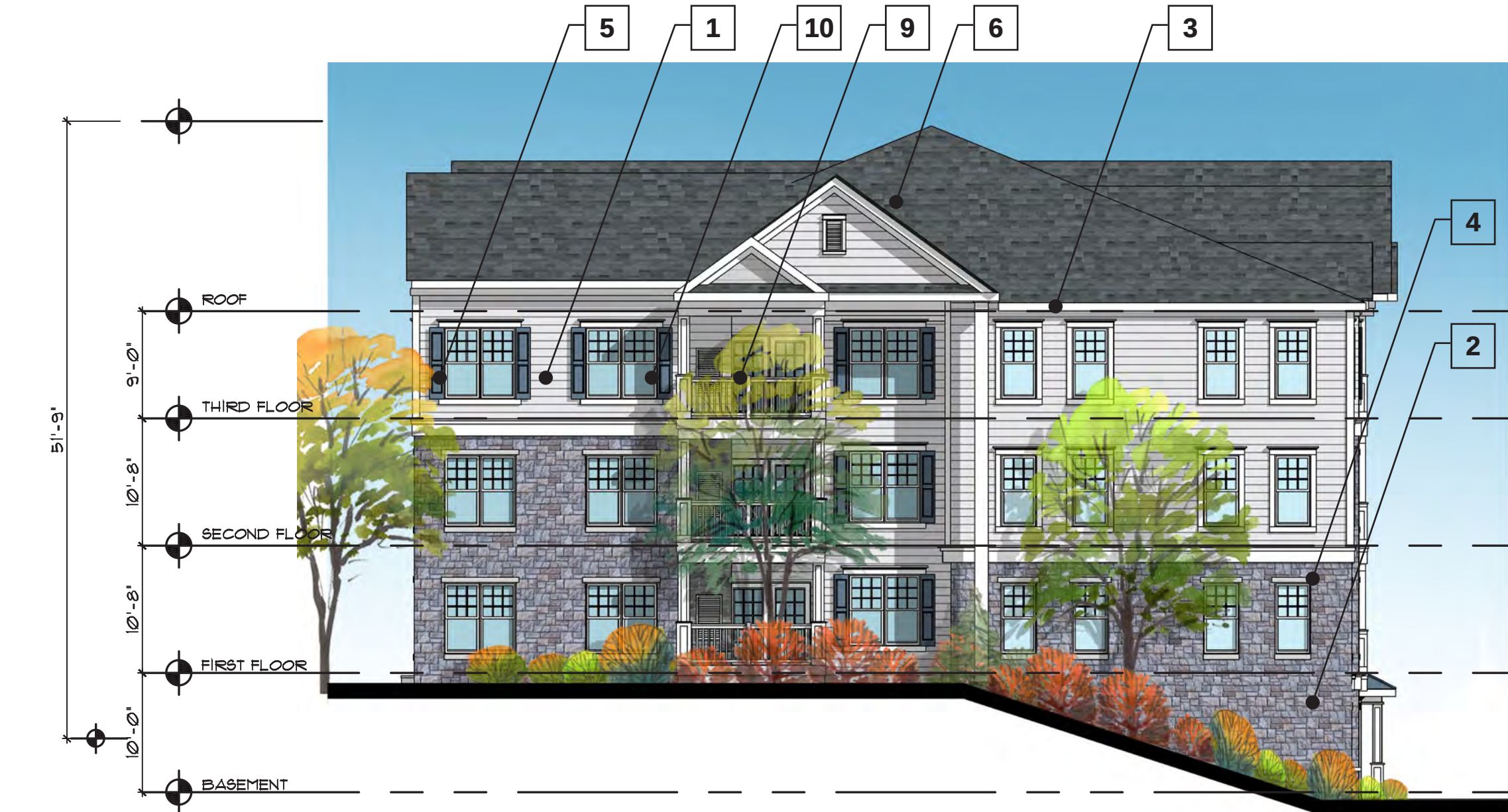
PREPARED BY:
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HAVERSTRAW, NY
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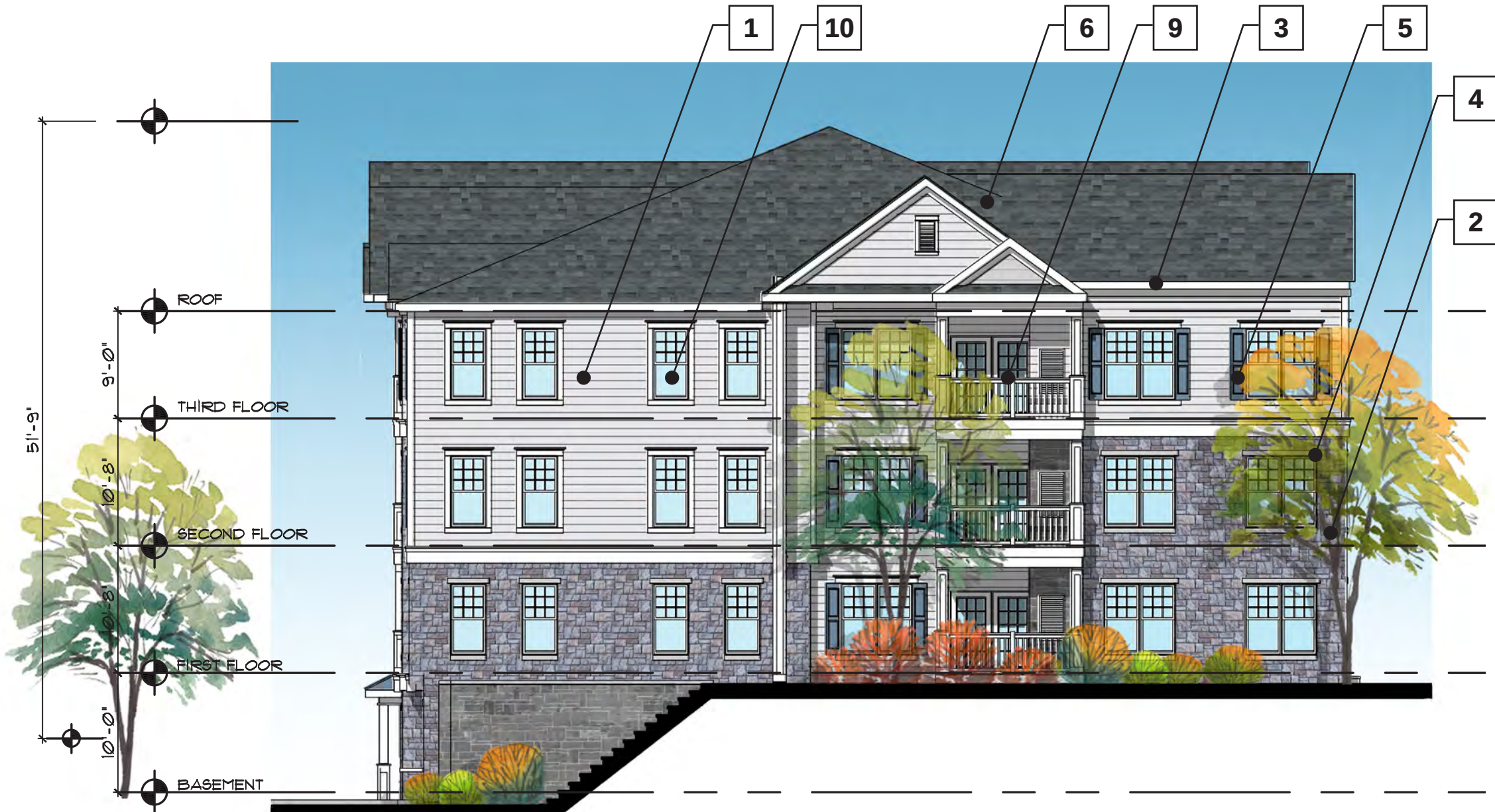
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03/14/2024	PRELIM & FINAL SITE PLAN



04 REAR ELEVATION
SCALE: 3/32" = 1'-0"



02 LEFT ELEVATION
SCALE: 3/32" = 1'-0"



03 RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



01 FRONT ELEVATION
SCALE: 3/32" = 1'-0"

KEY PLAN:

A-04 01
A-04 02
A-04 03
A-04 04

- MATERIALS KEY:**
- 01 HORIZONTAL LAP SIDING 01
 - 02 STONE VENEER
 - 03 FIBER CEMENT TRIM
 - 04 CAST STONE
 - 05 DECORATIVE SHUTTERS
 - 06 ASPHALT SHINGLES
 - 07 STANDING SEAM METAL ROOF
 - 08 ARCHITECTURAL GARAGE DOOR
 - 09 ARCHITECTURAL METAL RAILING
 - 10 VINYL WINDOW

NOTES:

PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.

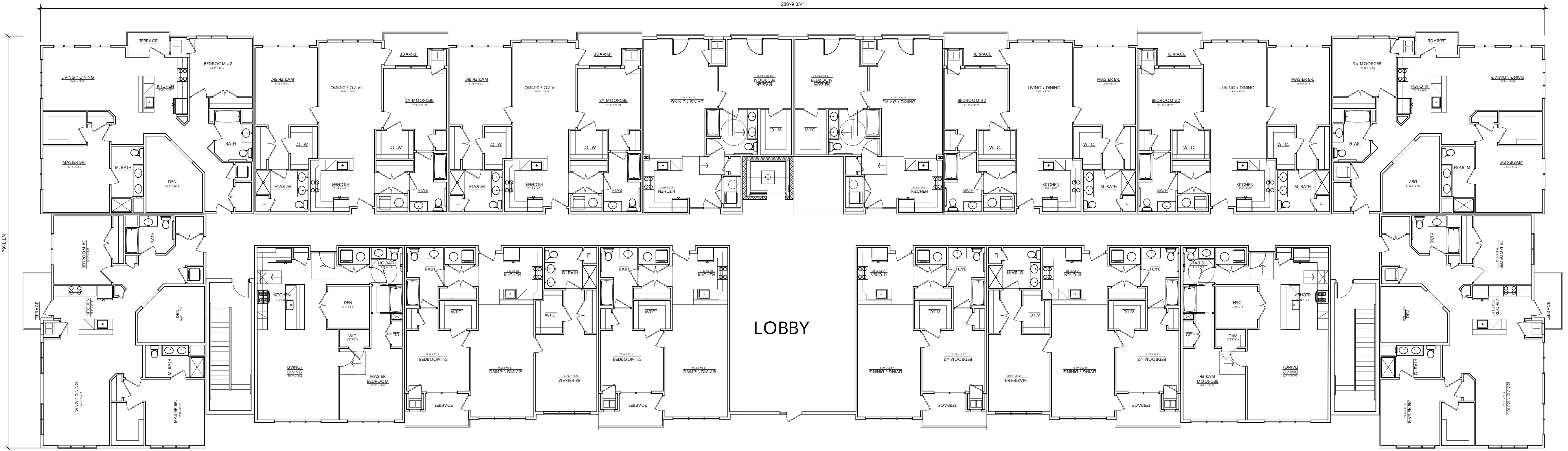
PREPARED BY:

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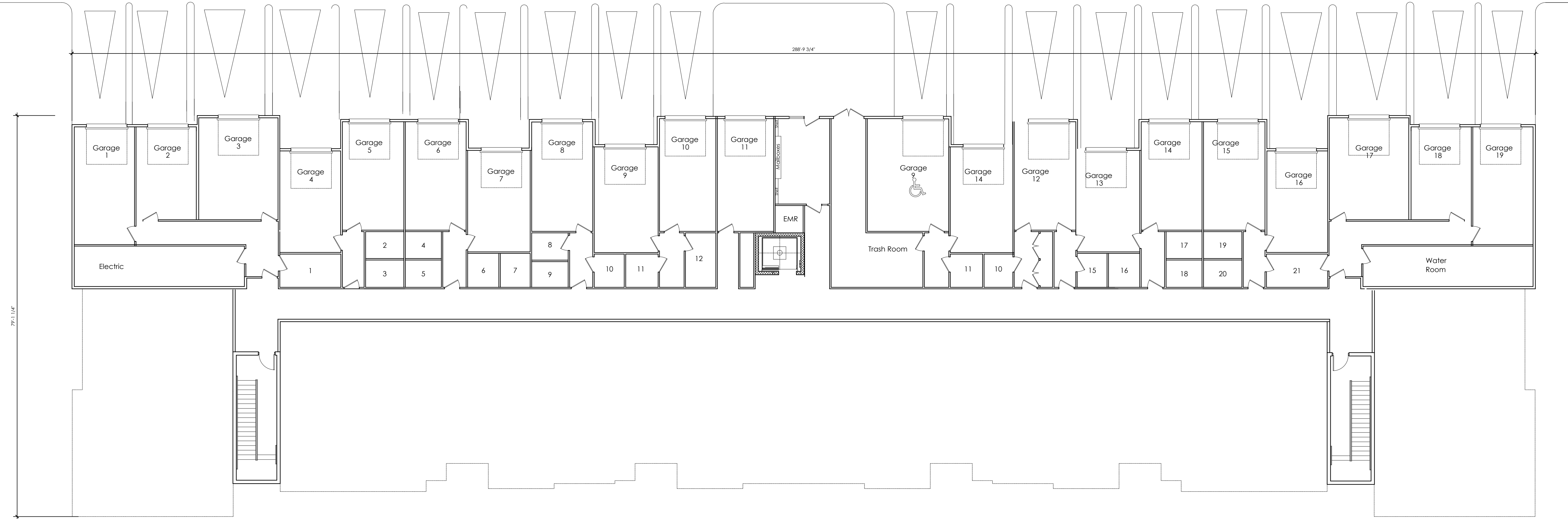
**LETCHWORTH ROAD
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TAX PARCEL 19.11-1-1
PREPARED FOR:
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A-04
BUILDING TYPE A
BUILDING ELEVATIONS



02 GROUND FLOOR
SCALE: 3/32" = 1'-0"

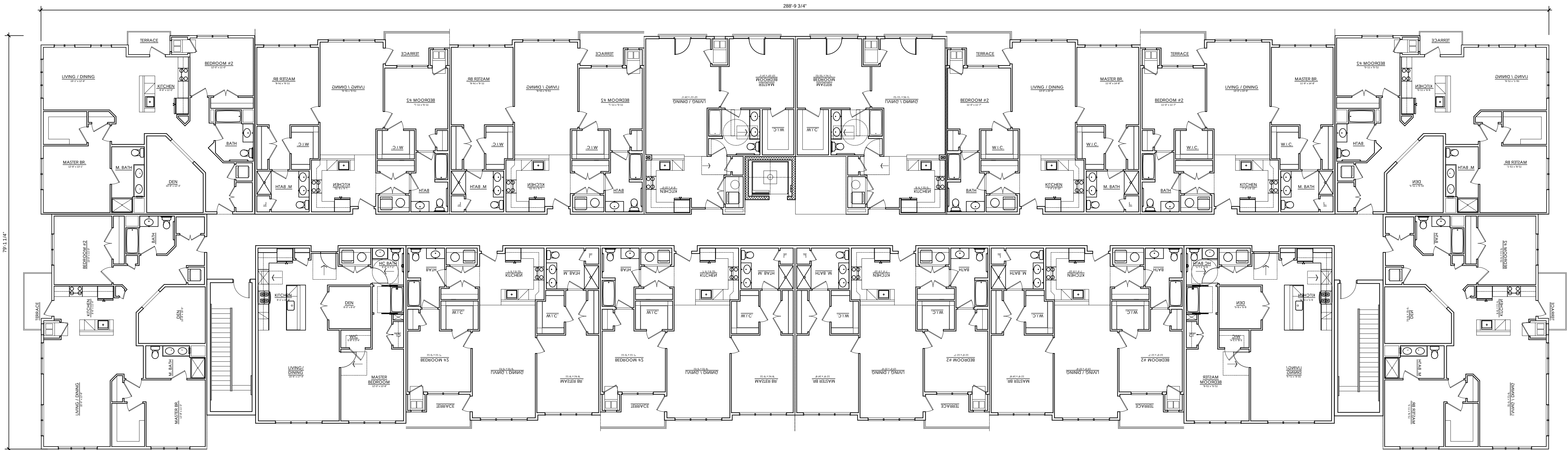


01 BASEMENT FLOOR
SCALE: 3/32" = 1'-0"

PREPARED BY:
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TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

LETCWORTH ROAD
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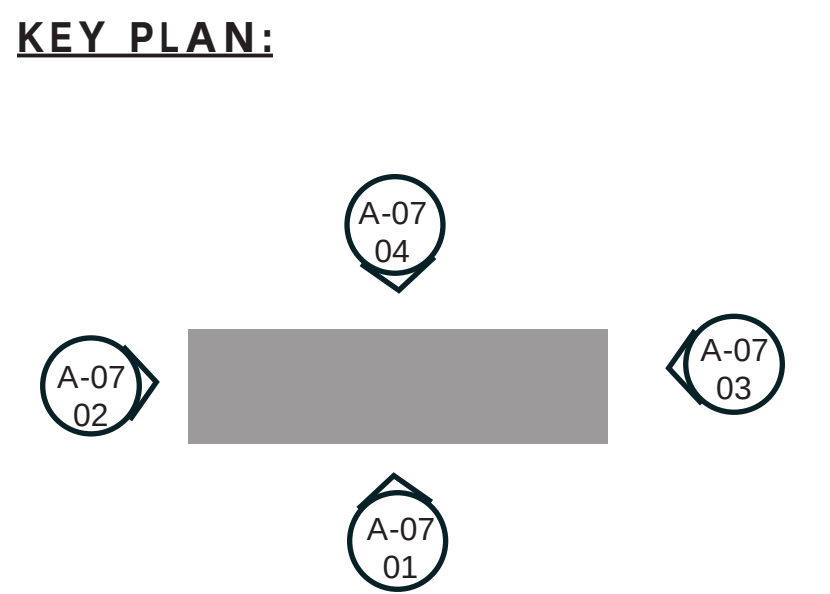
03 FLOORS 2 & 3
SCALE: 3/32" = 1'-0"

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A-06
BUILDING TYPE B
BUILDING PLAN



MATERIALS KEY:

- 01 HORIZONTAL LAP SIDING 01
- 02 STONE VENEER
- 03 FIBER CEMENT TRIM
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02 LEFT ELEVATION

SCALE: 3/32" = 1'-0"

03 RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



ISSUE: 03/14/2024

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01/10/2024 PRELIM & FINAL SITE PLAN

01/30/2024 PRELIM & FINAL SITE PLAN

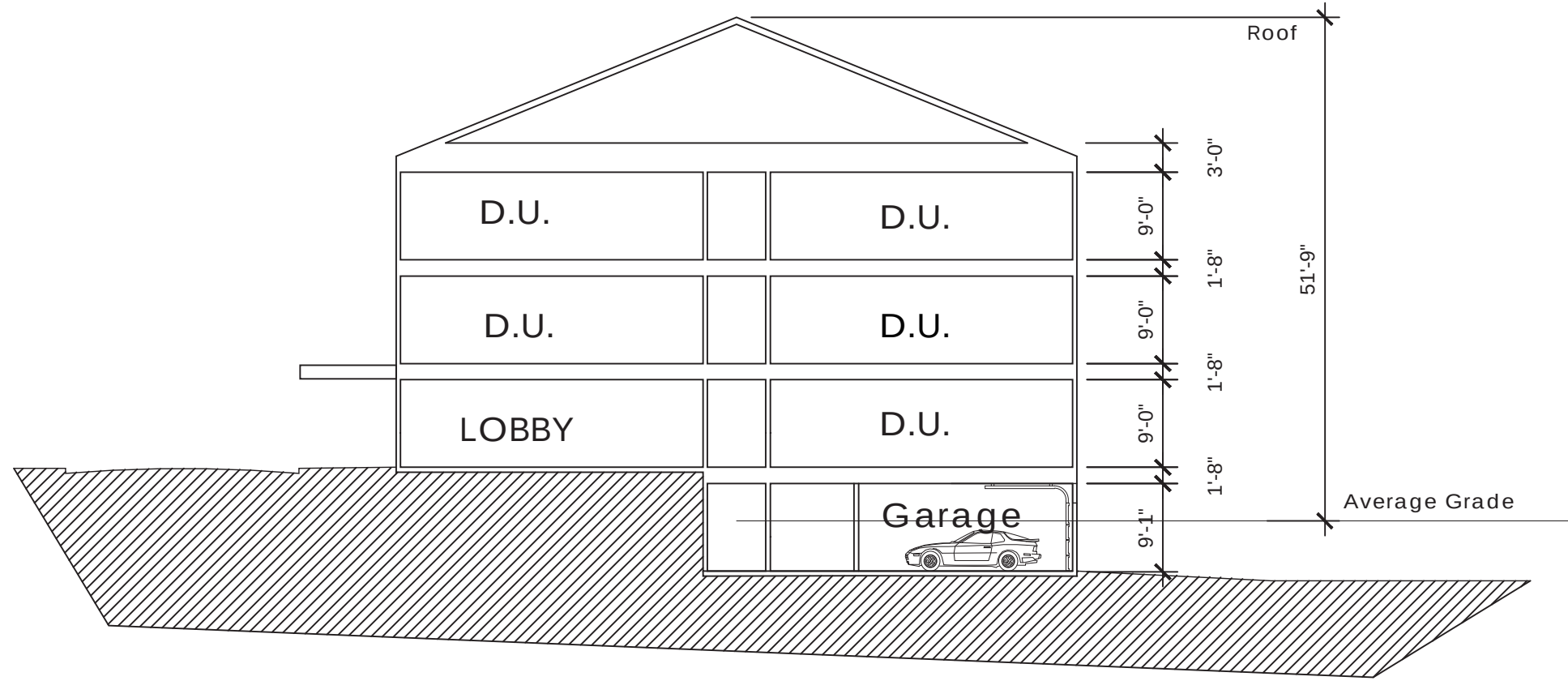
03/14/2024 PRELIM & FINAL SITE PLAN

01 FRONT ELEVATION

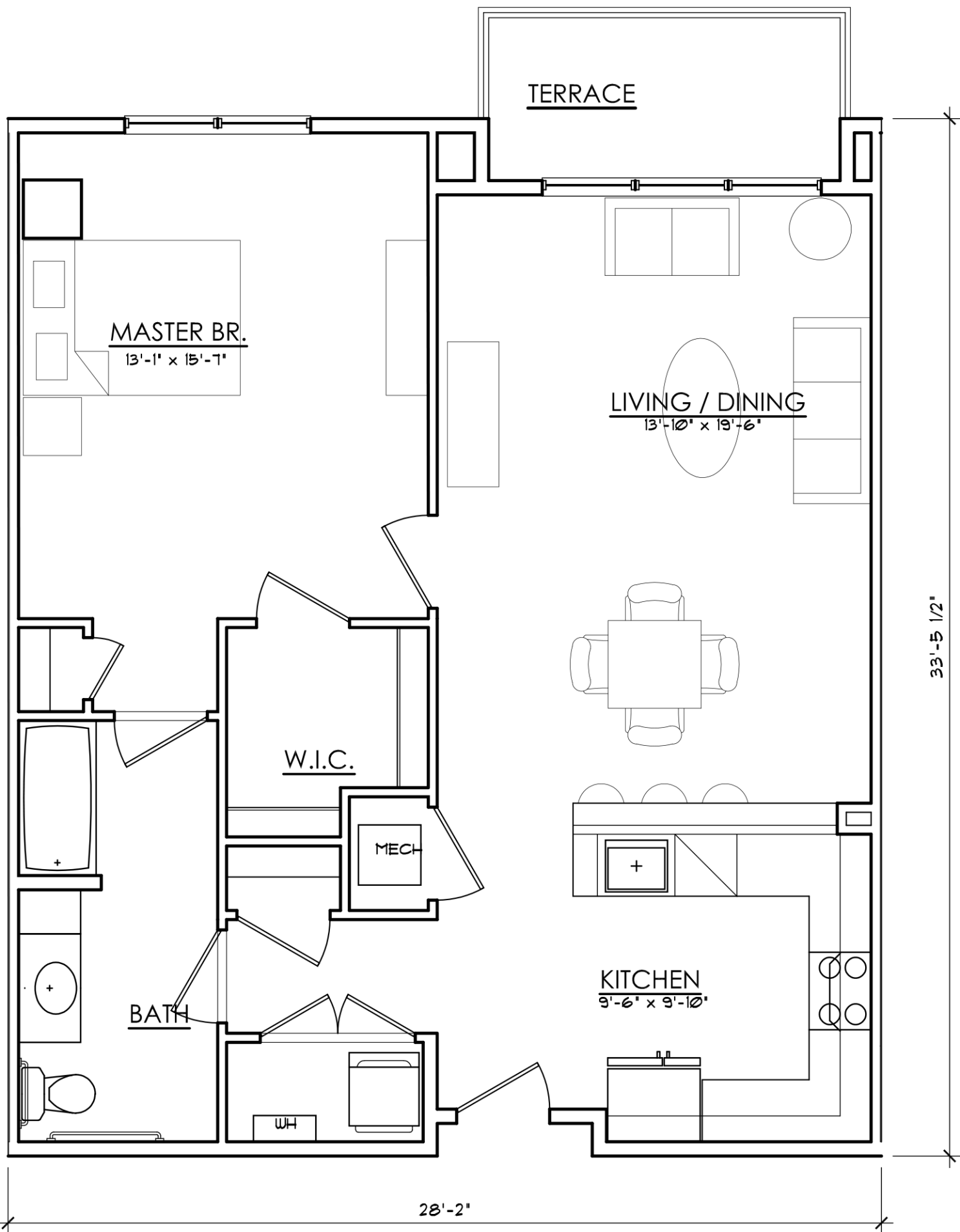
SCALE: 3/32" = 1'-0"

A-07

BUILDING TYPE B
BUILDING ELEVATIONS



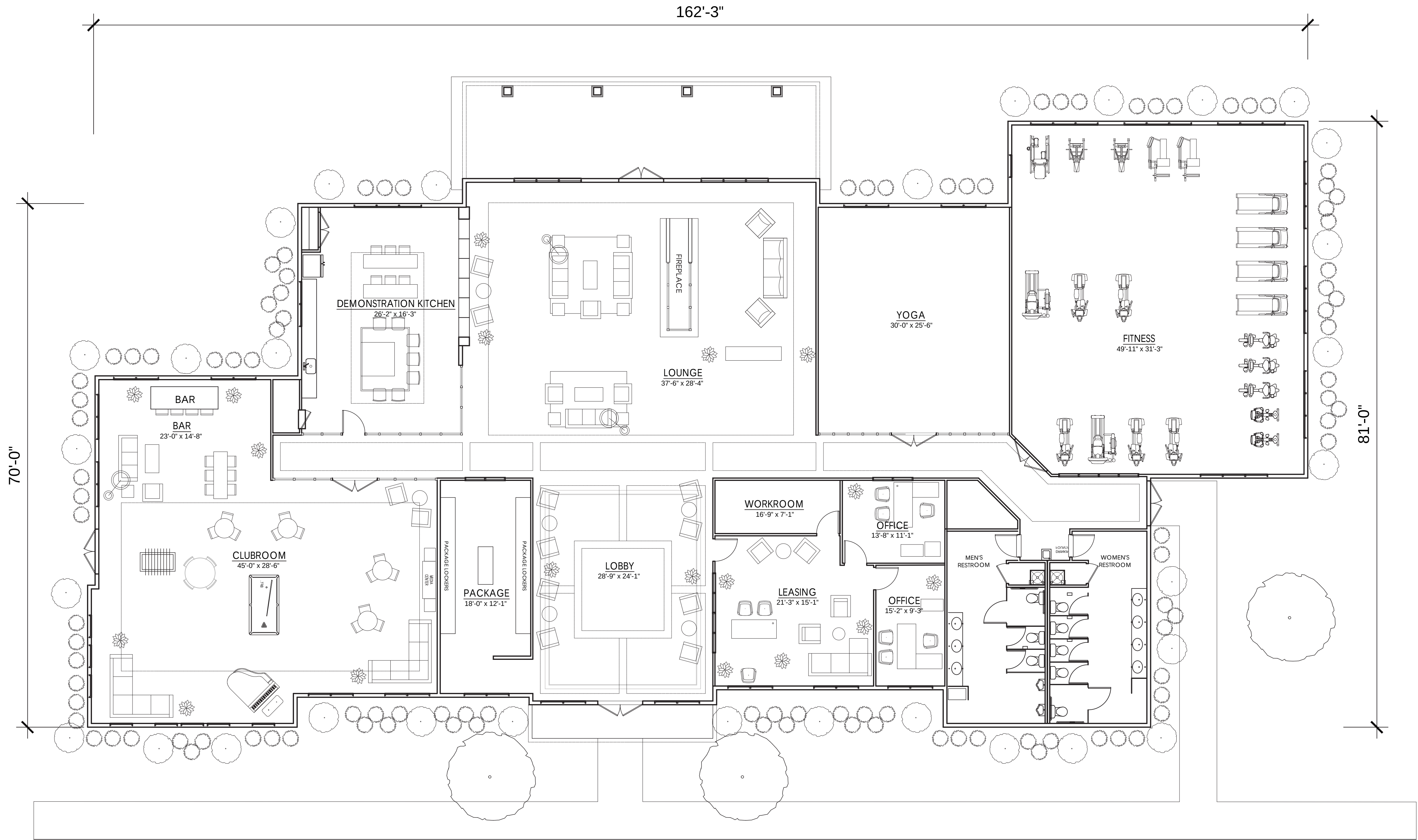
03 SECTION
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



01 ONE BEDROOM (SF)
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



02 TWO BEDROOM (SF)
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



CLUBHOUSE PLAN
SCALE: 1/8" = 1'-0"

PREPARED BY:
MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530
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MINNOWASKO.COM

LETCHWORTH ROAD
RESIDENTIAL DEVELOPMENT
HAVERSTRAW, NY
TAX PARCEL 19.11-1-1
PREPARED FOR:
BNE REAL ESTATE GROUP
HAVERSTRAW GROUP LLC

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A-09
CLUBHOUSE
BUILDING PLAN



01 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



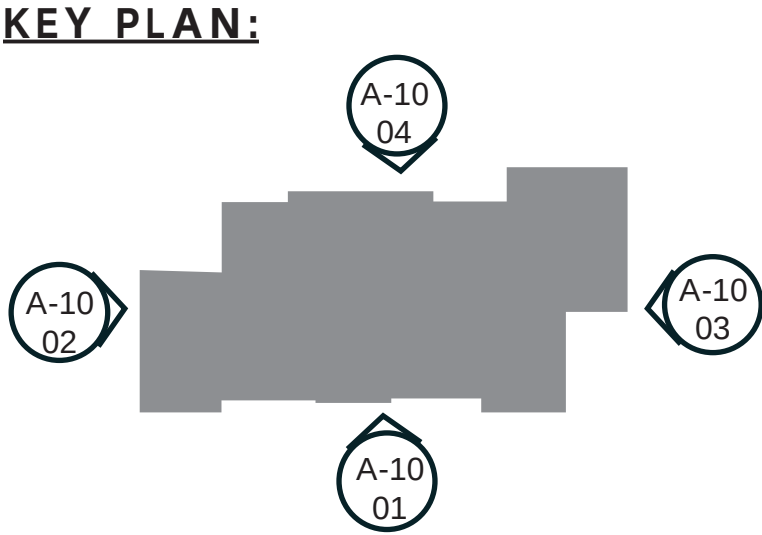
02 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



03 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



04 REAR ELEVATION
SCALE: 1/8" = 1'-0"



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HAVERSTRAW, NY
TAX PARCEL 19.11-1-1
PREPARED FOR:
BNE REAL ESTATE GROUP
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A-10
CLUBHOUSE
BUILDING ELEVATIONS

NOT FOR CONSTRUCTION

CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.



LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING GAS LINE
	EXISTING DRAIN INLET
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING SIGN

NOTES:
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY PREPARED FOR THE REAL ESTATE," PREPARED BY MARK CARPENTER ENGINEERS, INC. DATED 09/20/2023.

REVISION		DATE	BY
NO.	REVISION	DATE	BY

APPLICANT	HAVERSTRAW GROUP LLC 16 MICROLAB ROAD, SUITE A LIVINGSTON, NJ 07039
ARCHITECT	MINNO & WASKO ARCHITECTS AND PLANNERS 80 LAMBERT LANE, SUITE 105 LAMBERTVILLE, NJ

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
1420 BEYER ROAD • ARMONK, NY 10504
PHONE 914.333.3225 • FAX 914.233.2102
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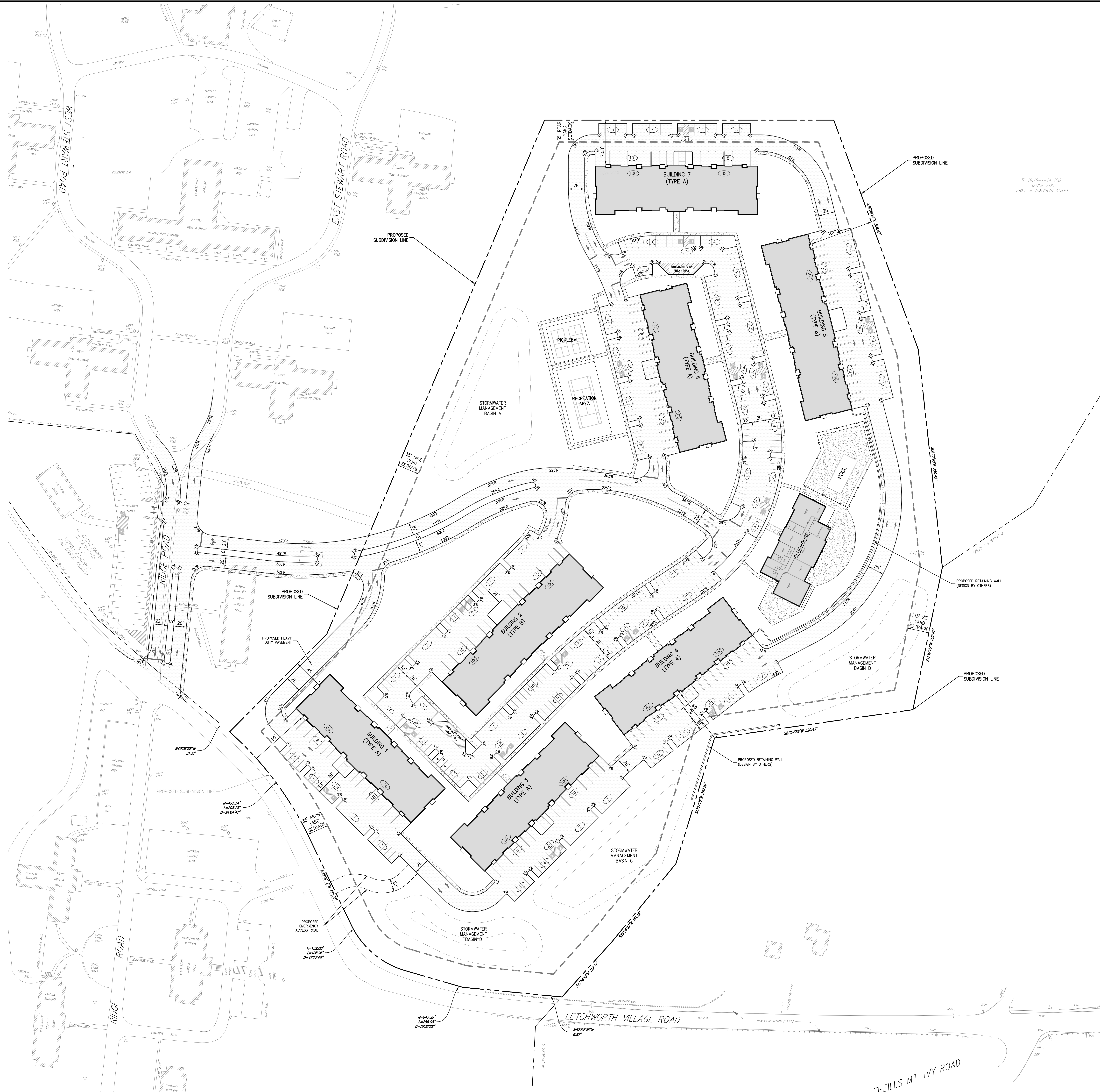
EXISTING CONDITIONS MAP
LETCWORTH ROAD RESIDENTIAL DEVELOPMENT
LETCWORTH VILLAGE ROAD
HAVERSTRAW, NY

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DRAWN	BMS	APPROVED	DV
SCALE:	1" = 50'		
DATE:	03/27/2024		
PROJECT NO:	201090		
2ND-DRAWING	EXIST	EXIST	EXIST
DRAWING NO.	C-010		

NOT FOR CONSTRUCTION

CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED DROP CURB & RAMP
	PROPOSED SAWCUT LINE
	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
	PROPOSED DROP CURB & RAMP
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED GUIDE RAIL
	PROPOSED FENCE
	PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	TRAFFIC SIGN LOCATION & DESIGNATION
	PEDESTRIAN CROSSING
	PROPOSED TREE LINE
	EXISTING FEATURE TO BE REMOVED

NOTES:
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY FILED, "SURVEY OF PROPERTY PREPARED FOR ONE REAL ESTATE," PREPARED BY WARD CARPENTER ENGINEERS, INC., DATED 09/20/2023.

HAVERSTRAW GROUP LLC
16 MICROLAB ROAD, SUITE A
LIVINGSTON, NJ 07039

APPLICANT

MINNO & WASKO ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105
LAMBERTVILLE, NJ

ARCHITECT

JMC Planning, Engineering, Landscape
Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.
1420 BEYER ROAD • AMONG, NY 10524
PHONE: 516.333.2222 • FAX: 516.333.2102
www.jmcp.com

JMC

PRELIMINARY
SITE LAYOUT PLAN
LEITCHWORTH ROAD RESIDENTIAL DEVELOPMENT
LEITCHWORTH ROAD
HAVERSTRAW, NY

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Drawn: BMS Approved: DV
Scale: 1" = 50'
Date: 03/27/2024
Project No: 21090
2000-L001 LAY LAY
Drawing No: C-100

TOWN BOARD and PLANNING BOARD
TOWN OF HAVERSTRAW

REVISED NARRATIVE SUMMARY

LETCHWORTH RESIDENTIAL DEVELOPMENT
REZONING TO LA-17, SUBDIVISION, and SITE PLAN
Tax Lot 19.16-1-14

The Town of Haverstraw owns that portion of the former Letchworth Village Developmental Center that is within its boundaries. Over the years, the Town has pursued various development plans for all or part of the facility.

The facility was the subject of a Blight Determination Study conducted in May 2001 and amended in October 2001 and October 2004. As a result of that Study, the Town adopted an Urban Redevelopment Plan for the facility in July 2005. Pursuant to that Plan, the Town designated the Letchworth Village Property as the “Letchworth Village Urban Renewal Area”. The Plan was further amended thereafter.

The Town agreed to sell a portion of the Letchworth Village Property to BNE Acquisitions, LLC by Purchase and Sale Agreement dated August 25, 2023. The Agreement specifically noted that the Purchaser intended to develop the Property “with multi-family residence housing comprising approximately 300 units, but not less than 250 units, under the Town’s LA-17 zone (or such other zoning existing or to be created which would allow for development of approximately 300 units) * * *.” The proposed development would be subject to environmental reviews under SEQRA and all required governmental or “quasi-governmental” approvals and permits.

Pursuant to the Purchase and Sale Agreement, BNE Acquisitions LLC, as Purchaser, has assigned its interest in the Agreement to Haverstraw Group, LLC, a “Related Entity” to BNE. Haverstraw Group now applies to the Town Board for a change in zone from R-120 to LA-17 and to the Planning Board for subdivision and site plan approvals.

The Property

The subject property is a portion of the Letchworth Village Property. Tax Lot 19.16-1-14 is a large tract (154.6 acres) generally bordered by Willow Grove Road and a residential development on the North, Letchworth Village Road on the West and South, and lands of the State of New York on the East. This Tax Lot includes many of the surviving

buildings of the former Letchworth Village Development Center, including those along East Stewart Circle and West Stewart Circle.

The property to be developed (the “Parcel”) consists of 22.93 acres of vacant land on the east side of the tax lot. It includes wooded areas and an open field. It does not include any existing buildings other than a small frame garage and a frame shed. The topography rises gently from West to East, reaching a peak in the approximate center of the Parcel, and then descends a little more steeply to the East. There are no wetlands, watercourses, or water bodies affecting the Parcel.

Letchworth Village Road is a Rockland County road (Route 94) and will provide access to the Parcel at approximately the same place as the existing driveway entrance. Transport of Rockland (TOR) bus service is available at the intersection of Thiells-Mt. Ivy Road and Letchworth Village Road, approximately 1200 feet (1/4 mile) from the existing driveway into the Parcel; however, there are no sidewalks on Letchworth Village Road. Utility services are available to the Parcel.

The Parcel is currently zoned R-120, a residential zone generally allowing single-family dwellings on lots of at least 120,000sf. However, this zoning was essentially a place holder. Prior development proposals that were seriously entertained by the Town, including those by WCI Communities and Merlin Entertainments (Legoland), would have required zone changes.

The Proposal

The applicant proposes to develop the Parcel with approximately 300 units of housing spread over six buildings, each with underground garages. Taking advantage of the existing topography, each building is three stories high on the entrance side and four stories high on the garage side. The current proposal includes a community room, swimming pool and other outdoor recreation. The recreation amenities may change as the project progresses. 648 parking spaces are currently proposed, of which 136 would be within the garages. At two spaces per unit, this allows 48 visitor parking spaces. On-site traffic will circulate in a loop through and around the site. The main entry road will be a boulevard with a raised median. The entry road has been relocated to connect to the existing Ridge Road, which will be widened to meet the needs of the project and to allow access to any future development of Letchworth Village. An emergency access road to Letchworth Village Road has been added between proposed Buildings 1 and 3. Parking will be divided among multiple areas proximate to each building. Originally, the applicant proposed six multi-story buildings containing apartment units. After meeting with the Town Board in workshop meetings, the plan has been redesigned to make some of the buildings shorter in length. As a result, there are now seven proposed buildings. A centrally-located clubhouse, patio and swimming pool will provide one recreation area. Tennis and pickleball courts will be located in the western portion of the site. The parcel area has been slightly increased to accommodate the additional residential building and the relocated entry drive.

The units will be available at market rates and are not age-restricted.

Four stormwater management basins will be located around the site's perimeter, taking advantage of topography that rises to the center of the site. The stormwater management system will be designed to meet the zero net incremental rate of discharge standard for the post-construction condition.

The project will be screened from nearby residences and other uses by distance and existing vegetation. The nearest residences are to the north, along Birch Drive, and to the south and southeast, along Hammond Road and Langshur Court. All such residences are more than 500 feet from the site. North Rockland Senior High School is more than 500 feet to the east, on Hammond Road.

The plans fit the Town's existing LA-17 zoning. That zoning district allows multi-family dwellings at a density not to exceed 17 units per acre. While the Parcel contains 22.93 acres, required deductions for slopes reduce the lot size for zoning calculations (or net acreage) to 22.41 acres.¹ The proposal calls for approximately 300 units, which yields 13.39 units per acre. It is therefore well below the maximum allowable density. The plans have been laid out to comply with Use Group "U", which provides the bulk requirements for the LA-17 zone. No variances are anticipated.

Approvals Required

The proposal requires the following approvals from the Town and its land use boards:

- Zone change from R-120 to LA-17 (Town Board)
- Subdivision approval to create the Parcel (Planning Board)
- Site plan approval for the development (Planning Board)

SEQRA and GML Status

The proposed action is a Type I action, as it proposes, in a community with a population of less than 150,000, more than 200 units of housing to be connected to existing public water and sewerage systems.² A Full EAF is submitted herewith. Because this is a Type I action, coordinated review is required.

The Parcel is part of a larger tax lot. Since the Parcel is to be subdivided from the larger tax lot, it is the larger lot that controls whether referral is required under the General Municipal Law. The larger lot is adjacent to two Rockland County roads: Letchworth Village Road (Route 94) and Willow Grove Road (Route 98). The larger lot is also within 500 feet of Hammond Road (Rockland County Route 47). It is also adjacent to the border of the Town of Stony Point. It is within 500 feet of the Minisceongo Creek, a Rockland County stream, although all proposed development is more than 100 feet from the banks of the Creek, as defined in the Rockland County

¹ See Zoning Code § 167-62.

² 6 N.Y.C.R.R. § 617.4(b)(5)(iii).

Stream Control Law. The larger lot is adjacent to remaining State-owned lands of the Letchworth Village Developmental Center.

The smaller lot to be developed is adjacent to Letchworth Village Road (County Route 94) and within 500 feet of Hammond Road (County Route 47), south of Letchworth Village Road. It is adjacent to a portion of remaining State-owned lands of the Letchworth Village Developmental Center. The smaller development lot is beyond the 500 foot threshold for Willow Grove Road, the Minisceongo Creek, and the Town of Stony Point.

Referral to the Rockland County Planning Department is therefore required, as is notice to the Town of Stony Point.

Dated: March 27, 2024
New City, New York

EMANUEL LAW P.C.

By: 
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