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environmental • land use • planning

MEMORANDUM

FROM: William C. Brady, AICP

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

DATE: March 7, 2024

Please find attached the revised Public Notice of Completion of the Final Environmental Impact Statement and Notice of a Public Hearing on Zoning Text and Map Amendments for the Chair Factory Site Redevelopment in the Village of Haverstraw. Please note the date for the Public Hearing is March 18, 2024 at 7:05 pm (the previous notice included an incorrect date of February 18).

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Principal Planner



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Village of Haverstraw - Village Board

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PUBLIC NOTICE OF COMPLETION THE FINAL ENVIRONMENTAL IMPACT STATEMENT FOR THE CHAIR FACTORY SITE REDEVELOPMENT AND A PUBLIC HEARING ON ZONING TEXT AND MAP AMENDMENTS REFERRED TO THEREIN

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 Final Environmental Impact Statement ("FEIS") has been completed. The FEIS is available on-line at <https://voh-ny.com/chair-factory-development/> and at Village Hall at 40 New Main Street, Haverstraw, NY 10927.

In addition, a public hearing on Zoning Text and Map Amendments proposed by the Haverstraw Community Chair Factory LLC in connection with the Action studied in the FEIS will be held on **March 18, 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 Zoning Text and Map Amendments are welcomed. Copies of the proposed Zoning Text and Map Amendments are available on-line at <https://voh-ny.com/chair-factory-development/> and at Village Hall at 40 New Main Street, Haverstraw, NY 10927.

The Zoning Text Amendment proposes to create a new form-based Zoning Overlay for Planned Developments District, by creating a new Article XII in the Village Zoning Code. The Overlay for Planned Development District would provide location, design, occupancy and use standards to facilitate mixed-use redevelopment at the Chair Factory Redevelopment Project Site and surrounding properties.

The Zoning Map Amendment would place the Chair Factory site and nearby properties from the Broad/Liberty Street intersection to the Main Street/Alison Avenue/Front Street intersection within the new Overlay for Planned Development District. This includes 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), as well as several adjoining properties, all of which are identified in a map entitled "Proposed Planned Development District", available on-line at <https://voh-ny.com/chair-factory-development/> and at Village Hall at 40 New Main Street, Haverstraw, NY 10927.

Dated: March 5, 2024
Haverstraw, New York

Isabel Gonzalez Soto
Village Clerk
Village of Haverstraw