

**TOWN OF HAVERSTRAW**

Haverstraw Town Hall  
One Rosman Road  
Garnerville, NY 10923

**REQUEST FOR PROPOSALS  
HAVERSTRAW MARINA REDEVELOPMENT**

**600 Beach Road West  
Haverstraw, NY 10993**

July 31, 2025



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**1. Overview**

Haverstraw Marina, located at 600 Beach Road, West Haverstraw, is a 58-acre site owned by the Town of Haverstraw and is currently leased by agreement with the Town to a private marina operator<sup>1</sup>. The site is comprised of 3 separate tax lots, and includes approximately 58 acres, of which 14 acres are upland, and the remainder is under water. Existing uses at the site include boat marina (777 wet slips), marina related facilities, boat repair, a restaurant, and boat storage. The site also contains surface parking and third-party leased retail businesses. The Haverstraw Marina site is currently within the Commercial Recreation (CR) zoning district.

**2. Purpose of RFP**

The Town of Haverstraw has issued this Request for Proposals (RFP) to obtain expressions of interest and redevelopment visions for potential redevelopment of this waterfront Site for eventual sale. This Request for Proposals (RFP) is targeted at the private real estate development community and is intended to help the Town select a qualified and experienced real estate developer to propose a redevelopment vision for the Haverstraw Marina site (“the marina site”).

**3. Site Description**

The marina site is situated along the easterly side of Beach Road, occupying a cove and peninsula extending into the Hudson River, in the Town of Haverstraw, Rockland County, NY. The site comprises 3 parcels and is identified as 21.13-1-1, 20.16-2-3, and 21.13-1-1/.1000 on the Rockland County Tax Maps. The mailing address is 600 Beach Road West, Haverstraw, NY. The parcels and their acreages are listed below:

*Table 1: Tax Parcels On Site*

<b>APN:</b>	<b>Address</b>	<b>Area (acres)</b>
21.13-1-1/.1000 - Parcel I (north parcel)	Beach Road, West Haverstraw, NY 10993	0.563
21.13-1-1 Parcel II (central parcel)	600 Beach Road, West Haverstraw, NY 10993	53.086
20.16-2-3 Parcel III (parcel west of Beach Road)	600 Beach Road, West Haverstraw, NY 10993	4.359
	total	58.01

The upland portions of the site have multiple access points from Beach Road. Beach Road is a 2-lane, 2-way street that connects to Railroad Avenue (leading to downtown West Haverstraw) and Route 9W to the south. To the north, Beach Road crosses into the Town of Stony Point, where it becomes River Road. Key transportation connections nearby include the Palisades Interstate Parkway (4.5 miles west), Interstate 87, Interstate 287, and the Gov. Mario M. Cuomo Bridge (13 miles south). The site is a 10-minute drive (2.5 miles) to the NY Waterways Ferry Terminal in Village of Haverstraw, which provides service to Ossining, to/from Metro North commuter rail. See Exhibit 1, Location Map.

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<sup>1</sup> Safe Harbor Marinas

The most prominent surrounding land use is the Hudson River to the east. The Haverstraw Marina site is immediately adjacent to the Haverstraw Bay County Park to the south, which includes a portion of the Minisceongo Creek, regulated as USACE<sup>2</sup> riverine wetland. A previously mapped NYSDEC wetland (HS-5) is located off site to the west.

Southwest of the site is a park owned and operated by the Town of Haverstraw. To the north, the site abuts the Town of Stony Point, where an inactive US Gypsum Plant located on approximately 33 acres. Although the gypsum plant has been closed for at least 15 years, the facility has been maintained so that operations could potentially resume at some point in the future. There is a conveyor from this plant to the Hudson River, which crosses over Beach Road between the northernmost parcels of the marina site, which is an area currently used currently for boat storage. This is a visually prominent feature at the north end of the marina. To the south of the marina site is Haverstraw Bay park, a Rockland County park.

The site is currently utilized as a full-service marina. The upland areas on the southern portion of the site (approximately 9 acres) contain the parking area and the marina structures, and surround a cove with the majority of the boat slips. The upland area on the west side of Beach Road is a narrow strip of land that is almost entirely paved and used for boat storage. The northern upland area (referred to as the North Basin) has a gated access driveway off Beach Road. This area also contains boat storage, parking, marina structures and access to boat slips. The strip of land that contains the conveyor to the gypsum plant bisects the northern parcel.

According to an Appraisal Report<sup>3</sup> prepared for the Town in 2021, the marina includes 777 wet slips for non-commercial and pleasure boats, and the upland areas contain several marina-related facilities including a management and sales office, 3rd party leased retail stores, a restaurant, a pool and cabana area, boat repair and maintenance facilities, and dry storage area. The commercial improvements on site total 32,761 sf of space in 9 structures. The marina facility is currently operated by Safe Harbor Marinas by agreement with the Town of Haverstraw.

The Appraisal Report indicates there are currently 543 on-site striped parking spaces, including 10 handicapped-marked spaces. The parking lot, which is adjacent to the restaurant and marina structures, appears to be in good condition and has landscaping throughout. The site is generally level, with water over much of the property. See Exhibit 2, Existing Site Conditions, and Exhibit 3, Site Photographs.

Public utilities are available to the site including water, electricity, gas, and telephone. The property improvements in 2021 were observed to be in overall average condition according to the Appraisal Report. The Appraisal Report also noted that deferred maintenance was observed, most notably the buckling and splintering of the bulkhead in isolated areas. That report indicated conclusions about strengths, weaknesses, opportunities, and threats to the Site and its current use, based on their opinion of conditions at the time of that review, and many of the conclusions from that report are cited herein.

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<sup>2</sup> US Army Corps of Engineers

<sup>3</sup> A professional Appraisal Report on the property was prepared for the Town by Metropolitan Valuation Services, Inc. (MVS) in April 2021.

Strengths/opportunities reported included:

- The site is located on the widest point of the Hudson River, in a protected cove
- The site contains full-service marina
- Contains a deep-water cove with a 14-foot depth at mean low
- Can accommodate boats up to 150 feet in length
- Increasing boat slips could increase revenue

Weaknesses/Threats reported included:

- There is evidence of deferred maintenance in isolated areas of bulkheads
- Low [boat slip] occupancy rate consistently for several years
- Does not contain covered, racking dry storage
- Site is permitted for 847 slips, but only 777 are built.
- Site is located in a flood zone (Zone AE, elevation 7)

#### 4. Scope of Proposals being requested

The Town is seeking proposals for innovative redevelopment ideas and is open to creative visions. The responses and visions for future use of this site do not need to stay within the current zoning (CR- Commercial Recreation District), but should be based on market demand, community benefit, and site suitability for the uses proposed. A single use or combination of uses could be proposed.

The current lease of the property terminates in May 2028. It is contemplated that a site redevelopment concept and site design be completed prior to May 2028, with redevelopment of the site to follow.

#### 5. Required Contents of Response (Deliverables)

To respond to this RFP, interested parties should provide the following information in a consolidated document (see also guidelines, below):

- a. Include a **cover letter** summarizing qualifications and background.
- b. **Company Information** – please provide brief description of the responding organization or team, primary contact person, title, phone and email, company website. Name and qualifications of other primary staff or consulting team members.
- c. **Vision for redevelopment of the site** - provide a summary of the redevelopment concept and vision. Provide the overall purpose and need of the vision, including a summary of goals and potential community benefits.
  - i. Identify conceptual location, uses, circulation of redevelopment vision for the site, with summary of the potential uses and project program (estimate of FAR and/or density).
  - ii. Identify recommended changes to Town policies to accommodate the vision (if applicable)
- d. **Qualifications** - respondents to this RFP shall provide:
  - i. Examples of experience with redevelopment of marina/coastal sites elsewhere, if available. Please note that prior marina development or redevelopment experience is *not* required. The respondent must demonstrate ability to operate and maintain the marina *only* if the respondent's proposal includes continued use of the marina.
  - ii. Demonstration of financial capability for site purchase and redevelopment

iii. Ability to comply with requirements in this RFP.

**6. Documents available for review:**

- Town of Haverstraw Zoning Code
- Site Survey (dated September 2019)
- Flood maps
- Appraisal Report of Haverstraw Marina, prepared for the Town by Metropolitan Valuation Services, Inc. April 16, 2021 (redacted)

See town website:

**[townofhaverstraw.org](http://townofhaverstraw.org)** and follow link at banner “Haverstraw Marina RFP”

**7. Optional Site Visit**

An appointment for an accompanied site visit can be made available upon request. Please contact the Town to set up an appointment (see contact information below).

**8. Inquiries regarding this RFP** can be made to the Town via email to:

- Michael J. Gamboli ([mgamboli@townofhaverstraw.org](mailto:mgamboli@townofhaverstraw.org)) by **September 30, 2025**.
- Written responses to all questions received via email will be provided within two weeks after that date, and posted on the Town’s website.

**9. Submittal guidelines**

- a. Proposal content and format: There is no limit to number of pages or specific format, but responses need not be voluminous. They shall provide sufficient information for the Town to evaluate approach and qualifications of the respondent.
- b. The Town reserves the right to request supplemental information regarding the submitted proposal.
- c. Please provide 3 professional references, private or municipal (with name, title, phone and email address).
- d. Submission requirements – all respondents are required to submit one (1) original plus three (3) paper copies plus one electronic copy of their proposal (electronic may be delivered via email or thumb drive). Any proposal that fails to meet this requirement may be judged to be non-responsive regardless of its contents.
- e. Proposal/response delivery – Respondents shall submit proposals **no later than 4 pm on November 14, 2025** and should be addressed to:

Michael J. Gamboli, Town of Haverstraw Director of Finance  
Haverstraw Town Hall  
One Rosman Road  
Garnerville, New York 10923  
Email: [mgamboli@townofhaverstraw.org](mailto:mgamboli@townofhaverstraw.org)

- f. **Parties who plan to respond shall return the attached respondent form** so that the Town has a contact person for communication of supplemental information to this RFP, if any.



**Legend**

 Project Site

 Municipal Boundary

**Haverstraw  
Marina**

Beach Road  
Town of Haverstraw  
Rockland County, NY

**Exhibit 1  
Location  
Map**



### Legend

- Project Site
- Roads
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- ▲ Existing Site Access

Source: FEMA National Flood Hazard Layer

**Haverstraw  
Marina**

Beach Road  
Town of Haverstraw  
Rockland County, NY

**Exhibit 2  
Existing Site  
Conditions**

EXHIBIT 3 – Site Photographs



View of restaurant/ marina commercial area



View (looking north) of existing boat slips in marina



View east from parking lot looking west toward Hudson River



View north toward Beach Road, boat storage on left



Conveyor to US Gypsum Plant, over boat storage area at north end of site



Conveyor over Beach Road (Marina boat storage on left of photo, gypsum plant behind evergreens on right)



View on dock looking south from north parcel

**HAYERSTRAW MARINA RFP RESPONDENT FORM**

*In order to express interest in this RFP and receive updates and responses to all comments submitted, potential respondents please fill out and return this form to:*

**Michael J. Gamboli (mgamboli@townofhaverstraw.org)**

Name of Respondent (primary contact): \_\_\_\_\_

Company name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_