

Amendment to Urban Renewal Plan for Letchworth Village

Introduction

In June of 2006, the Town Board of the Town of Haverstraw adopted the Letchworth Village Urban Renewal Plan for a 163-acre parcel of land located within the incorporated area of the Town of Haverstraw. The area was the former Letchworth Village Developmental Center and a former power plant, which currently has several vacant structures and based upon three Blight Determination Studies from 2001 and 2004 it was determined a majority of the structures exhibit some degree of blighting influence in the area. The plan contained use and area regulations for a newly created zoning district which was identified as the PDD – Planned Development District. The property was originally intended to be developed by one developer but because of economic conditions, the developer was not able to proceed with the development of the site. The property has sat vacant since 2005 and although the Town has solicited proposals from other developers, they have been unable to find a developer willing to develop the site in accordance with the adopted regulations. Conditions have only further deteriorated since the parcel was determined to be blighted nearly 20 years ago.

Amendment to Urban Renewal Plan

To provide for a greater flexibility in the use of land in the Letchworth Village Redevelopment Area, the Town Board hereby amends the Letchworth Urban Renewal Plan dated July 2005 to authorize an additional land use in the form of non-age-restricted housing units. It is anticipated that allowing this additional form of housing will help to facilitate the redevelopment of the property as the property has sat vacant and unproductive for several years. Additionally, the Town Board has provided the opportunity for the construction of senior housing in other parts of the Town, including a zoning amendment that allows additional types of senior housing along the Route 202 corridor. In addition, due to large-scale changes since the Urban Renewal Plan was adopted, including but not limited to the COVID-19 pandemic, there is a greater demand for housing for all age groups in suburban areas, like the Town of Haverstraw.

The Town intends to apply the regulations found in the currently existing LA-17 Luxury Apartment District to the site. Prior to the Town Board adopting the LA-17 zoning district on or about March 8, 2021, the Planning Board engaged in a lengthy and detailed SEQRA and land use review process and submitted a detailed memorandum to the Town Board, which noted the LA-17 district “will provide smaller units consisting of studios, one bedrooms and two bedrooms [only] where such units accommodate populations such as millennials and empty-nesters who are seeking affordable housing in smaller spaces, which the Town has found to be in short supply. This multi-family zone is also consistent with other recent zoning amendments/developments along the Route 202 corridor” Zoning that restricts units to studios, one-bedrooms and two-bedrooms will also have lesser impacts than zoning that allows the same density but with larger three and four bedroom units, such as less building coverage, space for more on-site amenities,

open space and recreation areas to ease the burden on Town facilities from the development, lower energy costs, lower water consumption and sewage contributions, less parking demand, lower traffic generation, and lower impacts on schools and public services.

A developer would now have the option to develop the site in accordance with the underlying PDD zone or the LA-17 District. Another key component of the amendment is that the entire property could be subdivided and developed in smaller sections. It is the Town's hope that by doing so it will facilitate the development of this site and it will again become a productive use of land in the Town.

LA-17 Luxury Apartment Multifamily Residential District

Uses Permitted by Right

1. Multifamily dwellings at a density not to exceed 17 units per acre.

Permitted Accessory Uses

1. Club houses; pools; walking trails; playground; dog parks; gyms; tennis courts; recreational facilities; business lounges; bike rooms.
2. Accessory parking.

Permitted Accessory Signs

1. As approved by the Planning Board.

Off-Street Parking

1. 2 spaces per dwelling unit.

Additional Use Regulations

1. The units shall be limited to studio, one-bedroom and two-bedroom units.
2. Permitted accessory uses are for use only by residents and their invited guests.
3. Each development shall provide on-site recreation facilities through the incorporation of one or more of the permitted accessory uses set forth in subsection 1 as determined by the Planning Board as part of the site plan review.

Bulk Requirements

1. Minimum Lot Area – 10 acres.
2. Minimum Lot Width – 150 feet.
3. Minimum Lot Frontage – 130 feet.
4. Required Front Yard Depth – 35 feet.
5. Required Side Yard Width – 35 feet.
6. Required Total Side Yard Width – 70 feet.

7. Required Rear Yard Depth – 35 feet.
8. Maximum Building Height – 40 feet.
9. Maximum Density – 17 units per acre.
10. Maximum Floor Area Ratio – 0.60.
11. Maximum Total Lot Coverage – 50%.

Effect on Urban Renewal Plan

This Amendment is intended to supplement the June 2006 Urban Renewal Plan as provided herein in a manner that is consistent with the Urban Renewal Plan that already contemplated redevelopment through multi-family residential housing. To the extent not expressly superseded by this Amendment, the Urban Renewal Plan and its terms shall remain in full force and effect and controlling over the Letchworth Property.

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A. Description of Urban Renewal Area

Boundary Description

The boundaries of the Urban Renewal Area are shown on Map 1, "Town of Haverstraw Letchworth Village Urban Renewal Area Boundary Map", in Exhibit A and are described in the attached "Boundary Description," Exhibit B.

General Description

The subject Urban Renewal Area includes two major areas: (1) the land south of Willow Grove Road and Birch Drive, east of Letchworth Village Road and north of Hammond Road, which is the former Letchworth Village Developmental Disabilities Center; (2) the land west of the former Letchworth Village Developmental Disabilities Center, south of Letchworth Village Road and east of Minisceongo Creek in the Town of Haverstraw. Area 1 was a mental health facility formerly owned and managed by New York State and currently owned by the Town of Haverstraw, while area 2 is a former power plant currently owned by a private entity. There are 18 vacant structures in Area 1 and 8 vacant structures in Area 2, most of which are in poor condition. See Map 2 Existing Building Conditions in Exhibit C.

In order to declare the subject areas an Urban Renewal Area, three Blight Determination Studies were completed in May 2001, October 2001, and October 2004. These studies determined that of the 26 buildings in the proposed area (Areas 1 and 2), 19 or 73 percent were found to exhibit some degree of blighting influence on the area.

In addition to the structures that have a blighting influence on the area, the former power plant in Area 2 disrupts the existing land use pattern and detracts from the overall character of the surrounding area. Abandoned buildings such as these may result in dumping or storage of vehicles, material and equipment, which could negatively impact nearby areas.

B. Plan Objectives

This Letchworth Village Urban Renewal Plan is designed to provide guidance for comprehensive open space, new construction and redevelopment planning and to achieve the purposes outlined in the Town's Zoning Ordinance and previous studies prepared for the Town.

These purposes include:

- 1) The elimination of unsightly, unsafe and substandard vacated and boarded-up buildings as well as substandard occupied buildings within the subject property.
- 2) The development of a community that incorporates traditional neighborhood design principles with diversified, but compatible land uses and the creation of a positive growth climate, which can help constitute a viable community for a long period of time.
- 3) The preservation and re-use of architecturally and historically significant structures to the extent practicable.
- 4) The preservation and enhancement of property values within and in the vicinity of the Urban Renewal District and provisions for the protection of surrounding neighborhoods from any adverse impacts of redevelopment within such district.
- 5) The preservation of open space, including buffering from surrounding uses.
- 6) The development of new community and recreational facilities to serve Town residents.
- 7) The provision of new owner-occupied single-family housing, affordable and market rate condominiums, and town homes with associated community recreational amenities, which are all age-restricted and required to have one owner-occupant per household who is age 55 or older.
- 8) The provision of a limited number of live/work condominium units that are not age-restricted to provide for community diversity and alternative economic and residential opportunities.
- 9) The provision of limited retail, office and medical service offices designed to service local area residents.
- 10) The development of lodging and/or leisure facilities as part of a mixed use development.

C. Consistency with Local Objectives

The development of a planned age-restricted mixed-use development in the proposed area, which is described within this Urban Renewal Plan, is consistent with the local objectives of the Zoning Ordinance adopted in August 1990 and amended in June 2006 by the Planned Development District (PDD) and made part of the Zoning Ordinance reflecting the purposes outlined above.

D. Proposed Land Uses and Development Controls

Proposed Land Uses

The Urban Renewal Plan consists of a plan for development of Area 1 for housing primarily for individuals, families and persons of age 55 or above. This urban renewal project is designed not only to provide a variety of housing opportunities, but also to revitalize this blighted area.

In addition to the housing component, commercial retail/office, inn, spa, restaurant, community services (such as houses of worship), as well as private and public recreational uses are permitted. In particular, community space, including outdoor and indoor, is permitted to service site occupants within the housing component, as well as, under certain conditions, the public at large.

Area 2 shall retain its current zoning at this time.

Development Controls

The development controls contained in this Urban Renewal Plan are incorporated into the Zoning Ordinance, as part of the Planned Development District (PDD) regulations.

These controls include requirements for building height, density, setbacks, parking, etc. within a planned development concept that allows for flexibility of design, layout and uses.

E. Proposed Land Acquisition, Demolition and Removal of Structures

Land Acquisition

Unless otherwise noted, all properties within the Urban Renewal District, as shown on Map 1, Exhibit A "Boundary Map", will be acquired or have been acquired for clearance, redevelopment, and/or re-use. These properties include all of the lots shown on Map 3 "Land Acquisition Map" in Exhibit D.

With the exception of Stewart Hall and Cottages D and E, all improvements on properties to be acquired will be demolished and removed to permit proper redevelopment unless further investigation indicates that they are needed to achieve specific project objectives.

Based on field surveys conducted by Ferrandino & Associates Inc. in April 2001, September 2001 and October 2004, no household and/or business located within the proposed project area will need to be relocated.

F. Proposed Methods or Techniques of Urban Renewal

Redevelopment

The clearance, redevelopment and reuse of buildings within this Urban Renewal District will be undertaken to eliminate blighting conditions that affect the site. The blighting conditions and vacant buildings should be positively affected by the new construction of ownership housing. The construction of age-restricted market rate ownership units and non-age restricted loft units, as well as supportive retail and office uses, will benefit the surrounding neighborhood and should encourage reinvestment.

The redevelopment of this area is in accordance with Section B. Plan Objectives previously outlined.

G. Buildings to be Rehabilitated and Re-used

The Letchworth Village Urban Renewal District contains 26 vacant structures, a majority of which were determined to have some degree of blighting influence on the area. However, the historic character, condition and location of three buildings, namely Stewart Hall, Cottages D and E, as shown on Map 4 "Preservation/Re-Use Map" in Exhibit E, will be preserved,

rehabilitated and re-used as the primary gathering space for the future residents' commercial, recreation and social activities.

H. Proposed Air Rights and Concomitant Easements, etc.

Taking of air rights or easements is not contemplated at this time except that should any title search reveal easements on land scheduled for acquisition, these would be either acquired or retained depending upon their impact on the development of acquired land.

I. Standards and Controls for Redevelopment

Building Controls

Building controls are based upon those set forth in the proposed amendments to the Zoning Ordinance. In order for any proposed project to be developed, certain amendments/ additions were made to the current Zoning Ordinance.

Site Planning and Architectural Expression

Site plans shall reflect the goals listed in Section B. Plan Objectives. The designated developer will be given freedom of concept, design and layout within the standards specified in this Plan. All structures, facilities and public areas will reflect distinguished architectural expression and techniques (including landscaping) in order to signify attractiveness, quality and performance.

Site Plan and Design Review

The designated developer shall submit plans for review by the Town of Haverstraw's Town and Planning Boards. Site plans shall include specific documentation outlining:

- Grading
- Drainage
- Circulation
- Parking areas
- Recreation and open space areas
- Street tree planting along street frontages, fences and walls, if any
- Landscaping and public areas
- Exterior design of building, structures and signs

Site plans may be amended from time to time through the same process as the original review.

Developer's Obligations

To prevent speculation in land holding in the project area, all developers will be required to begin and complete the building of all proposed improvements within a reasonable time following their acquisition of the land.

To prevent discrimination by developers in the use of the project's property, each conveyance or lease will contain a covenant binding the purchasers (or lessees), and their successors in interest not to restrict the sale, lease or occupancy of any real estate in the project on the basis of race, color, religion, national origin or sex.

The land acquired by the Town of Haverstraw will be disposed of subject to this Urban Renewal Plan, as shown on Map 5 "Land Disposition Map" in Exhibit F. The developer will be required to observe the Urban Renewal Plan controls and development objectives as contained in this Urban Renewal Plan, the *Concept Development Plan* and the Zoning Ordinance amendments. The agreement with the developer will include requirements for adherence to all applicable, local, County, State and Federal laws. In addition, in accordance with this Plan, the following provision or provisions of similar intent will be included in the land disposition agreement:

- The purchase of the land by the developer is for the purpose of redevelopment in accordance with the Urban Renewal Plan and not for speculation.
- The building of improvements will begin and be completed within a reasonable time.

J. Proposed Public, Semi-public or Community Facilities

The developer will provide public improvements to the extent necessary to carry out the Plan. This will include the realignment of Letchworth Village Road to create an improved intersection with Ridge Road, south of its current location, along with other appropriate improvements.

K. Proposed Amendments to Existing Codes and Ordinances

In order to effectuate this Urban Renewal Plan, a new zoning district, the Planned Development District (PDD), has been created to allow for mixed use development. Specific standards have been developed in conjunction with the Town to determine the applicability of existing standards and formulation of proposed standards.

Letchworth Village Urban Renewal Area

Purpose

In recognition that the Town has a high proportion of senior citizens and, given the present economic conditions, limited or fixed incomes, physical restrictions, and the rapidly accelerating costs of maintaining a single-family residence, and the need for age-restricted market rate, affordable housing and non-age restricted live/work units, as well as supportive retail and services facilities for same, the Town Board deems it necessary to provide for planned mixed use developments within the Town.

The Letchworth Village Urban Renewal Plan is hereby established for the subject site in which the planned facilities shall be a mixed use development with a mix of age-restricted housing, limited non-age restricted live/work units, public and private recreational components, open space, limited use retail, medical and professional office use, inn, spa and restaurant.

The boundaries of said Urban Renewal Area shall be fixed by amendment to the official Zoning Map of the Town as a "Planned Development District". A metes and bounds description of the district shall be kept on file in the Office of the Town Clerk.

Letchworth Village Urban Renewal Area Use and Bulk Standards

Permitted Principal Uses

- One family dwelling units
- Multi-family condominium dwelling units
- Multi-family town home dwelling units
- Live/work condominium units
- Commercial including office, retail, inn, spa and restaurant
- Recreational including private and public
- Community uses including house of worship

Permitted Accessory Uses

- Uses and structures which are clearly incidental and customarily accessory to the permitted principal use on the lot on which it is located.
- Outdoor recreational facilities
- Indoor recreational facilities

Maximum Height Requirements

- Single-family detached dwellings: maximum height of 34 feet (to midpoint of roof).
- Multi-family condominium dwellings: maximum height of 52 feet.
- Affordable condominium dwellings: maximum height of 52 feet.
- Town home dwellings: maximum height of 34 feet.
- Live/work condominium units: maximum height of 52 feet.
- Inn: maximum height of 52 feet.
- Spa: maximum height of 34 feet.
- Restaurant building: maximum height of 34 feet.
- Commercial/retail buildings: maximum height of 52 feet.
- Meeting House/clubhouse: maximum height of 42 feet.

Minimum Yard Setback

Minimum front, rear and side yards for all uses shall be as defined below (porches can encroach into front and side yards).

a) Single-family detached dwellings

Front: 4 feet

Rear: 4 feet

Side: 5 feet

- b) Multi-family condominium dwellings; and multi-family affordable condominium dwellings
 - Front: 4 feet
 - Rear: 0 feet
 - Side: 0 feet
- c) Town home dwellings
 - Front: 4 feet
 - Rear: 4 feet
 - Side: 5 feet
- d) Live/ work units; inn; spa; restaurant; commercial/retail buildings; and professional/ medical office building
 - Front: 4 feet
 - Rear: 0 feet
 - Side: 0 feet
- e) Recreational uses.
 - Pool and athletic fields - In accordance with Article V. Section 167-17. A. and B. respectively, of the Town of Haverstraw Zoning Code.

Maximum Length of Building

- a) Town Home Dwellings: Maximum building length - 140 feet
- b) Multi-family Condominium Dwellings: Maximum building length – 185 feet.
- c) Meeting House/ clubhouse: 300 feet.

Density

The maximum density of any proposed development in the Letchworth Village Urban Renewal Area shall be four (4) dwelling units per acre, allowing for parking, buffering, recreation and open space on site.

Mix of affordable housing and live/work condominium units

- The minimum development of affordable housing shall be ten (10) percent of total dwelling units.
- The maximum development of live/work condominium units shall be three (3) percent of total dwelling units.

Off-street Parking

a) Off-street parking for the following:

- i. Single-family dwelling units: two (2) spaces per dwelling unit
- ii. Town home dwelling units: two (2) spaces per dwelling unit
- iii. Condominium dwelling units: two (2) spaces per each unit.
- iv. Live/work units: two (2) spaces per dwelling unit.

b) On-Street and Off-Street Parking for Commercial Office Uses:

On-street parking adjacent to commercial uses can be used to meet the commercial/retail/office parking requirement of such uses. Commercial/retail/office parking requirements of a single "Main Street" use can be met wholly or in part through provision of on- and/or off-street parking in front of or on the site of any other "Main Street" commercial use, provided that the overall commercial/retail/parking requirement is met. The "Main Street" area shall be designated upon site plan and/or subdivision review by the Planning Board.

- i. Commercial / retail - 4.0 spaces per 1,000 s.f. of gross floor area (GFA)
- ii. Professional office – 3.0 spaces per 1,000 s.f. of GFA
- iii. Medical office - 4.0 spaces per 1,000 s.f. of GFA
- iv. Inn - 1.5 spaces per room
- v. Spa – 4 spaces per 1,000 s.f. of GFA
- vi. Restaurant - 1 space per 3 seats

Sale and Occupancy Restrictions

The Letchworth Village Urban Renewal Plan requires development with a mix of owner occupied age-restricted market-rate and affordable housing, as well as limited non-age restricted market-rate live/work units. Affordable housing shall be limited to income eligible persons or families according to Federal income guidelines set forth by the U.S. Department of Housing and Urban Development (HUD) or any other requirements under the financing for the project (when the project is financed using government funding), as well as any additional requirements set forth in a Land Disposition Agreement (LDA) or contract of sale. Affordable housing is defined as housing available at a price that does not exceed 30 percent of gross income of income eligible households. Income eligible households include those households with a gross income not to exceed 110 percent of the Rockland County median income, as amended by HUD from time to time. These units will be deed restricted to require that future sales be governed by the same conditions.

Review Process

Application for development approval within the Letchworth Village Urban Renewal Area shall follow the review process of application for site plan and subdivision approval by the Planning Board. The site plan and subdivision approval process and requirements shall conform with existing Town of Haverstraw site plan and subdivision approval processes and requirements except where specified in this Section.

1) Site Plan and Subdivision Approval.

Before a building permit may be issued for any use in the Urban Renewal Area, a site plan shall be approved therefore in accordance with the provisions of Section 15 of this Zoning Ordinance, as modified by the provisions of this subsection. All lots, parcels or development sites within the Urban Renewal Area shall be developed and used only in accordance with an approved *Concept Development Plan* and with an approved site plan(s). A subdivision plat shall be approved in accordance with the provisions of this subsection. Notwithstanding anything to the contrary in the Zoning Ordinance, authority to approve site plans for uses and subdivisions of land in the Letchworth Village Urban Renewal Area is vested in the Planning Board of the Town of Haverstraw.

2) Applications for Site Plan and Subdivision Approval

- a) Site Plan Approval may be granted for properties in the Letchworth Village Urban Renewal Area for which the applicant is the owner, contract vendee or the duly designated and qualified and eligible sponsor under General Municipal Law Article 15-A. Any applicant for site plan approval shall submit a site plan (s), which materially conforms with the approved *Concept Development Plan*. Site plans shall comply, as to content and completeness, with the specifications of Section 15 of this Zoning Ordinance.
- b) An applicant for subdivision approval shall submit a subdivision plat that complies, as to content and completeness, with the Subdivision Regulations of the Town of Haverstraw, provided, however, that a preliminary plan shall not be required to be submitted or approved.

Supplemental Development Standards

- 1) Landscaping or natural buffers of 20 feet minimum shall be required along all external property lines not coterminous with public or private streets right-of-ways except where adjacent to public recreation areas.
- 2) Permitted accessory signs for commercial land uses (inn, spa, restaurant, retail, professional/medical office); public and quasi-public recreation; and private recreation shall be consistent with design guidelines set forth in the *Concept Development Plan*.
- 3) Lighting for recreational facilities, if required, shall be implemented in accordance with Article V Section 167-16c of the Town of Haverstraw Zoning Code or may be modified by the Planning Board.
- 4) The Town Board shall have the right to require that the applicant or owner execute such agreements and covenants as it may deem to be required. Said agreements or covenants shall be recorded in the County Clerk's Office and constitute a covenant running with the land. Such covenant or agreement may be modified or released only as set forth in said covenant or agreement or by the Town Board. At a minimum, a declaration of restrictive covenants for affordable housing shall be recorded against the property.

L. Proposed Program of Code Enforcement

The Program of code enforcement should follow that established by the Town of Haverstraw.

M. Proposed Timetable for the Effectuation of the Urban Renewal Plan

Effectuation of this plan will start immediately upon adoption of this Plan by the Town Board of the Town of Haverstraw and will be implemented in an expeditious manner. A phasing plan approved by the Town shall be required for any proposed development.

N. Other Provisions Necessary to Meet Requirements of Applicable State and Local Laws

Duration of Controls

The land restrictions and controls of this Urban Renewal Plan and any modification thereof shall run with the land and shall be binding on all parties and all persons claiming under them.

Procedure for Changes in the Urban Renewal Plan as Approved

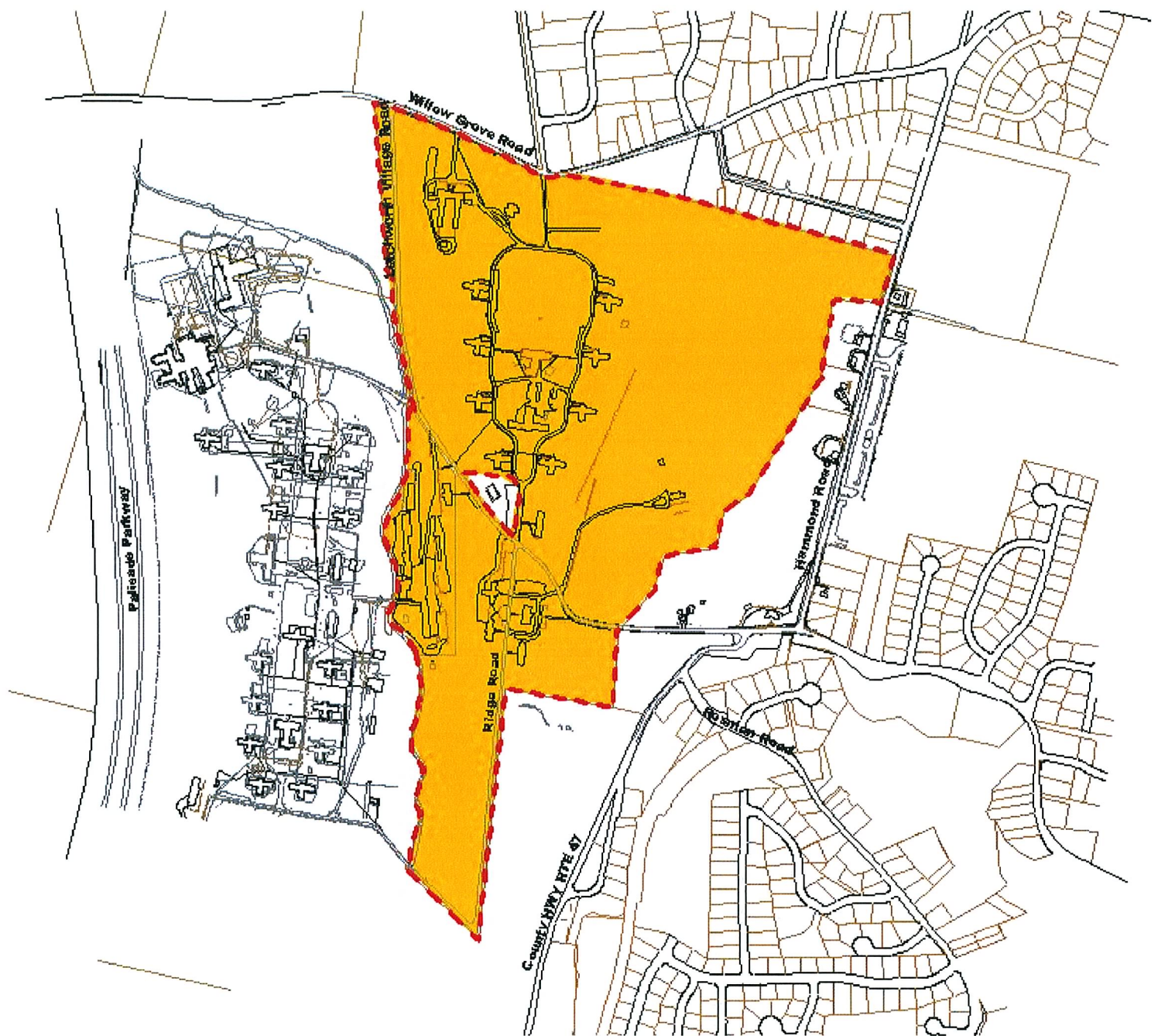
The provisions of this Urban Renewal Plan may be modified or amended or additions made thereto at any time by the Town Board of the Town of Haverstraw, in accordance with applicable law.

Provisions to Preserve the Integrity of the Plan

In order to preserve the integrity of this Urban Renewal Plan, the Building Inspector of the Town of Haverstraw shall notify the Town Board upon receipt of any applications for a permit for building construction or alteration or for a Certificate of Occupancy for a structure or use within the Urban Renewal Area. The Building Inspector shall not issue a building construction or alteration permit or a Certificate of Occupancy for a structure or use within this Urban Renewal Area that is inconsistent with the Urban Renewal Plan, without having first obtained consent of the Town Board, unless such construction, alteration or use is necessary for the immediate protection of the public health and safety.

Map 1 - Exhibit A

Letchworth Village Urban Renewal Area Boundary Map



Urban Renewal Area Boundary



Church - Not to be Acquired (NTBA)

February 2005

Base Map: Fox & Fowle Architects

Town of Haverstraw

Letchworth Village Urban Renewal Plan



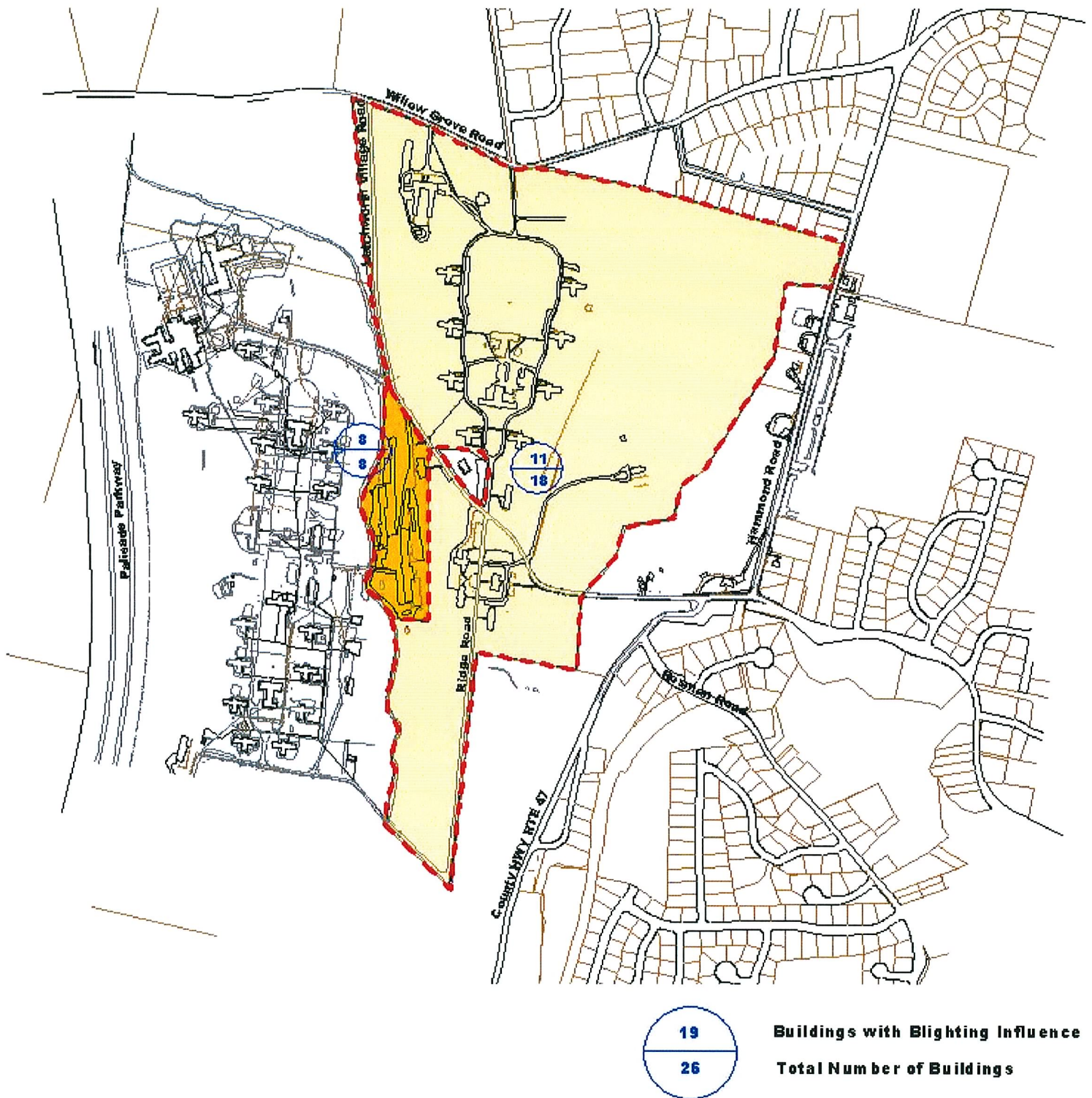
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Map 2 - Exhibit C

Existing Building Conditions



February 2005
Base Map: Fox & Fowle Architects

Town of Haverstraw
Letchworth Village Urban Renewal Plan






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Map 3 - Exhibit D Land Acquisition Map



-  Parcel 1 - Already Acquired
-  Parcel 2 - To Be Acquired
-  Church - Not to be Acquired (NTBA)

February 2005
Base Map: Fox & Fowle Architects

Town of Haverstraw
Letchworth Village Urban Renewal Plan

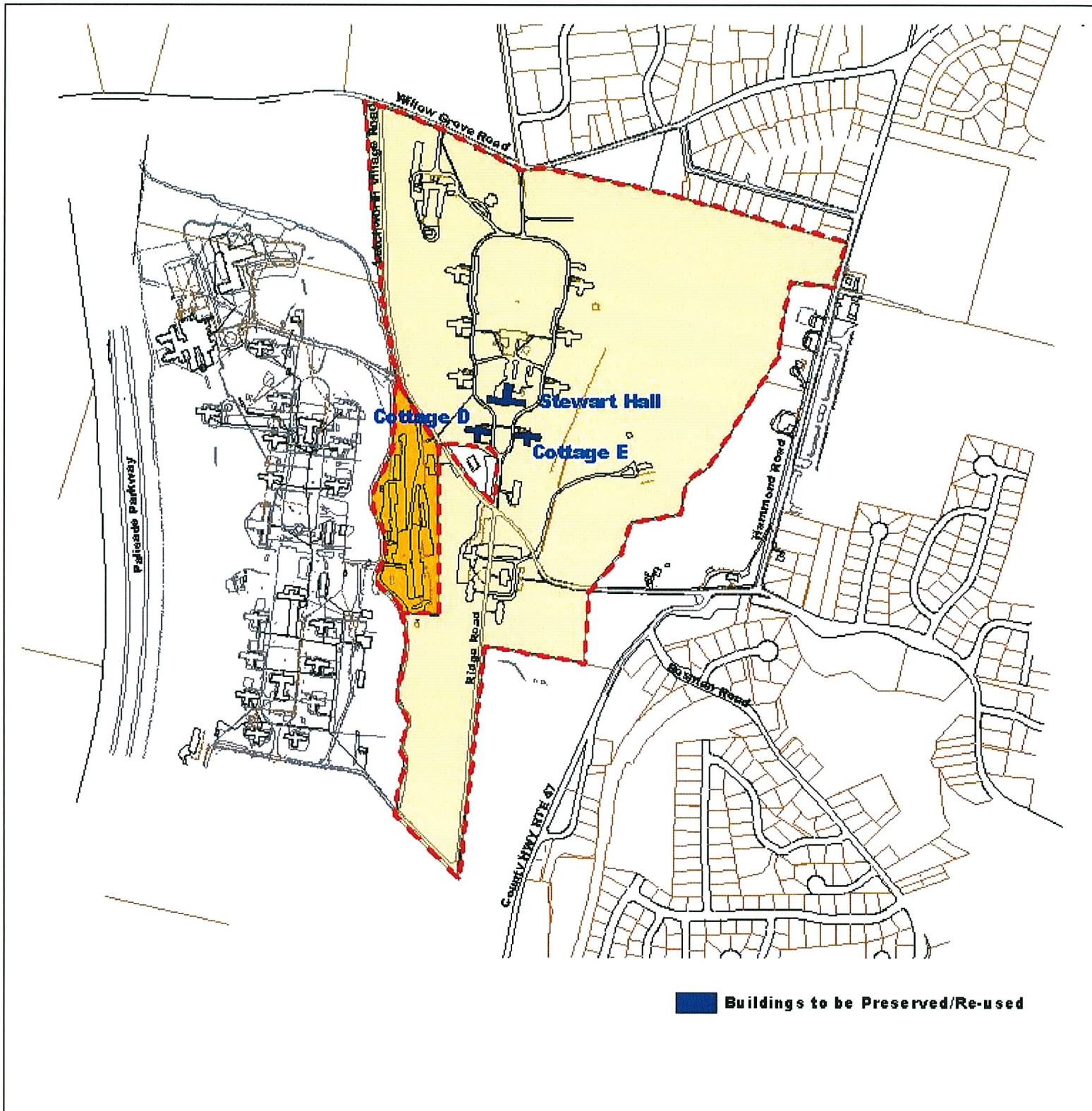


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Map 4 - Exhibit E

Preservation/Re-Use Map



February 2005
Base Map: Fox & Fowle Architects

Town of Haverstraw
Letchworth Village Urban Renewal Plan



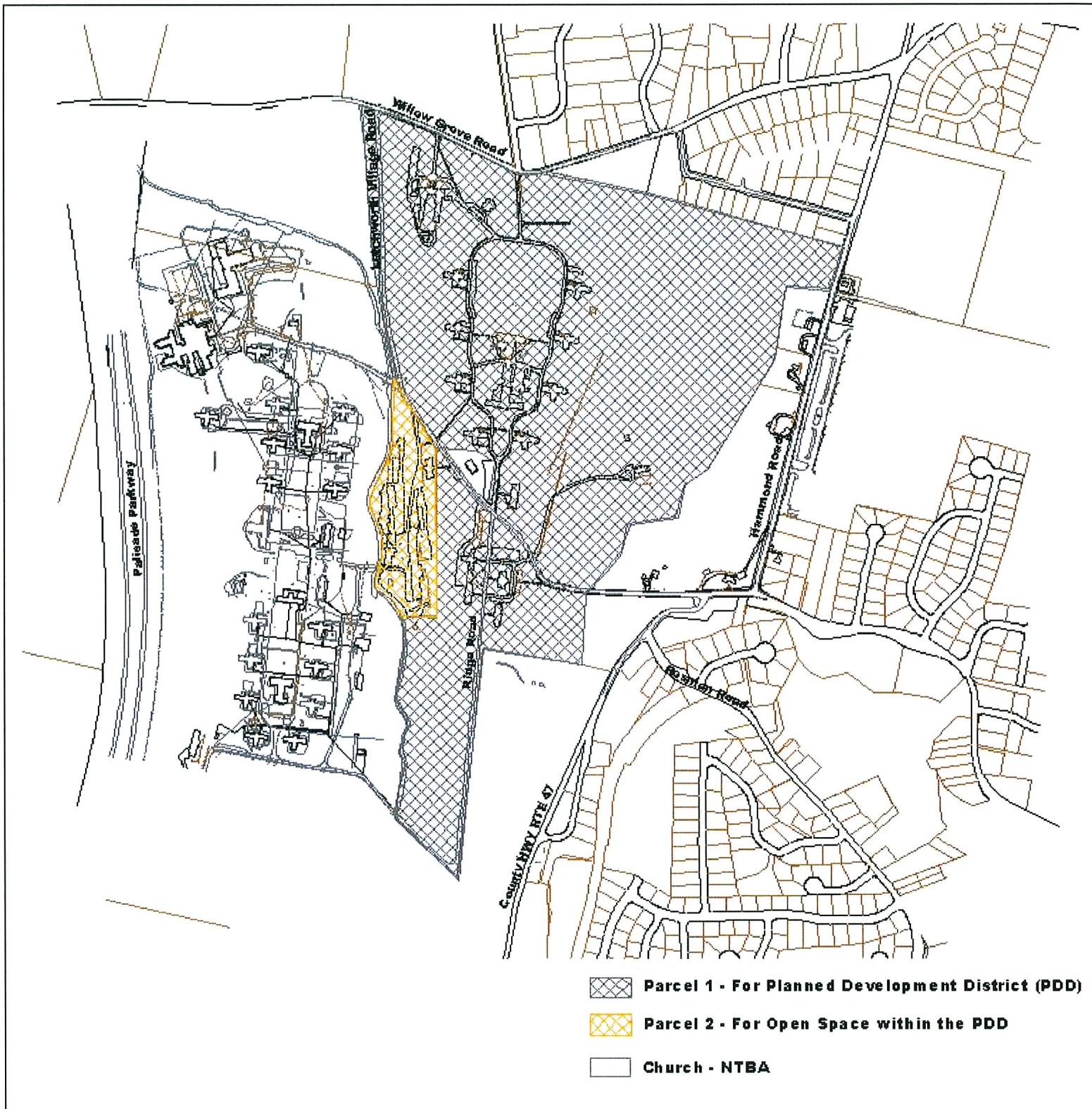
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Map 5 - Exhibit F

Land Disposition Map



February 2005
Base Map: Fox & Fowle Architects

Town of Haverstraw
Letchworth Village Urban Renewal Plan



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