



NELSON POPE VOORHIS

environmental • land use • planning

MEMORANDUM

FROM: William C. Brady, AICP

SUBJECT: Completion and Public Hearing for the Draft Environmental Impact Statement (DEIS),
The Chair Factory Site, Village of Haverstraw

DATE: January 10, 2023

Please find attached the Public Notice of Completion and Public Hearing for the Draft Environmental Impact Statement for the Chair Factory Site Redevelopment in the Village of Haverstraw.

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Village of Haverstraw - Village Board

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PUBLIC NOTICE OF COMPLETION AND PUBLIC HEARING FOR THE DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR THE CHAIR FACTORY SITE REDEVELOPMENT

The Village Board of the Village of Haverstraw, as lead agency under the State Environmental Quality Review Act, has determined that the proposed redevelopment of the Chair Factory Site in the Village of Haverstraw as proposed by the Haverstraw Community Chair Factory, L.L.C., may have a potential significant adverse impact on the environment and a Draft Environmental Impact Statement ("DEIS") that is adequate for public comment has been prepared. The DEIS is available on-line at <https://voh-ny.com/chair-factory-development/> and at Village Hall at 40 New Main Street, Haverstraw, NY 10927. A public hearing on the DEIS will be held on January 29, 2024, at 7:05 pm at the Village Hall (40 New Main Street, Haverstraw, NY 10927). All members of the public interested in providing verbal comments on the project are invited to attend this session. The Village Board will accept written comments on the DEIS until February 12, 2024. Written comments can be submitted by mail to or dropped off at Village Hall at 40 New Main Street, Haverstraw, NY 10927.

The Project includes the redevelopment of the Project Site (SBL: 27.05-2-6.6, 27.09-1-3, 27.46-1-77, 27.46-1-78, 27.46-1-80 thru 27.46-1-86, P/O 27.54-2-16) with the following conceptual uses: (i) 450 multi-family residential units, with a goal of between 30% to 40% of said units qualifying as affordable units (i.e., units marketed to individuals or household earning between 30% and 100% of the Rockland County, NY HUD Metro FMR Area Annual Median Income (AMI)) as determined by New York State Homes and Community Renewal, and in compliance with the Village's affordability requirements, (ii) 15,000 square feet of community and commercial space, (iii) 563 parking spaces in a mix of structured and surface parking, and (iv) an 82,800 square feet hotel. In addition, the Project includes infrastructure and public amenities including but not limited to shoreline stabilization and 4.2 acres of contiguous public open space including the development of a waterfront multi-use trail.

Dated: January 9, 2024