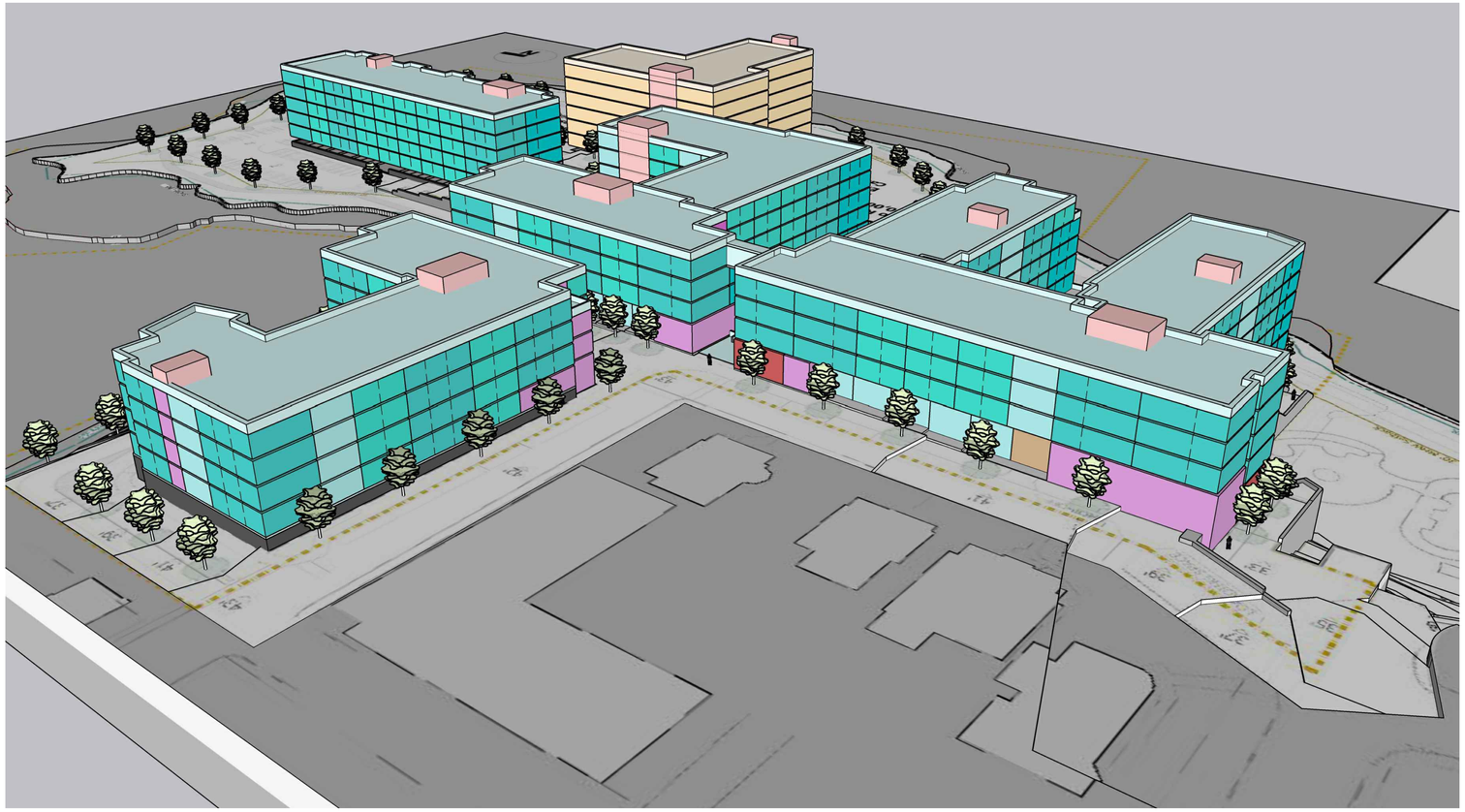
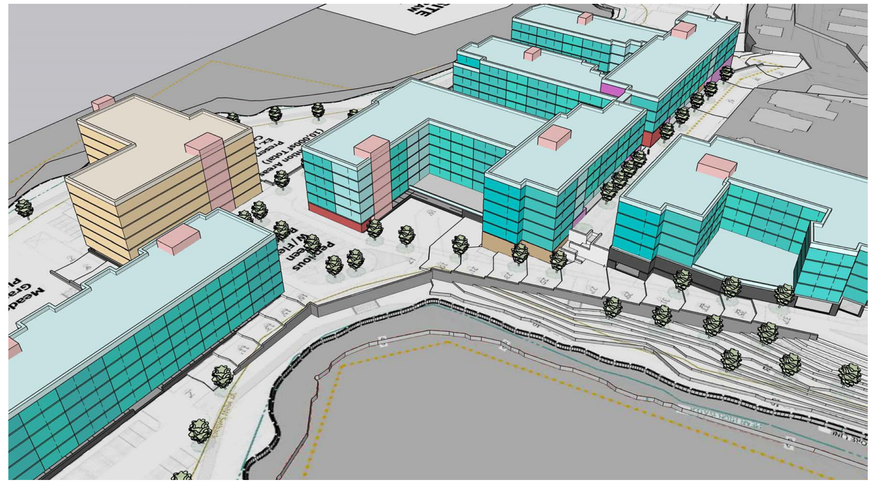
APPENDIX D: VISUAL IMPACT ANALYSIS

Haverstraw, New York						*Program matches Plans Dated 10/03/2023*						Unit Matrix by Building, Story, & Unit Type				
Chair Factory Site		Story	Total Area (sf) 728,770	Retail (sf)	Community (sf) 5,000	Residential Amenity (sf) 20,570	Hotel (sf) 69,000	Residential (sf) 441,500	Structured Parking (sf) 192,700	Structured Pkg. Spaces 496	Surface & Street (sp) 93	Unit Count 450	15% 67	48% 217	32% 144	5% 22
Building ID	**Elev.**	**Story**	**Floor Area**	**Retail**	**Community**	**Amenity**	**Hotel**	**Residential**	**Parking**	**Parking**	**Parking**	**Sub-Total**	**Studio**	**One-Bed**	**Two-Bed**	**Three-Bed**
Bldg 1	25'-0"	1	29,550	2,000	0	3,550		24,000				24	4	8	11	1
Proposed	36'-0"	2	30,800	2,800	0	1,400		26,600				26	4	10	11	1
Average	47'-0"	3	36,040	1,440	0	2,400		32,200				32	9	11	11	1
Grade	58'-0"	4	32,200	0	0	0		32,200				36	5	15	15	1
21'-0"	69'-0"	5	30,200	0	0	0		30,200				36	5	15	15	1
	80'-0"	6	14,000	0	0	1,200		12,800				13	2	8	2	1
			172,790	**6,240**	**0**	**8,550**	**0**	**158,000**	**0**	**0**	**5**	**167**	**29**	**67**	**65**	**6**
Bldg 2	25'-0"	1	28,000	0	0	3,100		24,900				19	3	11	4	1
Proposed	36'-0"	2	28,000	0	0	1,600		26,400				22	3	12	5	2
Average	47'-0"	3	26,800	860	0	1,240		24,700				25	8	11	5	1
Grade	58'-0"	4	25,300	0	0	500		24,800				28	5	13	8	2
21'-0"	69'-0"	5	24,200	0	0	600		23,600				26	5	13	7	1
	80'-0"	6	9,600	0	0	1,800		7,800				8	1	3	3	1
			141,900	**860**	**0**	**8,840**	**0**	**132,200**	**0**	**0**		**128**	**25**	**63**	**32**	**8**
P. Area A	7'-0"	-2	63,400		2,400				61,000	156						
Bldg 1&2	16'-0"	-1	72,600	900	2,000				69,700	178						
			136,000	**900**	**4,400**	**0**	**0**	**0**	**130,700**	**334**		**0**				
Bldg 3	47'-0"	1	19,440	0	0	2,040		17,400				17	2	8	6	1
Proposed	58'-0"	2	18,300	0	0	0		18,300				18	2	8	7	1
Average	69'-0"	3	18,300	0	0	0		18,300				18	2	8	7	1
Grade	80'-0"	4	18,300	0	0	0		18,300				18	2	8	7	1
-			**74,340**	**0**	**0**	**2,040**	**0**	**72,300**	**0**	**0**	**6**	**71**	**8**	**32**	**27**	**4**
P. Area B	28'-0"	-2	9,300						9,300	21						
Bldg 3	38'-0"	-1	22,400						22,400	55						
			31,700	**0**	**0**	**0**	**0**	**0**	**31,700**	**76**		**0**				
Bldg 4	16'-0"	1	16,740	0	600	1,140		15,000				16	1	11	4	0
Proposed	27'-0"	2	16,000	0	0	0		16,000				17	1	11	4	1
Average	38'-0"	3	16,000	0	0	0		16,000				17	1	11	4	1
Grade	49'-0"	4	16,000	0	0	0		16,000				17	1	11	4	1
-	60'-0"	5	16,000	0	0	0		16,000				17	1	11	4	1
			80,740	**0**	**600**	**1,140**	**0**	**79,000**	**0**	**0**	**61**	**84**	**5**	**55**	**20**	**4**
P. Area C	7'-0"	1	15,300						15,300	36						
Bldg 4			**15,300**	**0**	**0**	**0**	**0**	**0**	**15,300**	**36**		**0**				
Hotel	16'-0"	2	13,800				13,800									
Proposed	32'-0"	3	13,800				13,800									
Average	44'-0"	4	13,800				13,800									
Grade	56'-0"	5	13,800				13,800									
-	68'-0"	6	13,800				13,800									
			69,000	**0**	**0**	**0**	**69,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
P. Area D	7'-0"	-1	15,000						15,000	50						
Hotel			**15,000**	**0**	**0**	**0**	**0**	**0**	**15,000**	**50**	**21**	**0**				
Totals			**736,770**	**8,000**	**5,000**	**20,570**	**69,000**	**441,500**	**192,700**	**496**	**93**	**450**	**67**	**217**	**144**	**22**
			Floor Area	Retail	Community	Amenity	Hotel	Residential	P. Structure	P. Structure	P. Surface	Unit Ct.	Studios	Ones	Twos	Threes
Site Plan Totals			736,770	8,000	5,000	20,570	69,000	441,500	192,700	496	93	450	15%	48%	32%	5%



3D MASSING VIEW ONE:

BIRDS EYE VIEW FROM SOUTHWEST



3D MASSING VIEW TWO:

BIRDS EYE VIEW FROM NORTHWEST

NOTE:
THE 3D MASSING ARE PRELIMINARY IN NATURE AND REFLECT A CONCEPTUAL INTENT FOR SITE PROGRAMMING AND BUILDING MASSING AS THEY RELATE TO THE SITE TOPOGRAPHY AND PLAN

Haverstraw Community Chair Factory LLC
1046 New York Ave., Suite A,
Huntington Station, NY
Phone: 631.944.3101

PROJECT TITLE:

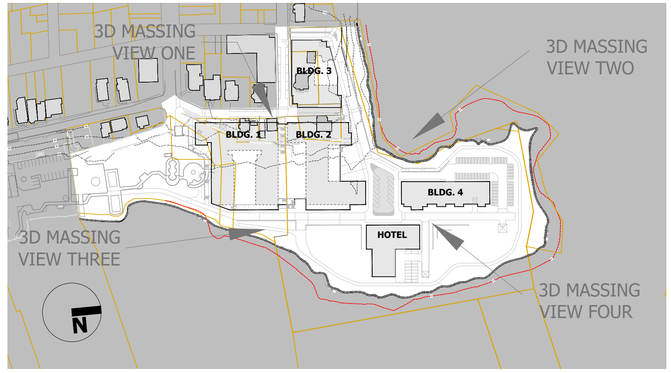
CHAIR FACTORY SITE
THE VILLAGE OF HAVERSTRAW

DRAWING SHEET TITLE:

3D MASSING

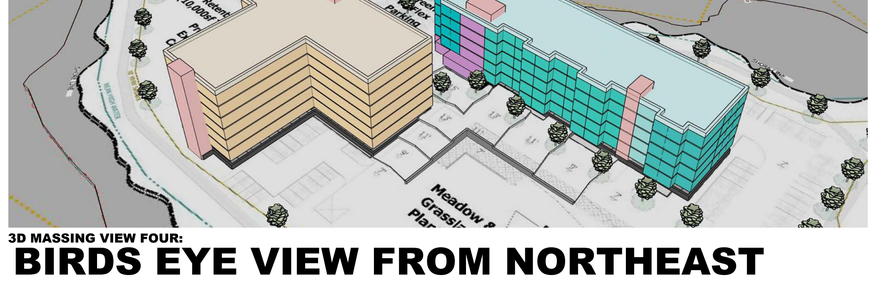
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SHEET 1 OF 1 **DRAWN BY: JV**



DRAWING TITLE:

SITE KEY PLAN



3D MASSING VIEW THREE:

BIRDS EYE VIEW FROM SOUTH

3D MASSING VIEW FOUR:

BIRDS EYE VIEW FROM NORTHEAST



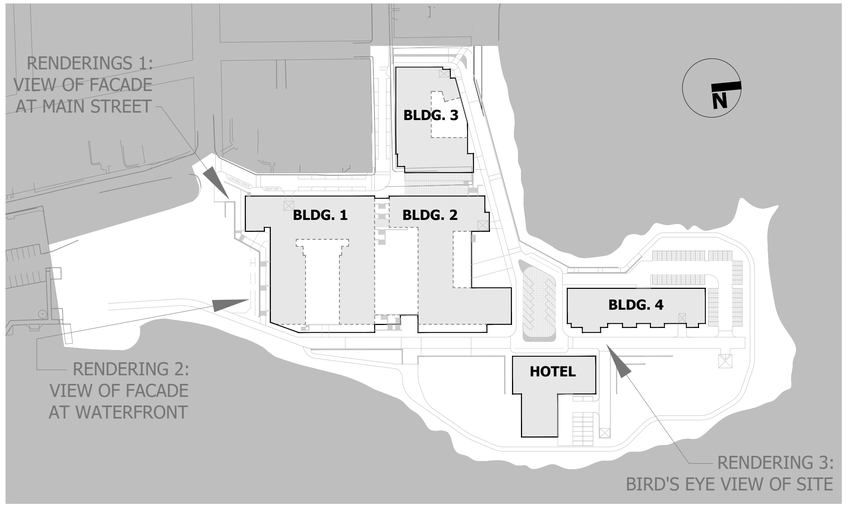
RENDERING ONE:

FACADE AT MAIN STREET (VIEW FROM SOUTHWEST)



RENDERING TWO:

FACADE AT WATERFRONT (VIEW FROM SOUTHEAST)



TITLE:

SITE KEY PLAN

NOTE:
RENDERINGS REFLECT A CONCEPTUAL INTENT FOR ARCHITECTURAL FEATURES, BUILDING MASSING, AND SITE USE



RENDERING THREE:

BIRD'S EYE VIEW OF SITE (VIEW FROM NORTHEAST)

PROJECT TITLE:

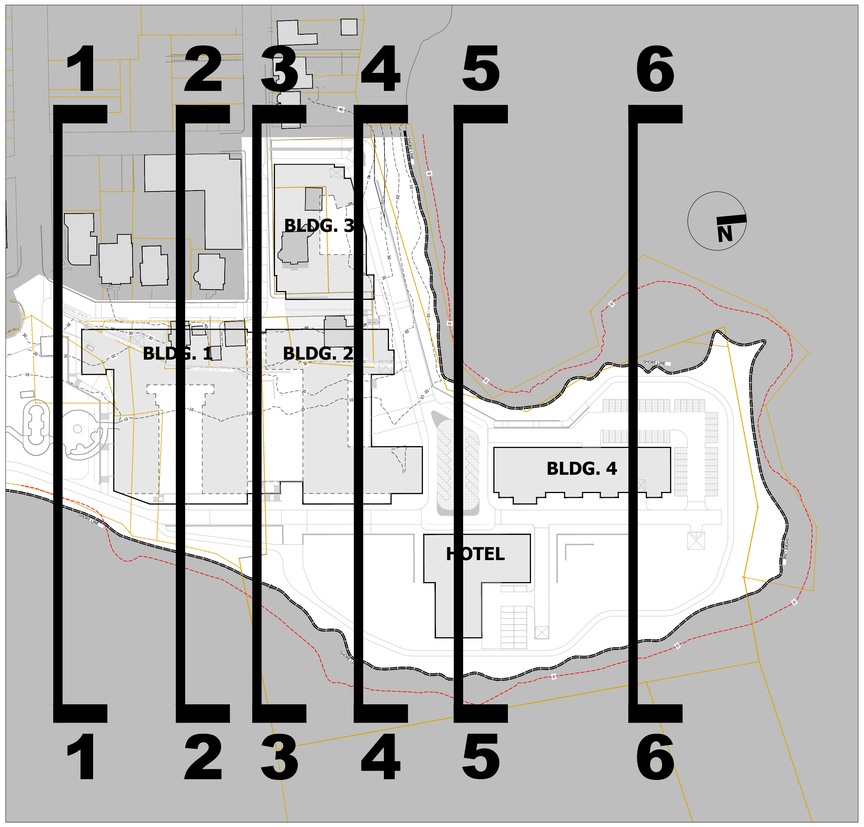
CHAIR FACTORY SITE
THE VILLAGE OF HAVERSTRAW

DRAWING TITLE:

SITE RENDERINGS

SHEET 1 OF 1 DRAWN BY: JV Date: 12.05.2023

Haverstraw Community Chair Factory LLC
1046 New York Ave., Suite A,
Huntington Station, NY
Phone: 631.944.3101



TITLE:

SITE KEY PLAN

SCALE: 1"=100'

NOTE:
BUILDING SECTIONS ARE PRELIMINARY AND ARE INTENDED AS AN AID FOR UNDERSTAND SITE TOPOGRAPHY AS IT RELATES TO BUILDING MASSING AND PROGRAM.

Haverstraw Community Chair Factory LLC
1046 New York Ave., Suite A,
Huntington Station, NY
Phone: 631.944.3101

PROJECT TITLE:

CHAIR FACTORY SITE
THE VILLAGE OF HAVERSTRAW

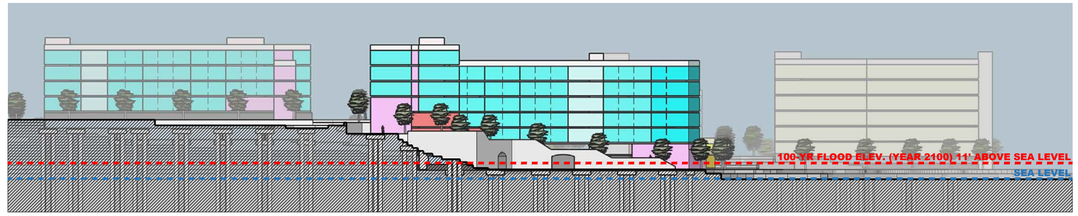
DRAWING TITLE:

SITE SECTIONS (NORTH)

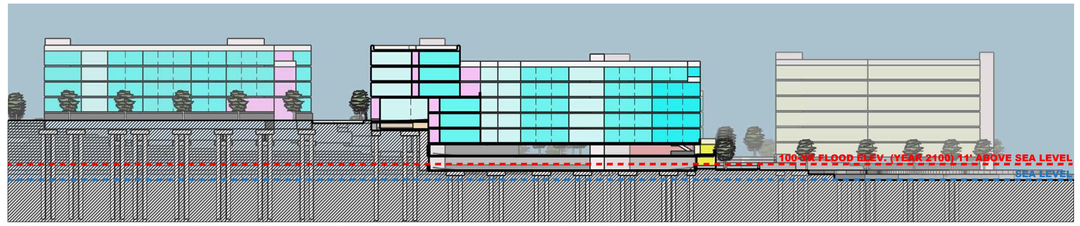
SCALE: 1"=50' Date: 10.03.2023

50' 0' 50' 100' 150' 200' 250'

SHEET 1 OF 1 DRAWN BY: JV



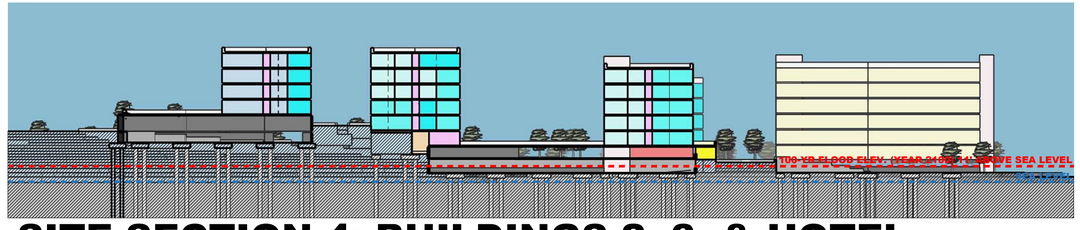
SITE SECTION 1: MAIN STREET / EMELINE PARK



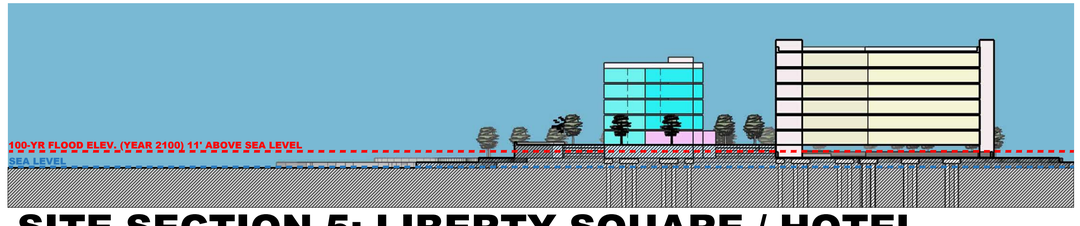
SITE SECTION 2: BUILDING 1 COURTYARD



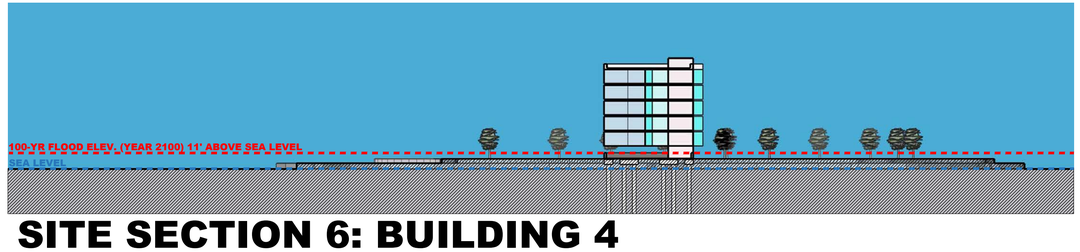
SITE SECTION 3: BROAD STREET PED. WAY



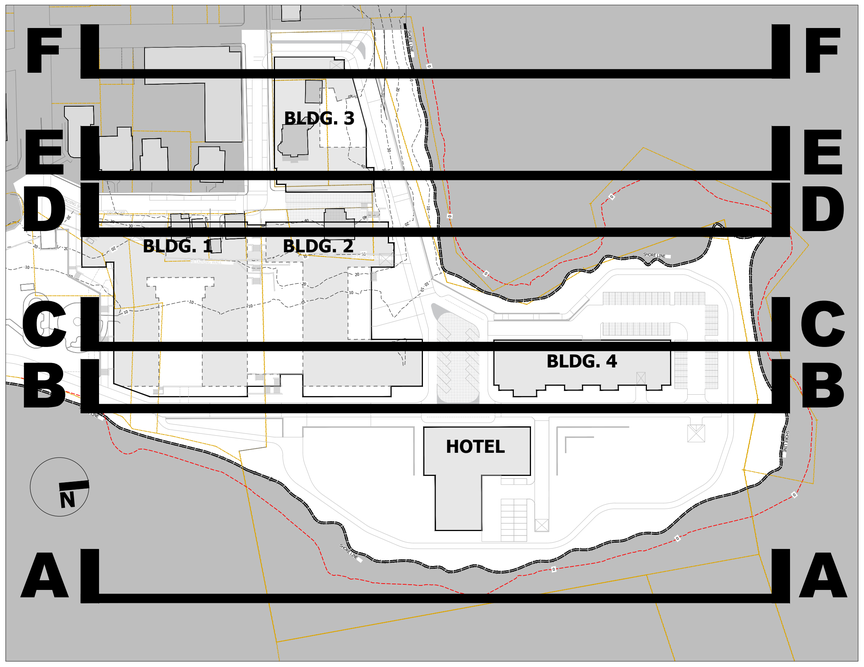
SITE SECTION 4: BUILDINGS 2, 3, & HOTEL



SITE SECTION 5: LIBERTY SQUARE / HOTEL



SITE SECTION 6: BUILDING 4



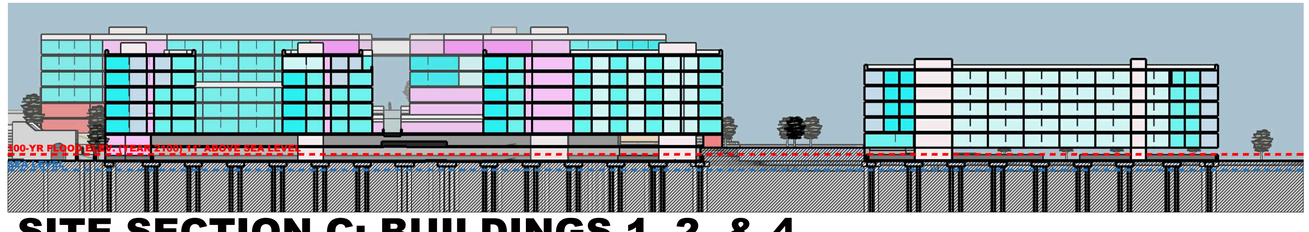
TITLE:
SITE KEY PLAN
SCALE: 1"=100'



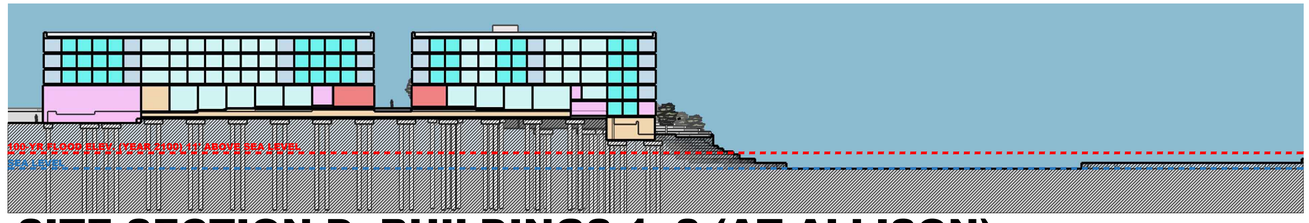
SITE SECTION A: HUDSON RIVER SHORELINE



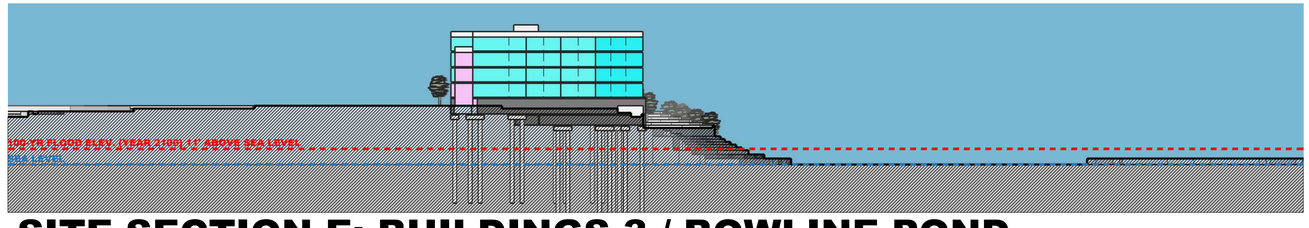
SITE SECTION B: EMELINE WAY / BOWLINE WAY



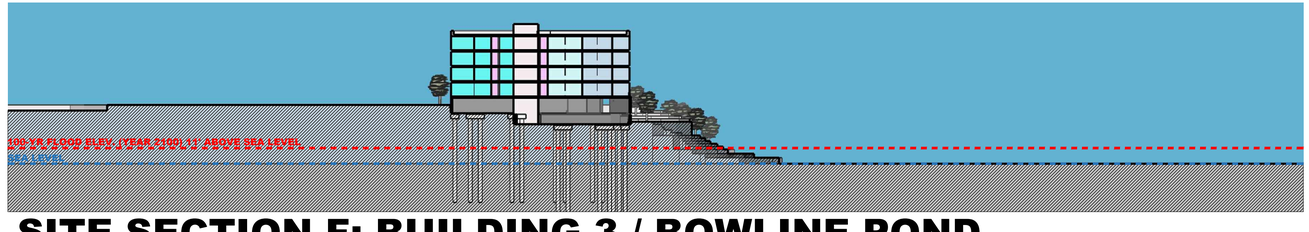
SITE SECTION C: BUILDINGS 1, 2, & 4



SITE SECTION D: BUILDINGS 1, 2 (AT ALLISON)



SITE SECTION E: BUILDINGS 3 / BOWLINE POND



SITE SECTION F: BUILDING 3 / BOWLINE POND

NOTE:
BUILDING SECTIONS ARE PRELIMINARY AND ARE INTENDED AS AN AID FOR UNDERSTAND SITE TOPOGRAPHY AS IT RELATES TO BUILDING MASSING AND PROGRAM.

Haverstraw Community Chair Factory LLC
1046 New York Ave., Suite A,
Huntington Station, NY
Phone: 631.944.3101

PROJECT TITLE:
CHAIR FACTORY SITE
THE VILLAGE OF HAVERSTRAW

DRAWING TITLE:
SITE SECTIONS (WEST)

SCALE: 1"=50' Date: 10.03.2023

50' 0' 50' 100' 150' 200' 250'

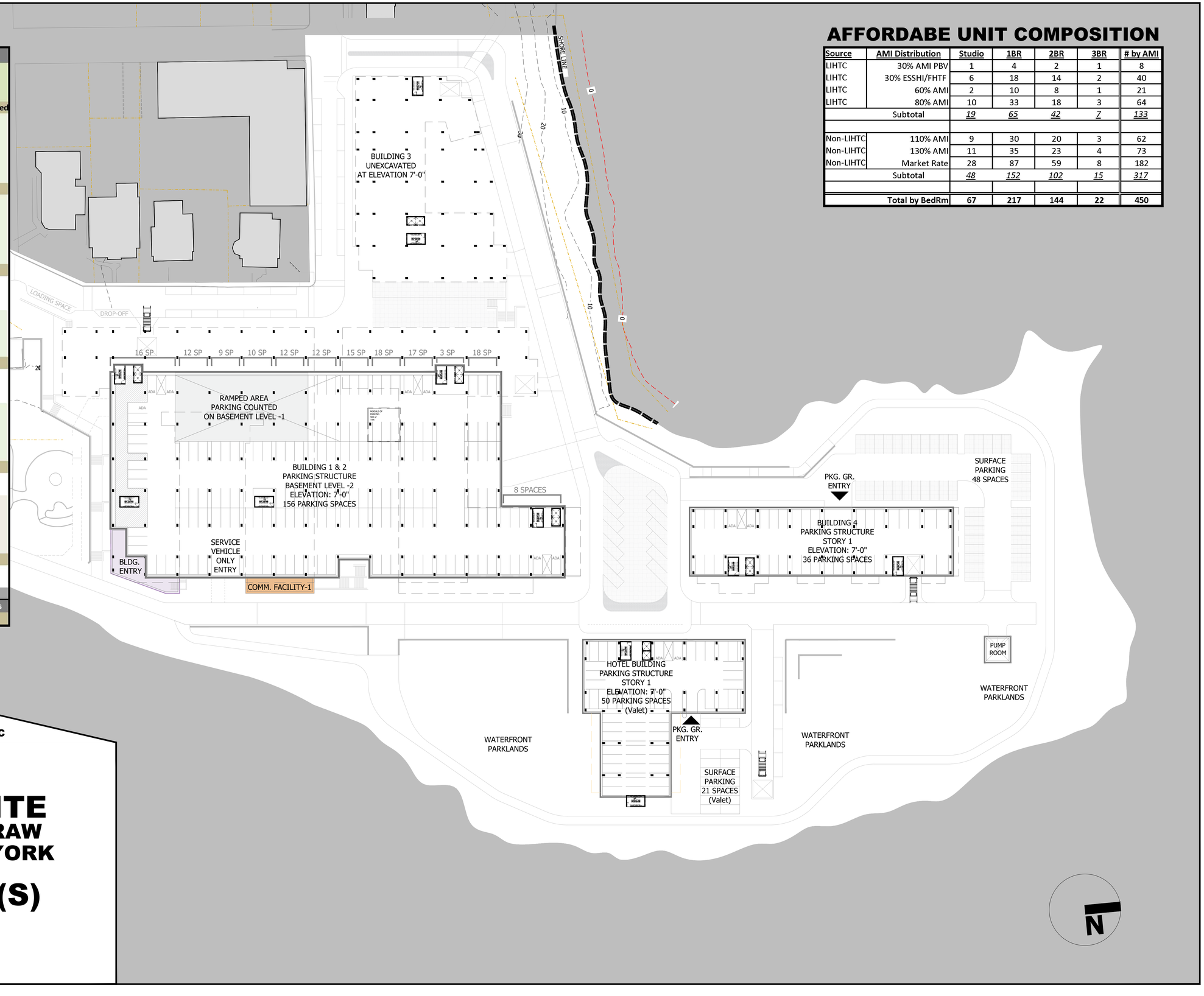
SHEET 1 OF 1 DRAWN BY: JV

RESIDENTIAL UNIT MATRIX

Haverstraw, New York				Unit Matrix by Building, Story, & Unit Type				
Chair Factory Site			Total Area (sf)	Unit Count	15%	48%	32%	5%
		Story	728,770	450	67	217	144	22
Building ID	Elev.	Story	Floor Area	Sub-Total	Studio	One-Bed	Two-Bed	Three-Bed
Bldg 1	25'-0"	1	29,550	24	4	8	11	1
Proposed	36'-0"	2	30,800	26	4	10	11	1
Average	47'-0"	3	36,040	32	9	11	11	1
Grade	58'-0"	4	32,200	36	5	15	15	1
21'-0"	69'-0"	5	30,200	36	5	15	15	1
	80'-0"	6	14,000	13	2	8	2	1
			172,790	**167**	**29**	**67**	**65**	**6**
Bldg 2	25'-0"	1	28,000	19	3	11	4	1
Proposed	36'-0"	2	28,000	22	3	12	5	2
Average	47'-0"	3	26,800	25	8	11	5	1
Grade	58'-0"	4	25,300	28	5	13	8	2
21'-0"	69'-0"	5	24,200	26	5	13	7	1
	80'-0"	6	9,600	8	1	3	3	1
			141,900	**128**	**25**	**63**	**32**	**8**
P. Area A	7'-0"	-2	63,400					
Bldg 1&2	16'-0"	-1	72,600					
			136,000	**0**				
Bldg 3	47'-0"	1	19,440	17	2	8	6	1
Proposed	58'-0"	2	18,300	18	2	8	7	1
Average	69'-0"	3	18,300	18	2	8	7	1
Grade	80'-0"	4	18,300	18	2	8	7	1
-			**74,340**	**71**	**8**	**32**	**27**	**4**
P. Area B	28'-0"	-2	9,300					
Bldg 3	38'-0"	-1	22,400					
			31,700	**0**				
Bldg 4	16'-0"	1	16,740	16	1	11	4	0
Proposed	27'-0"	2	16,000	17	1	11	4	1
Average	38'-0"	3	16,000	17	1	11	4	1
Grade	49'-0"	4	16,000	17	1	11	4	1
-	60'-0"	5	16,000	17	1	11	4	1
			80,740	**84**	**5**	**55**	**20**	**4**
P. Area C	7'-0"	1	15,300					
Bldg 4			**15,300**	**0**				
Hotel	16'-0"	2	13,800					
Proposed	32'-0"	3	13,800					
Average	44'-0"	4	13,800					
Grade	56'-0"	5	13,800					
-	68'-0"	6	13,800					
			69,000	**0**	**0**	**0**	**0**	**0**
P. Area D	7'-0"	-1	15,000					
Hotel			**15,000**	**0**				
Totals			736,770	450	67	217	144	22
			Floor Area	Unit Ct.	Studios	Ones	Twos	Threes
Site Plan Totals			736,770	450	15%	48%	32%	5%

AFFORDABE UNIT COMPOSITION

Source	AMI Distribution	Studio	1BR	2BR	3BR	# by AMI
LIHTC	30% AMI PBV	1	4	2	1	8
LIHTC	30% ESSHI/FHTF	6	18	14	2	40
LIHTC	60% AMI	2	10	8	1	21
LIHTC	80% AMI	10	33	18	3	64
Subtotal		*19*	*65*	*42*	*7*	*133*
Non-LIHTC	110% AMI	9	30	20	3	62
Non-LIHTC	130% AMI	11	35	23	4	73
Non-LIHTC	Market Rate	28	87	59	8	182
Subtotal		*48*	*152*	*102*	*15*	*317*
Total by BedRm		**67**	**217**	**144**	**22**	**450**



BLDG. PLAN

A-1

Haverstraw Community Chair Factory LLC
1046 New York Ave., Suite A,
Huntington Station, NY
Phone: 631.944.3101

PROJECT TITLE:

CHAIR FACTORY SITE
THE VILLAGE OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

DRAWING TITLE:

BUILDING LAYOUT(S)

SCALE: 1"=40' **Date: 10.03.2023**

40' 0' 40' 80' 120' 160' 200'

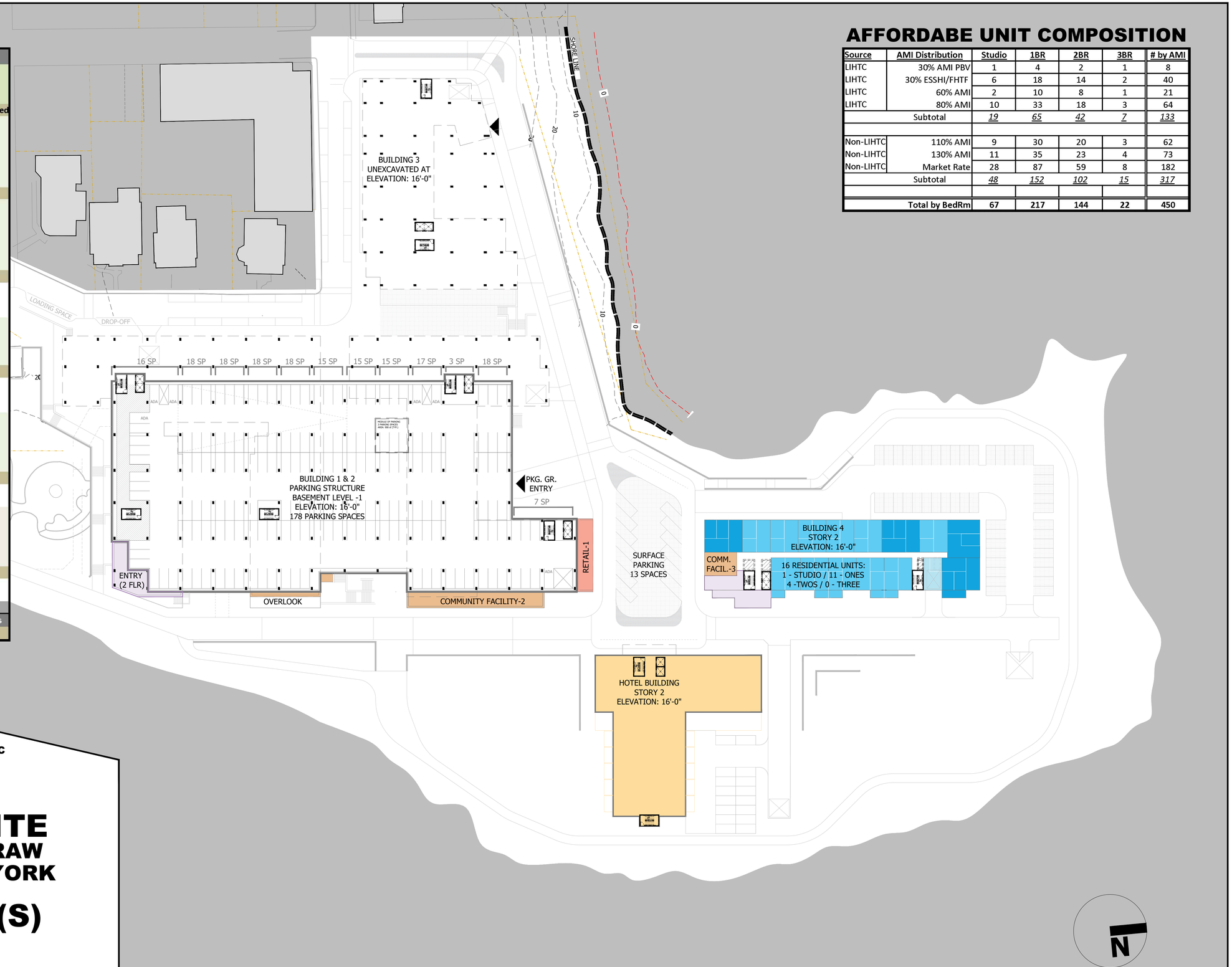
SHEET 1 OF 1 **DRAWN BY: JV**

RESIDENTIAL UNIT MATRIX

Haverstraw, New York				Unit Matrix by Building, Story, & Unit Type				
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Proposed	36'-0"	2	30,800	26	4	10	11	1
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Grade	58'-0"	4	32,200	36	5	15	15	1
21'-0"	69'-0"	5	30,200	36	5	15	15	1
	80'-0"	6	14,000	13	2	8	2	1
			172,790	**167**	**29**	**67**	**65**	**6**
Bldg 2	25'-0"	1	28,000	19	3	11	4	1
Proposed	36'-0"	2	28,000	22	3	12	5	2
Average	47'-0"	3	26,800	25	8	11	5	1
Grade	58'-0"	4	25,300	28	5	13	8	2
21'-0"	69'-0"	5	24,200	26	5	13	7	1
	80'-0"	6	9,600	8	1	3	3	1
			141,900	**128**	**25**	**63**	**32**	**8**
P. Area A	7'-0"	-2	63,400					
Bldg 1&2	16'-0"	-1	72,600					
			136,000	**0**				
Bldg 3	47'-0"	1	19,440	17	2	8	6	1
Proposed	58'-0"	2	18,300	18	2	8	7	1
Average	69'-0"	3	18,300	18	2	8	7	1
Grade	80'-0"	4	18,300	18	2	8	7	1
-			**74,340**	**71**	**8**	**32**	**27**	**4**
P. Area B	28'-0"	-2	9,300					
Bldg 3	38'-0"	-1	22,400					
			31,700	**0**				
Bldg 4	16'-0"	1	16,740	16	1	11	4	0
Proposed	27'-0"	2	16,000	17	1	11	4	1
Average	38'-0"	3	16,000	17	1	11	4	1
Grade	49'-0"	4	16,000	17	1	11	4	1
-	60'-0"	5	16,000	17	1	11	4	1
			80,740	**84**	**5**	**55**	**20**	**4**
P. Area C	7'-0"	1	15,300					
Bldg 4			**15,300**	**0**				
Hotel	16'-0"	2	13,800					
Proposed	32'-0"	3	13,800					
Average	44'-0"	4	13,800					
Grade	56'-0"	5	13,800					
-	68'-0"	6	13,800					
			69,000	**0**	**0**	**0**	**0**	**0**
P. Area D	7'-0"	-1	15,000					
Hotel			**15,000**	**0**				
Totals			**736,770**	**450**	**67**	**217**	**144**	**22**
			Floor Area	Unit Ct.	Studios	Ones	Twos	Threes
Site Plan Totals			**736,770**	**450**	**15%**	**48%**	**32%**	**5%**

AFFORDABE UNIT COMPOSITION

Source	AMI Distribution	Studio	1BR	2BR	3BR	# by AMI
LIHTC	30% AMI PBV	1	4	2	1	8
LIHTC	30% ESSHI/FHTF	6	18	14	2	40
LIHTC	60% AMI	2	10	8	1	21
LIHTC	80% AMI	10	33	18	3	64
Subtotal		*19*	*65*	*42*	*7*	*133*
Non-LIHTC	110% AMI	9	30	20	3	62
Non-LIHTC	130% AMI	11	35	23	4	73
Non-LIHTC	Market Rate	28	87	59	8	182
Subtotal		*48*	*152*	*102*	*15*	*317*
Total by BedRm		**67**	**217**	**144**	**22**	**450**



BLDG. PLAN

A-2

Haverstraw Community Chair Factory LLC
1046 New York Ave., Suite A,
Huntington Station, NY
Phone: 631.944.3101

PROJECT TITLE:

CHAIR FACTORY SITE
THE VILLAGE OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

DRAWING TITLE:

BUILDING LAYOUT(S)

SCALE: 1"=40' **Date: 10.03.2023**

40' 0' 40' 80' 120' 160' 200'

SHEET 1 OF 1 **DRAWN BY: JV**

RESIDENTIAL UNIT MATRIX

Haverstraw, New York				Unit Matrix by Building, Story, & Unit Type				
Chair Factory Site			Total Area (sf)	Unit Count	15%	48%	32%	5%
		Story	728,770	450	67	217	144	22
Building ID	Elev.	Story	Floor Area	Sub-Total	Studio	One-Bed	Two-Bed	Three-Bed
Bldg 1	25'-0"	1	29,550	24	4	8	11	1
Proposed	36'-0"	2	30,800	26	4	10	11	1
Average	47'-0"	3	36,040	32	9	11	11	1
Grade	58'-0"	4	32,200	36	5	15	15	1
21'-0"	69'-0"	5	30,200	36	5	15	15	1
	80'-0"	6	14,000	13	2	8	2	1
			172,790	**167**	**29**	**67**	**65**	**6**
Bldg 2	25'-0"	1	28,000	19	3	11	4	1
Proposed	36'-0"	2	28,000	22	3	12	5	2
Average	47'-0"	3	26,800	25	8	11	5	1
Grade	58'-0"	4	25,300	28	5	13	8	2
21'-0"	69'-0"	5	24,200	26	5	13	7	1
	80'-0"	6	9,600	8	1	3	3	1
			141,900	**128**	**25**	**63**	**32**	**8**
P. Area A	7'-0"	-2	63,400					
Bldg 1&2	16'-0"	-1	72,600					
			136,000	**0**				
Bldg 3	47'-0"	1	19,440	17	2	8	6	1
Proposed	58'-0"	2	18,300	18	2	8	7	1
Average	69'-0"	3	18,300	18	2	8	7	1
Grade	80'-0"	4	18,300	18	2	8	7	1
-			**74,340**	**71**	**8**	**32**	**27**	**4**
P. Area B	28'-0"	-2	9,300					
Bldg 3	38'-0"	-1	22,400					
			31,700	**0**				
Bldg 4	16'-0"	1	16,740	16	1	11	4	0
Proposed	27'-0"	2	16,000	17	1	11	4	1
Average	38'-0"	3	16,000	17	1	11	4	1
Grade	49'-0"	4	16,000	17	1	11	4	1
-	60'-0"	5	16,000	17	1	11	4	1
			80,740	**84**	**5**	**55**	**20**	**4**
P. Area C	7'-0"	1	15,300					
Bldg 4			**15,300**	**0**				
Hotel	16'-0"	2	13,800					
Proposed	32'-0"	3	13,800					
Average	44'-0"	4	13,800					
Grade	56'-0"	5	13,800					
-	68'-0"	6	13,800					
			69,000	**0**	**0**	**0**	**0**	**0**
P. Area D	7'-0"	-1	15,000					
Hotel			**15,000**	**0**				
Totals			736,770	450	67	217	144	22
			Floor Area	Unit Ct.	Studios	Ones	Twos	Threes
Site Plan Totals			736,770	450	15%	48%	32%	5%

AFFORDABE UNIT COMPOSITION

Source	AMI Distribution	Studio	1BR	2BR	3BR	# by AMI
LIHTC	30% AMI PBV	1	4	2	1	8
LIHTC	30% ESSHI/FHTF	6	18	14	2	40
LIHTC	60% AMI	2	10	8	1	21
LIHTC	80% AMI	10	33	18	3	64
Subtotal		*19*	*65*	*42*	*7*	*133*
Non-LIHTC	110% AMI	9	30	20	3	62
Non-LIHTC	130% AMI	11	35	23	4	73
Non-LIHTC	Market Rate	28	87	59	8	182
Subtotal		*48*	*152*	*102*	*15*	*317*
Total by BedRm		**67**	**217**	**144**	**22**	**450**



ELEVATION
+25

Haverstraw Community Chair Factory LLC
1046 New York Ave., Suite A,
Huntington Station, NY
Phone: 631.944.3101

PROJECT TITLE:

CHAIR FACTORY SITE
THE VILLAGE OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

DRAWING TITLE:

BUILDING LAYOUT(S)

SCALE: 1"=40' **Date: 10.03.2023**

40' 0' 40' 80' 120' 160' 200'

SHEET 1 OF 1 **DRAWN BY: JV**

RESIDENTIAL UNIT MATRIX

Haverstraw, New York				Unit Matrix by Building, Story, & Unit Type				
Chair Factory Site			Total Area (sf)	Unit Count	15%	48%	32%	5%
		Story	728,770	450	67	217	144	22
Building ID	Elev.	Story	Floor Area	Sub-Total	Studio	One-Bed	Two-Bed	Three-Bed
Bldg 1	25'-0"	1	29,550	24	4	8	11	1
Proposed	36'-0"	2	30,800	26	4	10	11	1
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Grade	58'-0"	4	32,200	36	5	15	15	1
21'-0"	69'-0"	5	30,200	36	5	15	15	1
	80'-0"	6	14,000	13	2	8	2	1
			172,790	**167**	**29**	**67**	**65**	**6**
Bldg 2	25'-0"	1	28,000	19	3	11	4	1
Proposed	36'-0"	2	28,000	22	3	12	5	2
Average	47'-0"	3	26,800	25	8	11	5	1
Grade	58'-0"	4	25,300	28	5	13	8	2
21'-0"	69'-0"	5	24,200	26	5	13	7	1
	80'-0"	6	9,600	8	1	3	3	1
			141,900	**128**	**25**	**63**	**32**	**8**
P. Area A	7'-0"	-2	63,400					
Bldg 1&2	16'-0"	-1	72,600					
			136,000	**0**				
Bldg 3	47'-0"	1	19,440	17	2	8	6	1
Proposed	58'-0"	2	18,300	18	2	8	7	1
Average	69'-0"	3	18,300	18	2	8	7	1
Grade	80'-0"	4	18,300	18	2	8	7	1
-			**74,340**	**71**	**8**	**32**	**27**	**4**
P. Area B	28'-0"	-2	9,300					
Bldg 3	38'-0"	-1	22,400					
			31,700	**0**				
Bldg 4	16'-0"	1	16,740	16	1	11	4	0
Proposed	27'-0"	2	16,000	17	1	11	4	1
Average	38'-0"	3	16,000	17	1	11	4	1
Grade	49'-0"	4	16,000	17	1	11	4	1
-	60'-0"	5	16,000	17	1	11	4	1
			80,740	**84**	**5**	**55**	**20**	**4**
P. Area C	7'-0"	1	15,300					
Bldg 4			**15,300**	**0**				
Hotel	16'-0"	2	13,800					
Proposed	32'-0"	3	13,800					
Average	44'-0"	4	13,800					
Grade	56'-0"	5	13,800					
-	68'-0"	6	13,800					
			69,000	**0**	**0**	**0**	**0**	**0**
P. Area D	7'-0"	-1	15,000					
Hotel			**15,000**	**0**				
Totals			736,770	450	67	217	144	22
			Floor Area	Unit Ct.	Studios	Ones	Twos	Threes
Site Plan Totals			736,770	450	15%	48%	32%	5%

AFFORDABE UNIT COMPOSITION

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Non-LIHTC	130% AMI	11	35	23	4	73
Non-LIHTC	Market Rate	28	87	59	8	182
Subtotal		*48*	*152*	*102*	*15*	*317*
Total by BedRm		**67**	**217**	**144**	**22**	**450**



ELEVATION
+36

Haverstraw Community Chair Factory LLC
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Huntington Station, NY
Phone: 631.944.3101

PROJECT TITLE:

CHAIR FACTORY SITE
THE VILLAGE OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

DRAWING TITLE:

BUILDING LAYOUT(S)

SCALE: 1"=40' **Date: 10.03.2023**

40' 0' 40' 80' 120' 160' 200'

SHEET 1 OF 1 **DRAWN BY: JV**

RESIDENTIAL UNIT MATRIX

Haverstraw, New York				Unit Matrix by Building, Story, & Unit Type				
Chair Factory Site			Total Area (sf)	Unit Count	15%	48%	32%	5%
		Story	728,770	450	67	217	144	22
Building ID	Elev.	Story	Floor Area	Sub-Total	Studio	One-Bed	Two-Bed	Three-Bed
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Proposed	36'-0"	2	30,800	26	4	10	11	1
Average	47'-0"	3	36,040	32	9	11	11	1
Grade	58'-0"	4	32,200	36	5	15	15	1
21'-0"	69'-0"	5	30,200	36	5	15	15	1
	80'-0"	6	14,000	13	2	8	2	1
			172,790	**167**	**29**	**67**	**65**	**6**
Bldg 2	25'-0"	1	28,000	19	3	11	4	1
Proposed	36'-0"	2	28,000	22	3	12	5	2
Average	47'-0"	3	26,800	25	8	11	5	1
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	80'-0"	6	9,600	8	1	3	3	1
			141,900	**128**	**25**	**63**	**32**	**8**
P. Area A	7'-0"	-2	63,400					
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-			**74,340**	**71**	**8**	**32**	**27**	**4**
P. Area B	28'-0"	-2	9,300					
Bldg 3	38'-0"	-1	22,400					
			31,700	**0**				
Bldg 4	16'-0"	1	16,740	16	1	11	4	0
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Average	38'-0"	3	16,000	17	1	11	4	1
Grade	49'-0"	4	16,000	17	1	11	4	1
-	60'-0"	5	16,000	17	1	11	4	1
			80,740	**84**	**5**	**55**	**20**	**4**
P. Area C	7'-0"	1	15,300					
Bldg 4			**15,300**	**0**				
Hotel	16'-0"	2	13,800					
Proposed	32'-0"	3	13,800					
Average	44'-0"	4	13,800					
Grade	56'-0"	5	13,800					
-	68'-0"	6	13,800					
			69,000	**0**	**0**	**0**	**0**	**0**
P. Area D	7'-0"	-1	15,000					
Hotel			**15,000**	**0**				
Totals			**736,770**	**450**	**67**	**217**	**144**	**22**
			Floor Area	Unit Ct.	Studios	Ones	Twos	Threes
Site Plan Totals			**736,770**	**450**	**15%**	**48%**	**32%**	**5%**

AFFORDABE UNIT COMPOSITION

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ELEVATION
+47

Haverstraw Community Chair Factory LLC
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Phone: 631.944.3101

PROJECT TITLE:

CHAIR FACTORY SITE
THE VILLAGE OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

DRAWING TITLE:

BUILDING LAYOUT(S)

SCALE: 1"=40' **Date: 10.03.2023**

40' 0' 40' 80' 120' 160' 200'

SHEET 1 OF 1 **DRAWN BY: JV**

RESIDENTIAL UNIT MATRIX

Haverstraw, New York				Unit Matrix by Building, Story, & Unit Type				
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-			**74,340**	**71**	**8**	**32**	**27**	**4**
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			80,740	**84**	**5**	**55**	**20**	**4**
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Bldg 4			**15,300**	**0**				
Hotel	16'-0"	2	13,800					
Proposed	32'-0"	3	13,800					
Average	44'-0"	4	13,800					
Grade	56'-0"	5	13,800					
-	68'-0"	6	13,800					
			69,000	**0**	**0**	**0**	**0**	**0**
P. Area D	7'-0"	-1	15,000					
Hotel			**15,000**	**0**				
Totals			**736,770**	**450**	**67**	**217**	**144**	**22**
			Floor Area	Unit Ct.	Studios	Ones	Twos	Threes
Site Plan Totals			**736,770**	**450**	**15%**	**48%**	**32%**	**5%**

AFFORDABE UNIT COMPOSITION

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ELEVATION
+58

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ROCKLAND COUNTY, NEW YORK

DRAWING TITLE:

BUILDING LAYOUT(S)

SCALE: 1"=40' **Date: 10.03.2023**

40' 0' 40' 80' 120' 160' 200'

SHEET 1 OF 1 **DRAWN BY: JV**

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			69,000	**0**	**0**	**0**	**0**	**0**
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ELEVATION

+69

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SCALE: 1"=40' **Date: 10.03.2023**

40' 0' 40' 80' 120' 160' 200'

SHEET 1 OF 1 **DRAWN BY: JV**

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		Story	728,770	450	67	217	144	22
Building ID	Elev.	Story	Floor Area	Sub-Total	Studio	One-Bed	Two-Bed	Three-Bed
Bldg 1	25'-0"	1	29,550	24	4	8	11	1
Proposed	36'-0"	2	30,800	26	4	10	11	1
Average	47'-0"	3	36,040	32	9	11	11	1
Grade	58'-0"	4	32,200	36	5	15	15	1
21'-0"	69'-0"	5	30,200	36	5	15	15	1
	80'-0"	6	14,000	13	2	8	2	1
			172,790	**167**	**29**	**67**	**65**	**6**
Bldg 2	25'-0"	1	28,000	19	3	11	4	1
Proposed	36'-0"	2	28,000	22	3	12	5	2
Average	47'-0"	3	26,800	25	8	11	5	1
Grade	58'-0"	4	25,300	28	5	13	8	2
21'-0"	69'-0"	5	24,200	26	5	13	7	1
	80'-0"	6	9,600	8	1	3	3	1
			141,900	**128**	**25**	**63**	**32**	**8**
P. Area A	7'-0"	-2	63,400					
Bldg 1&2	16'-0"	-1	72,600					
			136,000	**0**				
Bldg 3	47'-0"	1	19,440	17	2	8	6	1
Proposed	58'-0"	2	18,300	18	2	8	7	1
Average	69'-0"	3	18,300	18	2	8	7	1
Grade	80'-0"	4	18,300	18	2	8	7	1
-			**74,340**	**71**	**8**	**32**	**27**	**4**
P. Area B	28'-0"	-2	9,300					
Bldg 3	38'-0"	-1	22,400					
			31,700	**0**				
Bldg 4	16'-0"	1	16,740	16	1	11	4	0
Proposed	27'-0"	2	16,000	17	1	11	4	1
Average	38'-0"	3	16,000	17	1	11	4	1
Grade	49'-0"	4	16,000	17	1	11	4	1
-	60'-0"	5	16,000	17	1	11	4	1
			80,740	**84**	**5**	**55**	**20**	**4**
P. Area C	7'-0"	1	15,300					
Bldg 4			**15,300**	**0**				
Hotel	16'-0"	2	13,800					
Proposed	32'-0"	3	13,800					
Average	44'-0"	4	13,800					
Grade	56'-0"	5	13,800					
-	68'-0"	6	13,800					
			69,000	**0**	**0**	**0**	**0**	**0**
P. Area D	7'-0"	-1	15,000					
Hotel			**15,000**	**0**				
Totals			736,770	450	67	217	144	22
			Floor Area	Unit Ct.	Studios	Ones	Twos	Threes
Site Plan Totals			736,770	450	15%	48%	32%	5%

AFFORDABE UNIT COMPOSITION

Source	AMI Distribution	Studio	1BR	2BR	3BR	# by AMI
LIHTC	30% AMI PBV	1	4	2	1	8
LIHTC	30% ESSHI/FHTF	6	18	14	2	40
LIHTC	60% AMI	2	10	8	1	21
LIHTC	80% AMI	10	33	18	3	64
Subtotal		*19*	*65*	*42*	*7*	*133*
Non-LIHTC	110% AMI	9	30	20	3	62
Non-LIHTC	130% AMI	11	35	23	4	73
Non-LIHTC	Market Rate	28	87	59	8	182
Subtotal		*48*	*152*	*102*	*15*	*317*
Total by BedRm		**67**	**217**	**144**	**22**	**450**



ELEVATION
+80

Haverstraw Community Chair Factory LLC
1046 New York Ave., Suite A,
Huntington Station, NY
Phone: 631.944.3101

PROJECT TITLE:

CHAIR FACTORY SITE
THE VILLAGE OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

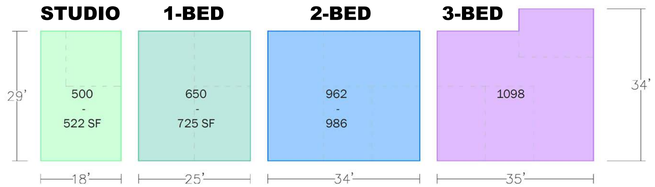
DRAWING TITLE:

BUILDING LAYOUT(S)

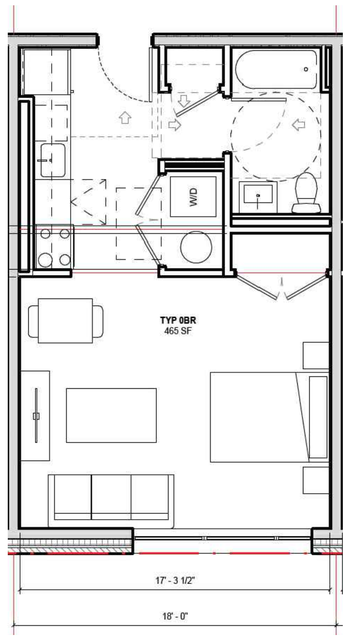
SCALE: 1"=40' **Date: 10.03.2023**

40' 0' 40' 80' 120' 160' 200'

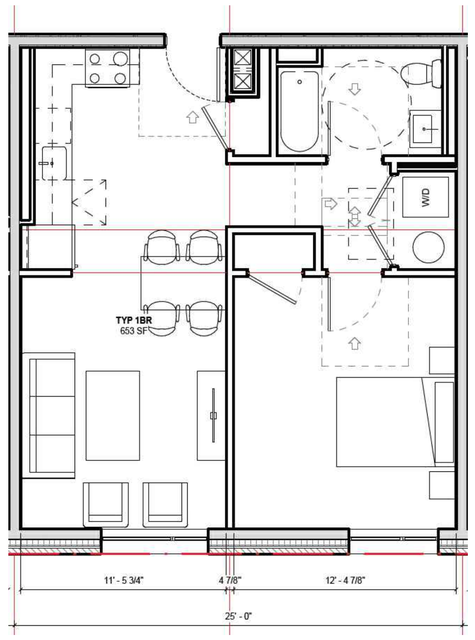
SHEET 1 OF 1 **DRAWN BY: JV**



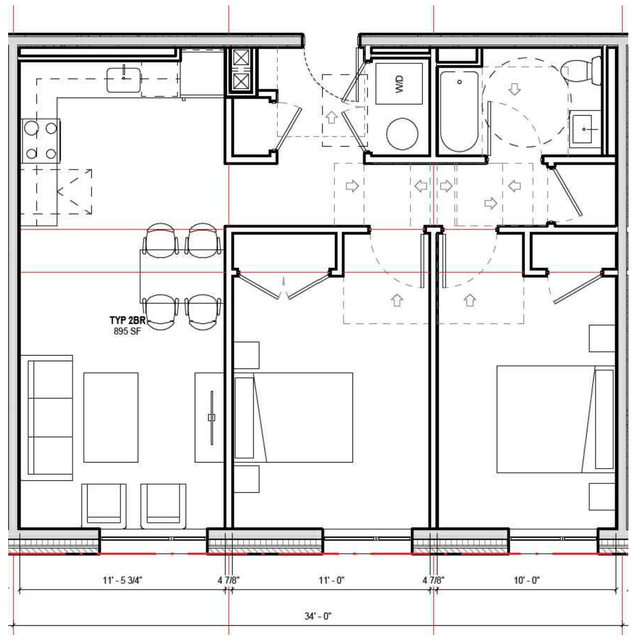
TITLE:
RESIDENTIAL UNITS (TYPICAL)
SCALE: 1/16" = 1'-0"



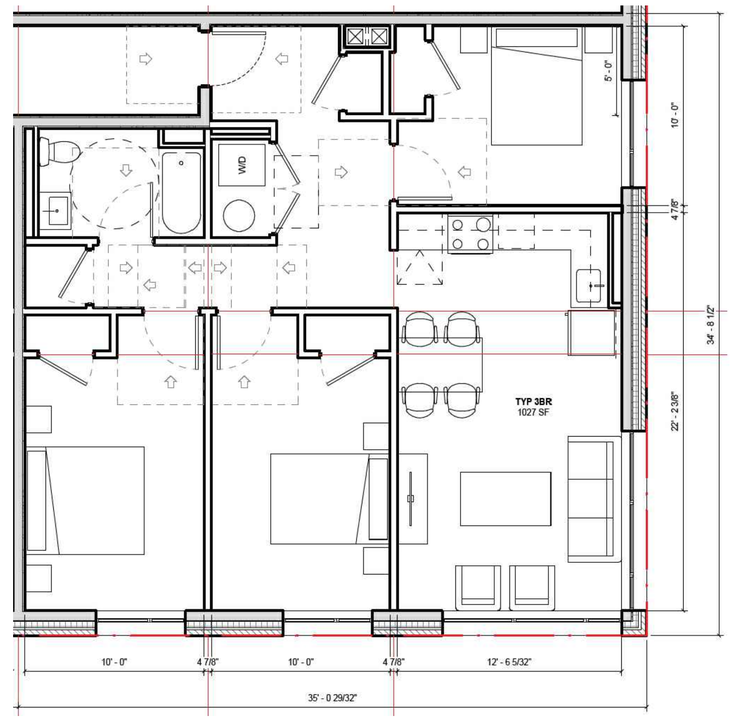
TITLE:
STUDIO (TYP)
SCALE: 1/4" = 1'-0"



TITLE:
1-BEDROOM (TYP)
SCALE: 1/4" = 1'-0"



TITLE:
2-BEDROOM (TYP)
SCALE: 1/4" = 1'-0"



TITLE:
3-BEDROOM (TYP)
SCALE: 1/4" = 1'-0"

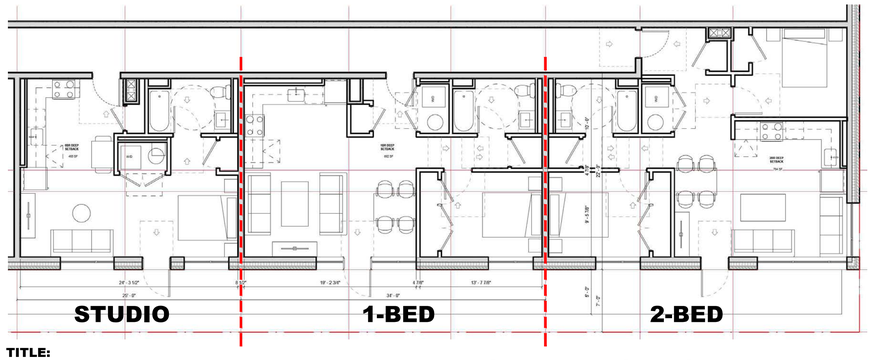
Haverstraw Community Chair Factory LLC
1046 New York Ave., Suite A,
Huntington Station, NY
Phone: 631.944.3101

PROJECT TITLE:
CHAIR FACTORY SITE
THE VILLAGE OF HAVERSTRAW

DRAWING TITLE:
RESIDENTIAL UNIT LAYOUTS

SCALE NOTED ON DRAWING **Date: 10.03.2023**
SHEET 1 OF 1 **DRAWN BY: JV**

NOTE:
RESIDENTIAL UNITS ARE CONCEPTUAL PLANS ONLY AND DO NOT REFLECT A FINAL DESIGN OR LAYOUT. THE UNIT DESIGNS ON ARE FOR CONVEYING THE GENERAL ORGANIZATION, SIZE, AND FEATURES OF A GIVEN UNIT.



TITLE:
ALTERNATE UNIT LAYOUT W/'7 SETBACK
SCALE: 1/8" = 1'-0"

PROPOSED AVERAGE GRADE ANALYSIS BY BUILDING & SEGMENT ID

Building 1/2

ID	Start Ht.	End Ht.	Seg. Ht.	Length	Ht. Wt.
1	39	43	41	245	10,045
2	43	40	41.5	156	6,474
3	32	32	32	16	512
4	25	25	25	12	300
5	25	24	24.5	29	711
6	24	23	23.5	8	188
7	23	22	22.5	34	765
8	22	25	23.5	32	752
9	25	25	25	35	875
9a	16	16	16	66	1,056
10	16	16	16	71	1,136
11	16	16	16	66	1,056
12	16	16	16	44	704
13	16	16	16	15	240
14	16	11	13.5	123	1,661
15	11	11	11	32	352
16	11	10	10.5	32	336
17	10	10	10	17	170
18	10	9	9.5	46	437
19	9	9	9	15	135
20	9	7	8	137	1,096
21	7	7	7	54	378
22	7	7	7	170	1,190
23	7	7	7	11	77
24	7	7	7	8	56
25	7	7	7	34	238
26	30	33	31.5	64	2,016
				1572	32,955
			Avg. Grade (ft)		21.0

Building 3

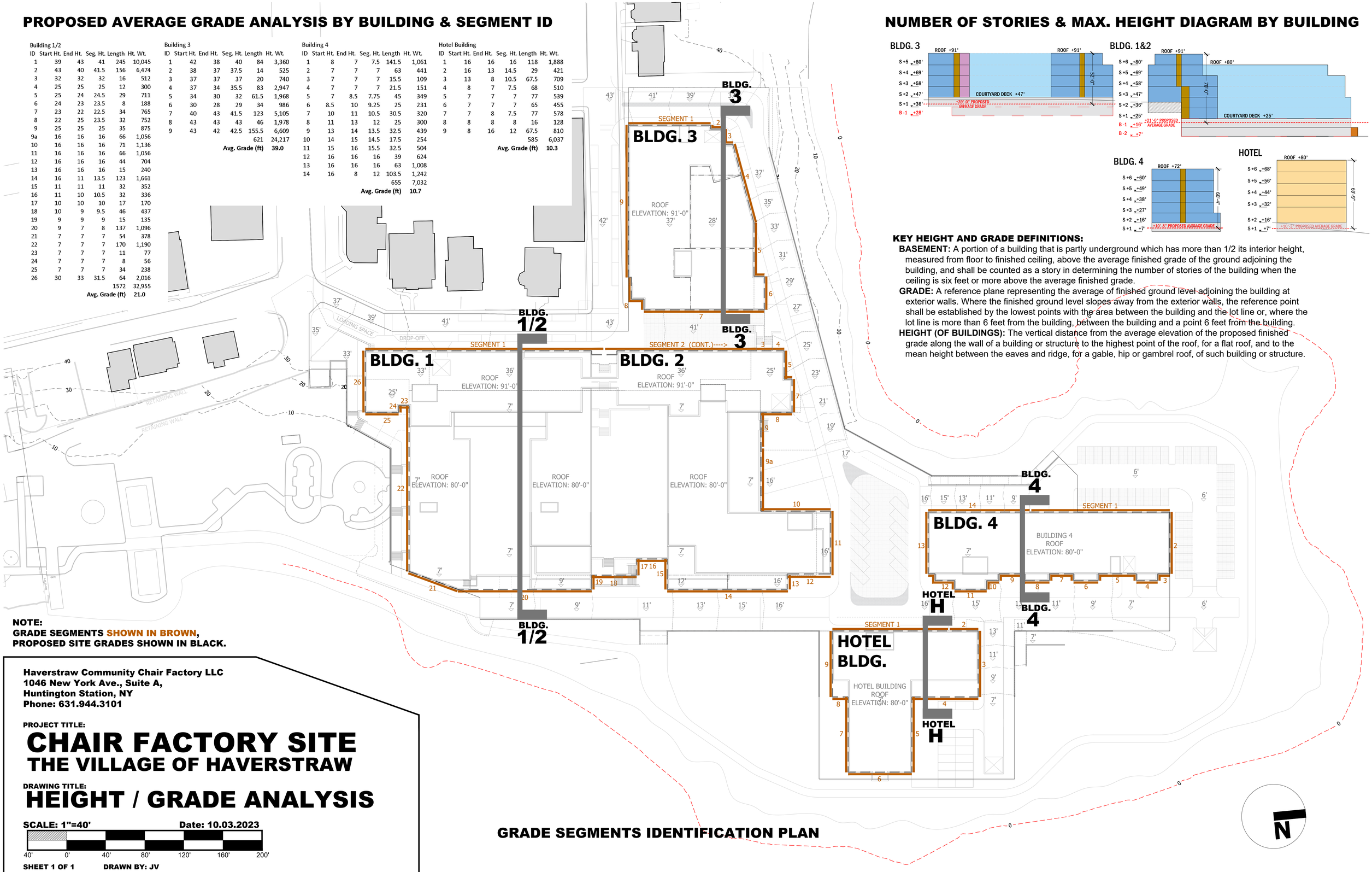
ID	Start Ht.	End Ht.	Seg. Ht.	Length	Ht. Wt.
1	42	38	40	84	3,360
2	38	37	37.5	14	525
3	37	37	37	20	740
4	37	34	35.5	83	2,947
5	34	30	32	61.5	1,968
6	30	28	29	34	986
7	40	43	41.5	123	5,105
8	43	43	43	46	1,978
9	43	42	42.5	155.5	6,609
				621	24,217
			Avg. Grade (ft)		39.0

Building 4

ID	Start Ht.	End Ht.	Seg. Ht.	Length	Ht. Wt.
1	8	7	7.5	141.5	1,061
2	7	7	7	63	441
3	7	7	7	15.5	109
4	7	7	7	21.5	151
5	7	8.5	7.75	45	349
6	8.5	10	9.25	25	231
7	10	11	10.5	30.5	320
8	11	13	12	25	300
9	13	14	13.5	32.5	439
10	14	15	14.5	17.5	254
11	15	16	15.5	32.5	504
12	16	16	16	39	624
13	16	16	16	63	1,008
14	16	8	12	103.5	1,242
				655	7,032
			Avg. Grade (ft)		10.7

Hotel Building

ID	Start Ht.	End Ht.	Seg. Ht.	Length	Ht. Wt.
1	16	16	16	118	1,888
2	16	13	14.5	29	421
3	13	8	10.5	67.5	709
4	8	7	7.5	68	510
5	7	7	7	77	539
6	7	7	7	65	455
7	7	8	7.5	77	578
8	8	8	8	16	128
9	8	16	12	67.5	810
				585	6,037
			Avg. Grade (ft)		10.3



NOTE:
GRADE SEGMENTS SHOWN IN BROWN,
PROPOSED SITE GRADES SHOWN IN BLACK.

Haverstraw Community Chair Factory LLC
1046 New York Ave., Suite A,
Huntington Station, NY
Phone: 631.944.3101

PROJECT TITLE:

CHAIR FACTORY SITE
THE VILLAGE OF HAVERSTRAW

DRAWING TITLE:

HEIGHT / GRADE ANALYSIS

SCALE: 1"=40' **Date: 10.03.2023**

40' 0' 40' 80' 120' 160' 200'

SHEET 1 OF 1 **DRAWN BY: JV**

GRADE SEGMENTS IDENTIFICATION PLAN

NUMBER OF STORIES & MAX. HEIGHT DIAGRAM BY BUILDING

KEY HEIGHT AND GRADE DEFINITIONS:

BASEMENT: A portion of a building that is partly underground which has more than 1/2 its interior height, measured from floor to finished ceiling, above the average finished grade of the ground adjoining the building, and shall be counted as a story in determining the number of stories of the building when the ceiling is six feet or more above the average finished grade.

GRADE: A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference point shall be established by the lowest points with the area between the building and the lot line or, where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building.

HEIGHT (OF BUILDINGS): The vertical distance from the average elevation of the proposed finished grade along the wall of a building or structure to the highest point of the roof, for a flat roof, and to the mean height between the eaves and ridge, for a gable, hip or gambrel roof, of such building or structure.

HAVERSTRAW AND SITE PHOTOS

















HAVERSTRAW HISTORY
Of the Land

From the beginning, Haverstraw has been a diverse community connected through the river, land, and climate.

"Settled by the Dutch in 1616, the name Haverstraw is one of the oldest in the geography of North America. The word comes from the old Dutch language and means "oat straw." It was originally pronounced "Haverstro" and became Haverstraw. In 1837, the Village of Haverstraw was known as the Village of Warren, named after General Joseph Warren who fought in the Battle of Bunker Hill. The name was never popular, however, and in 1874, the name was officially changed to Haverstraw."

- Haverstraw Brick Museum, https://www.haverstrawbrickmuseum.org/about

It is interesting to recall how the brickmaking industry affected our habits and daily lives. Haverstraw was a community of early risers. "Early to bed, early to rise, usually healthy, occasionally wealthy and almost never wise"—so spoke my cousin John at the dedication of the school's remarkable mural. Many of us recall the cacophony of whistles blowing every workday at 4:30 a.m.; each company had a distinct sound to its whistle. They were a summons to the men to walk to work for miles in the darkness. By the light of lanterns the workmen would wet the molds in the mold boxes. At the proper time they would shout to the waiting engineer, in the quiet, crisp morning air: "Let 'er go!" And the rugged Corliss steam engines with their rhythmic dashpots would come alive.

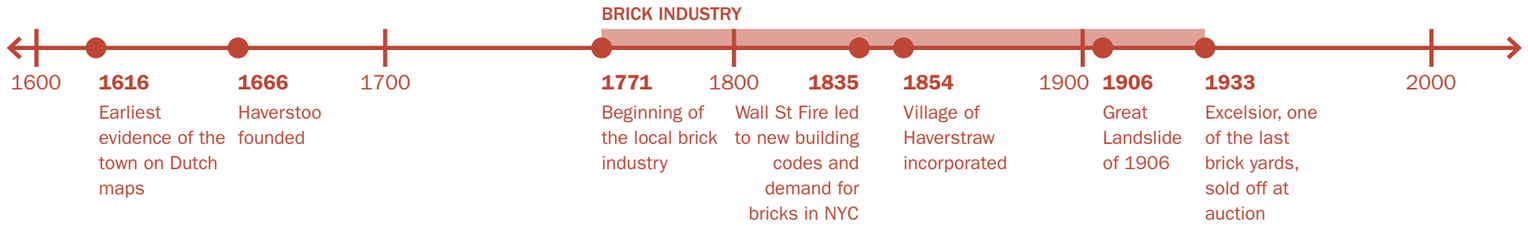
- South of the Mountains 1962-01, Vol. 6, No. 1

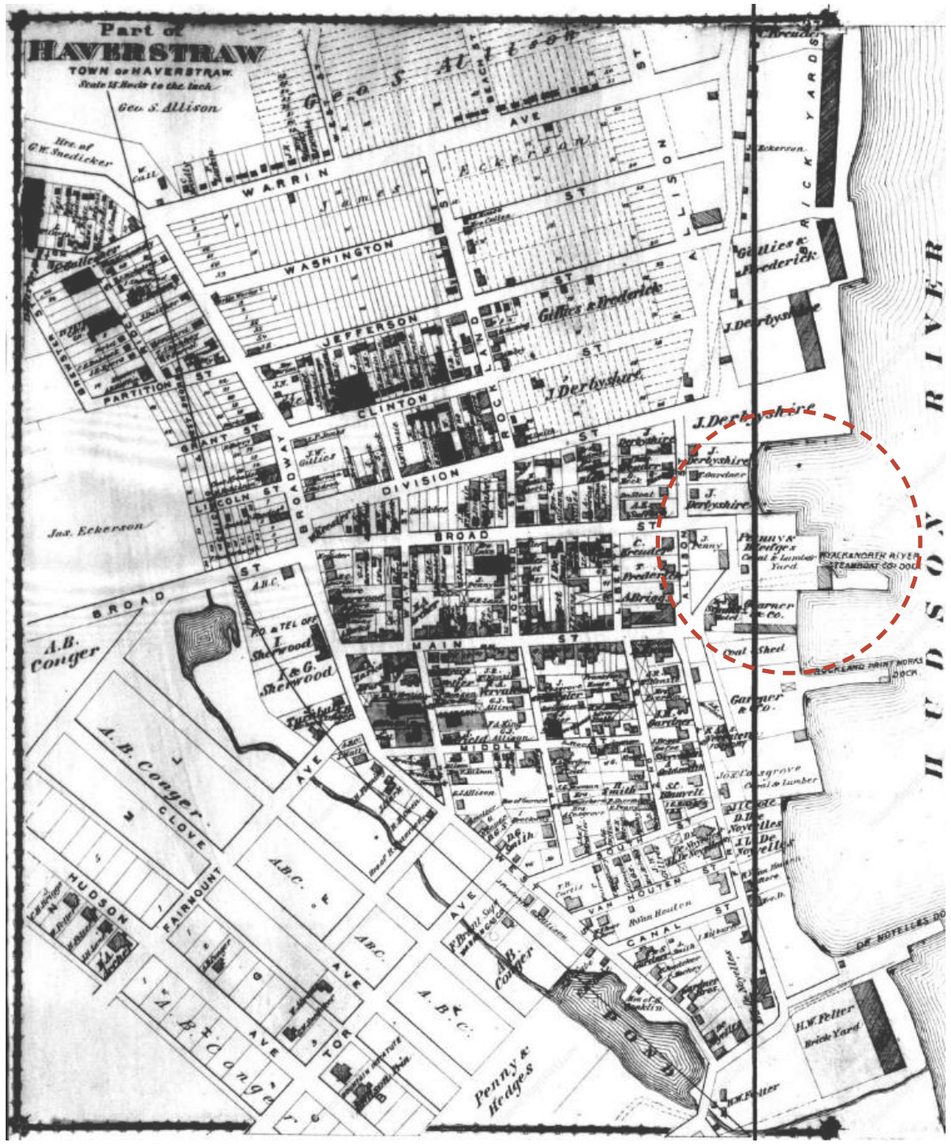


Haverstraw King's Daughters Public Library



HAVERSTRAW HISTORY
Brick Industry







HAVERSTRAW TODAY
Regional Map

HARRIMAN STATE PARK

CORTLANDT

HUDSON RIVER

HAVERSTRAW

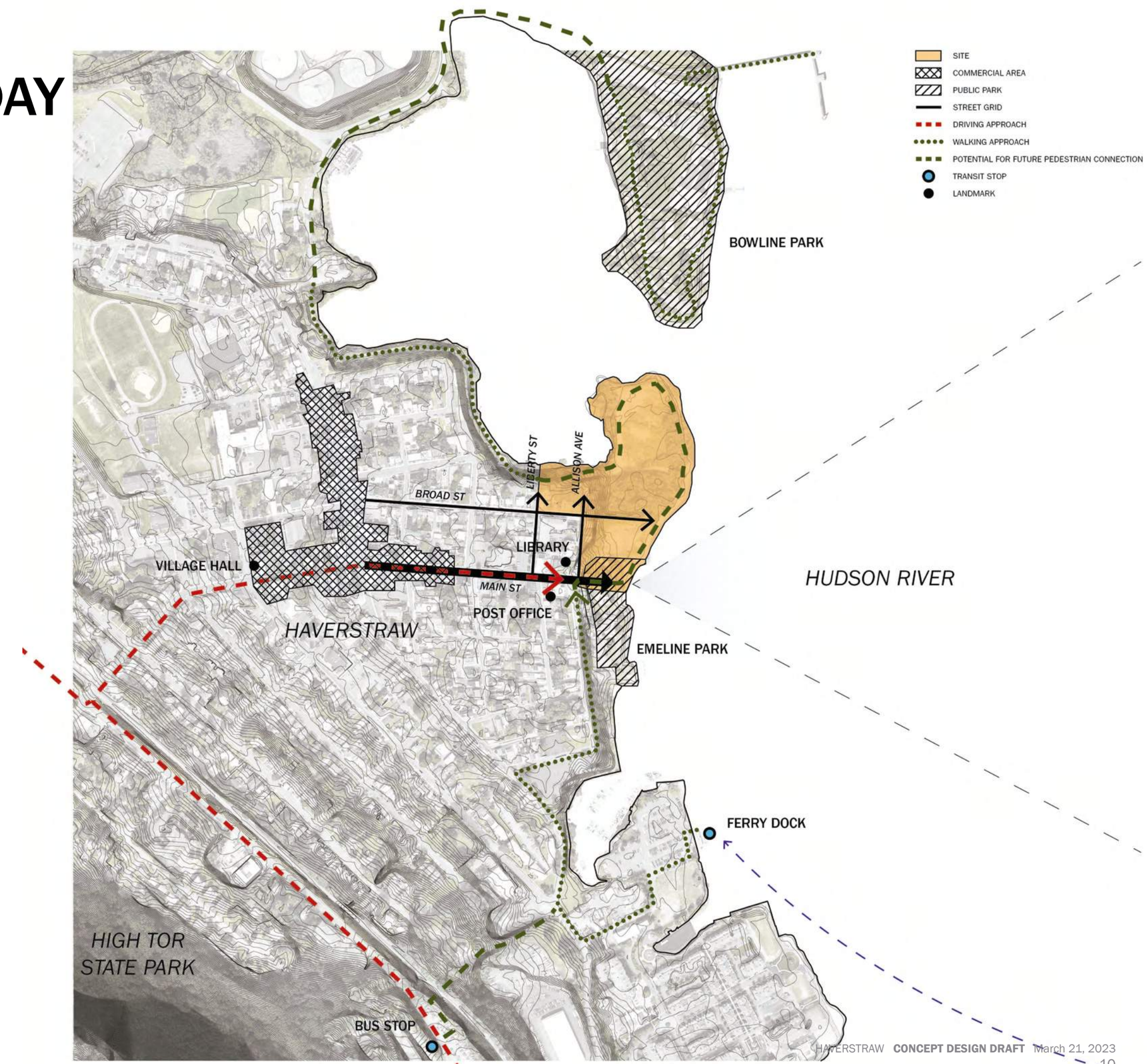
CROTONVILLE

NEW CITY

RINGWOOD
STATE PARK

MARVEL

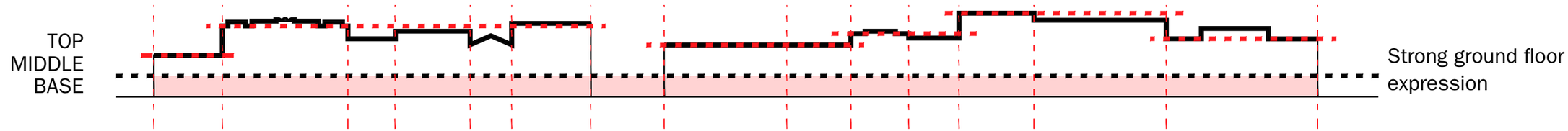
HAVERSTRAW TODAY
Local Map



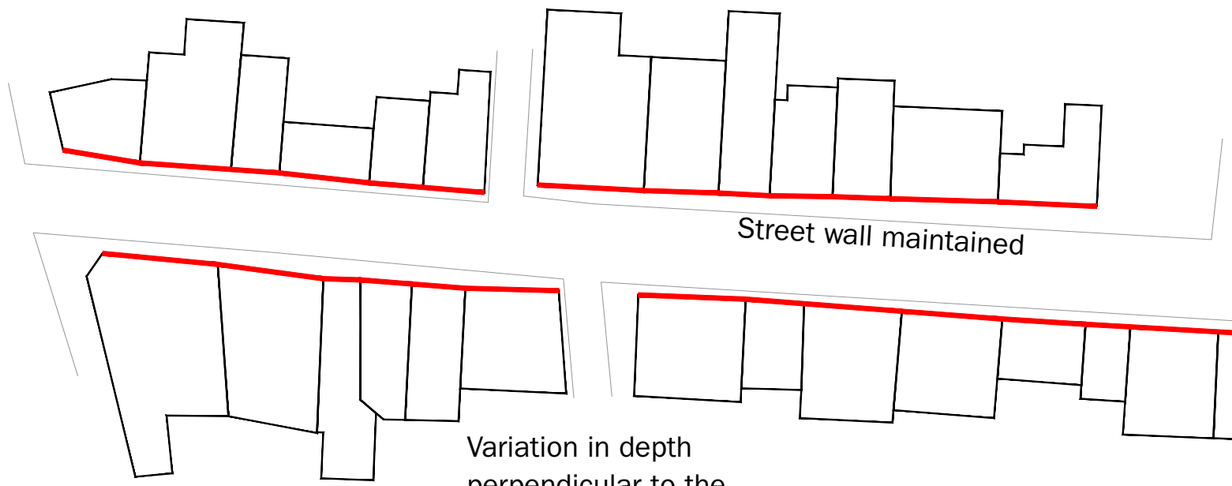
MARVEL

HAVERSTRAW TODAY
Commercial Street Analysis

Varying in height



Street wall



Window rythm

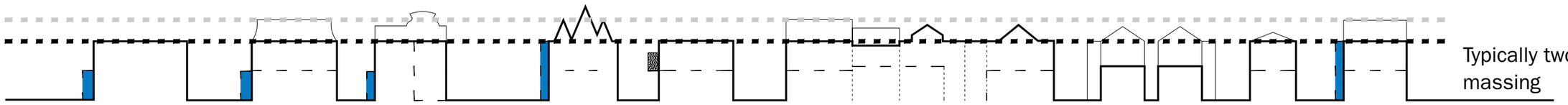


Varying colors

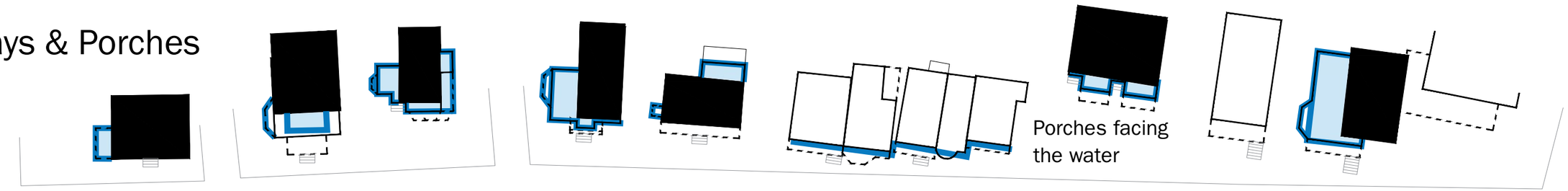


HAVERSTRAW TODAY
Residential Street Analysis

Articulated roofscape



Bays & Porches



Distinctive variety



Varying colors



HAVERSTRAW TODAY

Haverstraw's windows express a rich variety in color, and detailing, similar proportions and rhythm.



PRECEDENTS



London, UK, Karakusevic Carson Architects



Salford City, UK, Tim Groom Architects



11-19 Jane Street, Manhattan, David Chipperfield Architects



State Street Apartments, Brooklyn, Marvel



Paris, France, MFR Architects



London, UK, Studio Kyson



Third & Bond Apartments, Brooklyn, Marvel



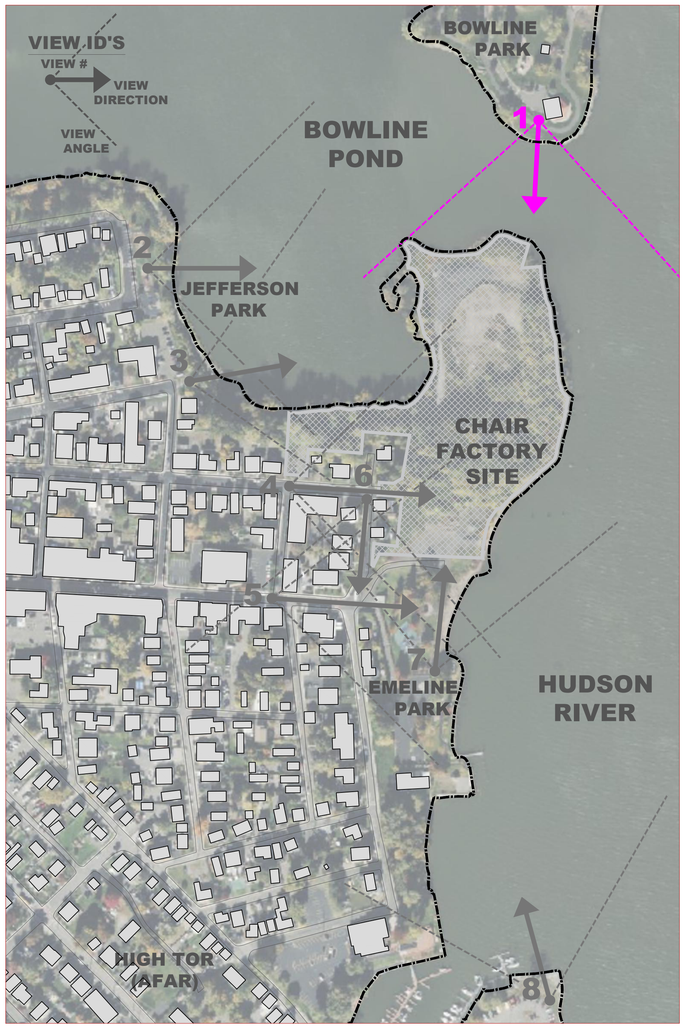
Sackett Union, Brooklyn, Marvel

IMPACT ANALYSIS LEGEND

- Proposed Building Envelope
- Proposed Tree Planting
- Proposed Shoreline Planting

VIEWSHED SUMMARY

View one looks South from Bowline Park to the North shoreline of the Chair Factory Site. The no build scenario visual landmarks are largely of existing shoreline along with foreground vegetation. Prominent tree canopy exists in the middle ground and the High Tor defines the skyline in the Background. The site's open areas not visible due to foreground vegetation. The relevant areas of the site are largely undeveloped in the no build scenario. The proposed build scenario replaces existing visual features with building massing, landscape features, and a new publicly accessible pedestrian (Bowline) way.



VIEWSHED KEY PLAN - 1'=200'

Photographic EXIF Data:

- **Date: 10/15/2023**
- **Time: 3:43pm**
- **Camera: Canon EOS 5D**
- **File Format: JPG**
- **Latitude: 41°12'00.5"N**
- **Longitude: 73°57'30.4"W**



VIEW 1: PROPOSED BUILD SCENARIO VIEWSHED



VIEW 1: NO BUILD SCENARIO VIEWSHED

Haverstraw Community Chair Factory LLC
1046 New York Avenue, Suite A
Huntington Station, New York, 11746
Phone: 631.944.3101

Issued:	
-	-
-	-
-	-
-	-
-	-
-	-

Date: October 17th, 2023
Scale: As noted
Drawn by: JV Checked by:

Project: Chair Factory

Title: **VISUAL IMPACT ANALYSIS**

Drawing: V1

IMPACT ANALYSIS LEGEND

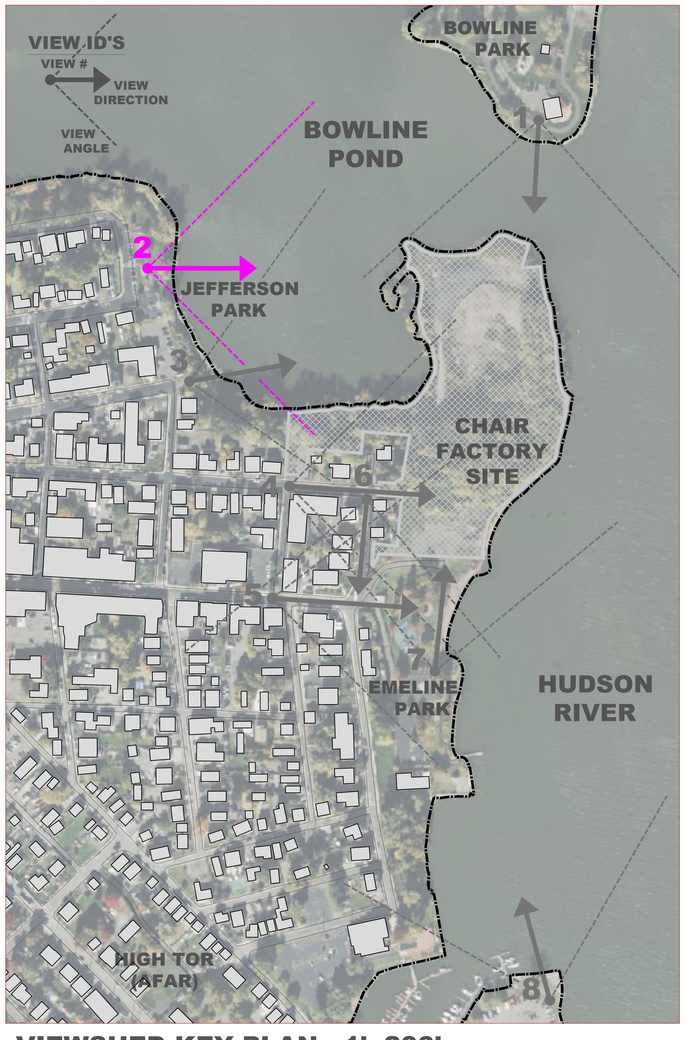
Proposed Building Envelope

Proposed Tree Planting

Proposed Shoreline Planting

VIEWSHED SUMMARY

View two looks East across Bowline Pond the the Chair Factory from Jefferson Park. The no build scenario visual landmarks are Bowline Pond in the foreground and the Project site in the middle ground. The pond gives an unobstructed view of the Chair Factory Site from the park. The existing site condition is characterized by tree cover and open areas. The proposed build scenario replaces existing tree canopy with with new building massing, new landscape features, and shoreline plantings.



VIEWSHED KEY PLAN - 1'=200'

Photographic EXIF Data:

- **Date: 10/23/2023**
- **Time: Afternoon**
- **Camera: Nikon D5200**
- **File Format: JPG**
- **Latitude: 41°11'57.2"N**
- **Longitude: 73°57'45.0"W**



VIEW 2: PROPOSED BUILD SCENARIO VIEWSHED



VIEW 2: NO BUILD SCENARIO VIEWSHED

Haverstraw Community Chair Factory LLC
1046 New York Avenue, Suite A
Huntington Station, New York, 11746
Phone: 631.944.3101

Issued:

-	-
-	-
-	-
-	-
-	-
-	-

Date: October 17th, 2023
Scale: As noted
Drawn by: JV Checked by:

Project: Chair Factory

Title: **VISUAL IMPACT ANALYSIS**

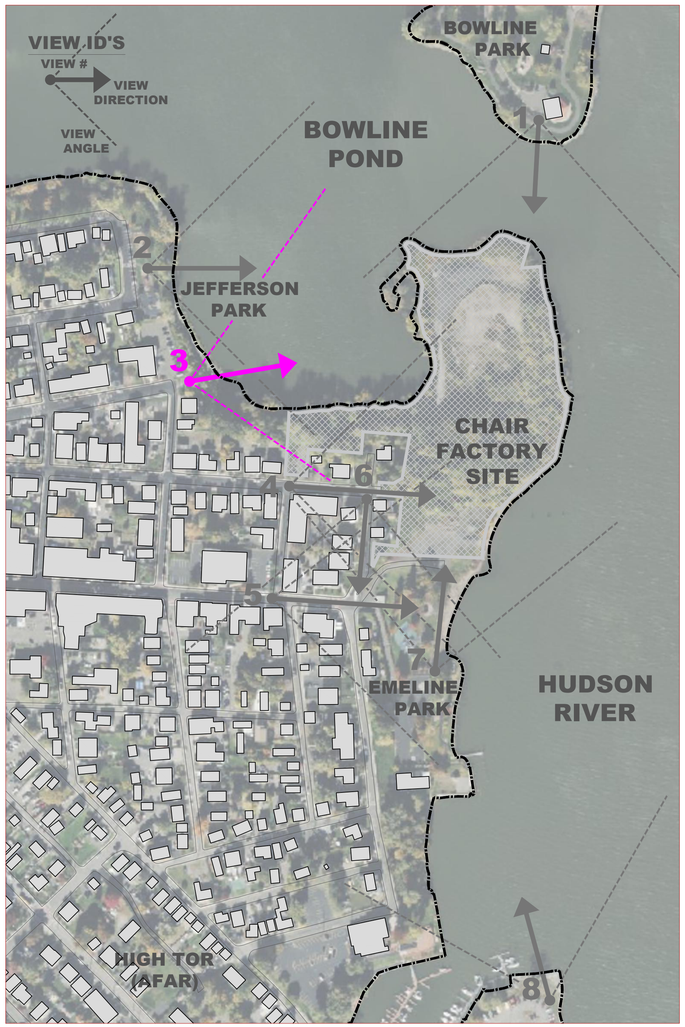
Drawing: V2

IMPACT ANALYSIS LEGEND

- Proposed Building Envelope
- Proposed Tree Planting
- Proposed Shoreline Planting

VIEWSHED SUMMARY

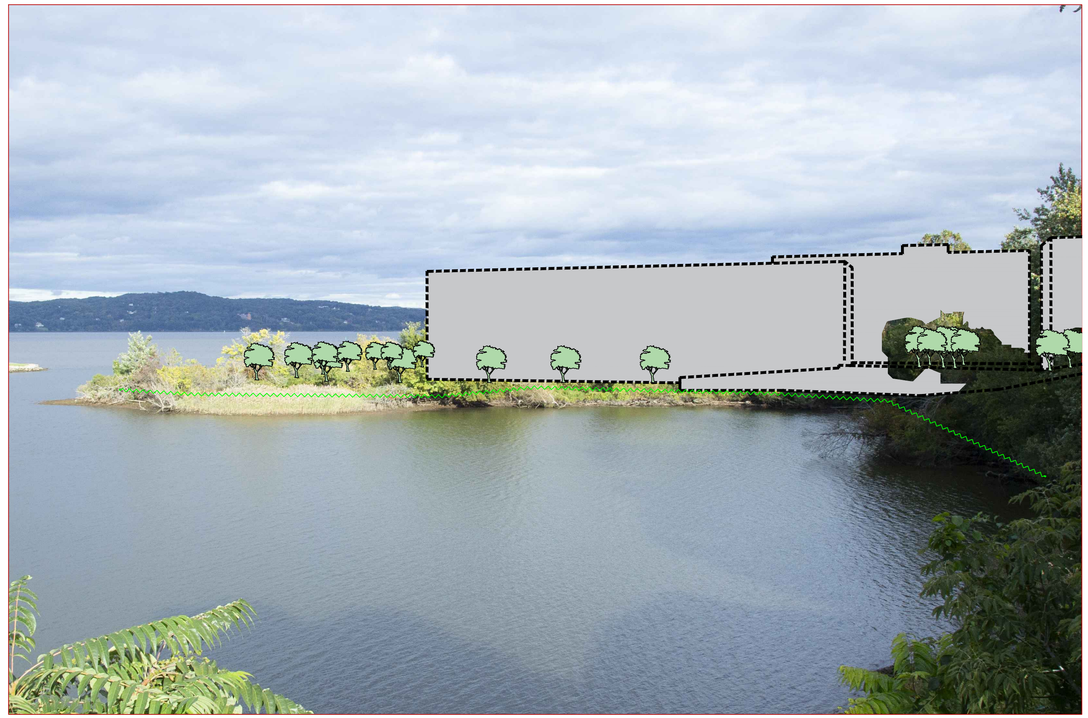
View three looks East across Bowline Pond the the Chair Factory Site from Division Street. The no build scenario visual landmarks are Bowline Pond followed by the Development site in the middle ground. The pond provides unimpeded views of the Chair Factory Site. The existing site is characterized by tree over and open areas. The proposed build scenario replaces existing open area and tree canopy with with new building massing, new landscape features, and shoreline plantings.



VIEWSHED KEY PLAN - 1'=200'

Photographic EXIF Data:

- **Date: 10/15/2023**
- **Time: 4:08pm**
- **Camera: Canon EOS 5D**
- **File Format: JPG**
- **Latitude: 41°11'53.1"N**
- **Longitude: 73°57'44.0"W**



VIEW 3: PROPOSED BUILD SCENARIO VIEWSHED



VIEW 3: NO BUILD SCENARIO VIEWSHED

Haverstraw Community Chair Factory LLC
1046 New York Avenue, Suite A
Huntington Station, New York, 11746
Phone: 631.944.3101

Issued:	
-	-
-	-
-	-
-	-
-	-
-	-

Date: October 17th, 2023
Scale: As noted
Drawn by: JV Checked by:

Project: Chair Factory

Title: **VISUAL IMPACT ANALYSIS**

Drawing: V3

IMPACT ANALYSIS LEGEND

Proposed Building Envelope

Proposed Tree Planting

Proposed Shoreline Planting

VIEWSHED SUMMARY

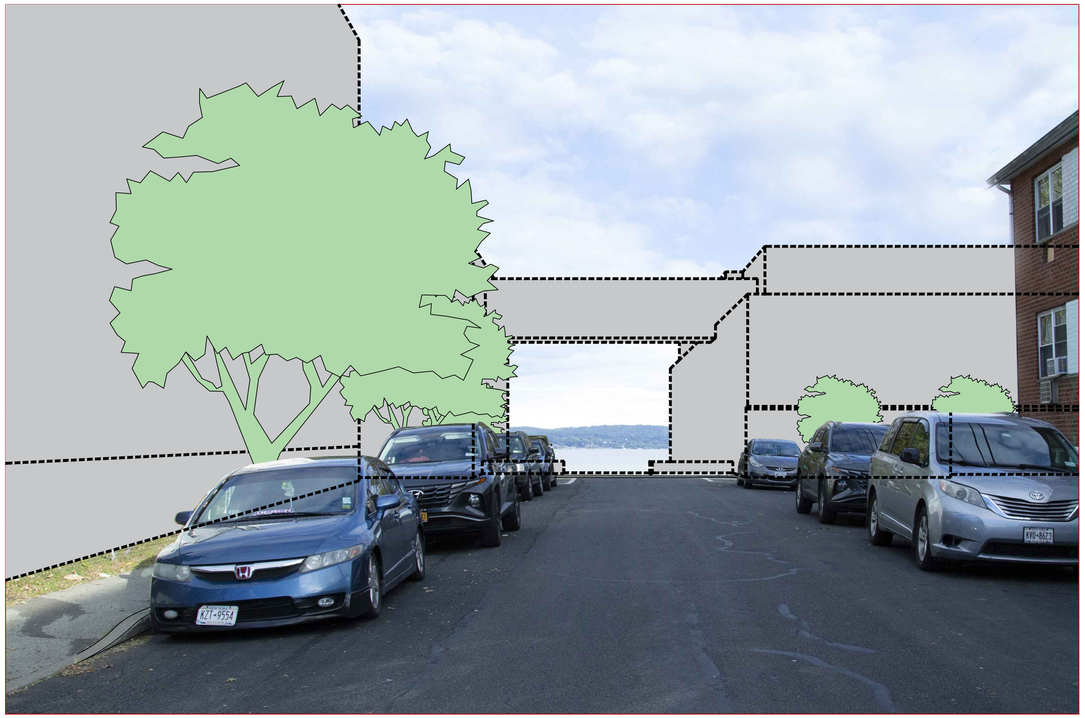
View four looks East towards the Hudson River from Broad Street. The no build scenario visual landmarks are largely of the street, including housing and street furnishings in the foreground. Views of the Hudson River mostly obstructed existing vegetation. The relevant areas of the site are covered by older multi-family housing in the no build scenario. The proposed build scenario replacing existing visual features with new building facades, furnishings, building entries, and a new publicly accessible pedestrian way which provide both visual and physical access to the riverfront.



VIEWSHED KEY PLAN - 1'=200'

Photographic EXIF Data:

- **Date: 10/15/2023**
- **Time: 4:14pm**
- **Camera: Canon EOS 5D**
- **File Format: JPG**
- **Latitude: 41°11'45.4"N**
- **Longitude: 73°57'34.7"W**



VIEW 4: PROPOSED BUILD SCENARIO VIEWSHED



VIEW 4: NO BUILD SCENARIO VIEWSHED

Haverstraw Community Chair Factory LLC
1046 New York Avenue, Suite A
Huntington Station, New York, 11746
Phone: 631.944.3101

Issued:	
-	-
-	-
-	-
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Date: October 17th, 2023
Scale: As noted
Drawn by: JV Checked by:

Project: Chair Factory

Title: **VISUAL IMPACT ANALYSIS**

Drawing: V4

IMPACT ANALYSIS LEGEND

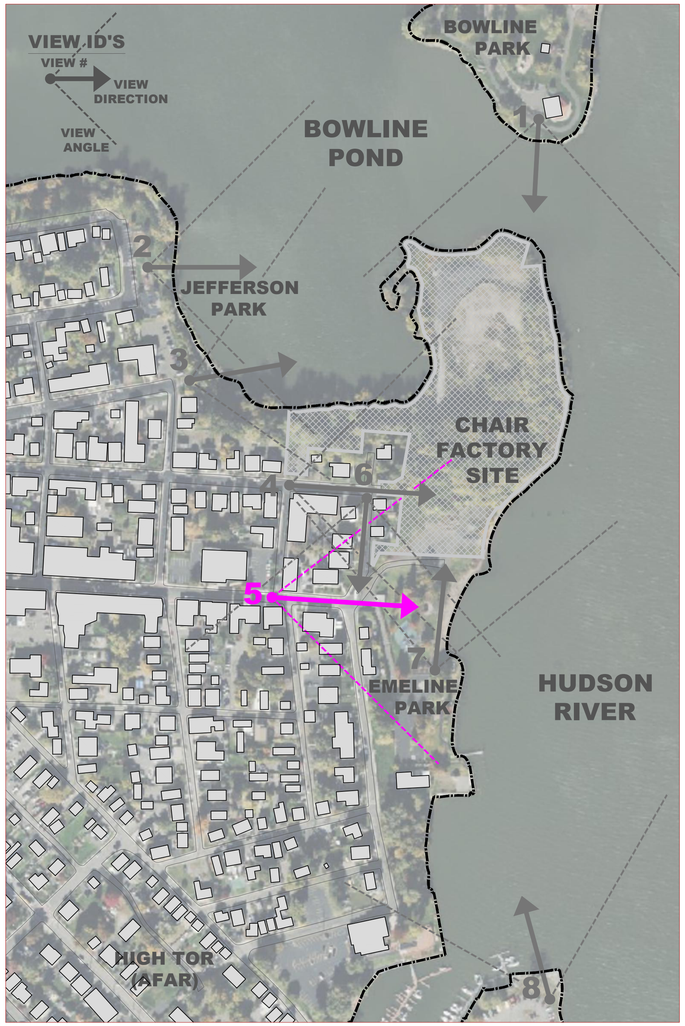
Proposed Building Envelope

Proposed Tree Planting

Proposed Shoreline Planting

VIEWSHED SUMMARY

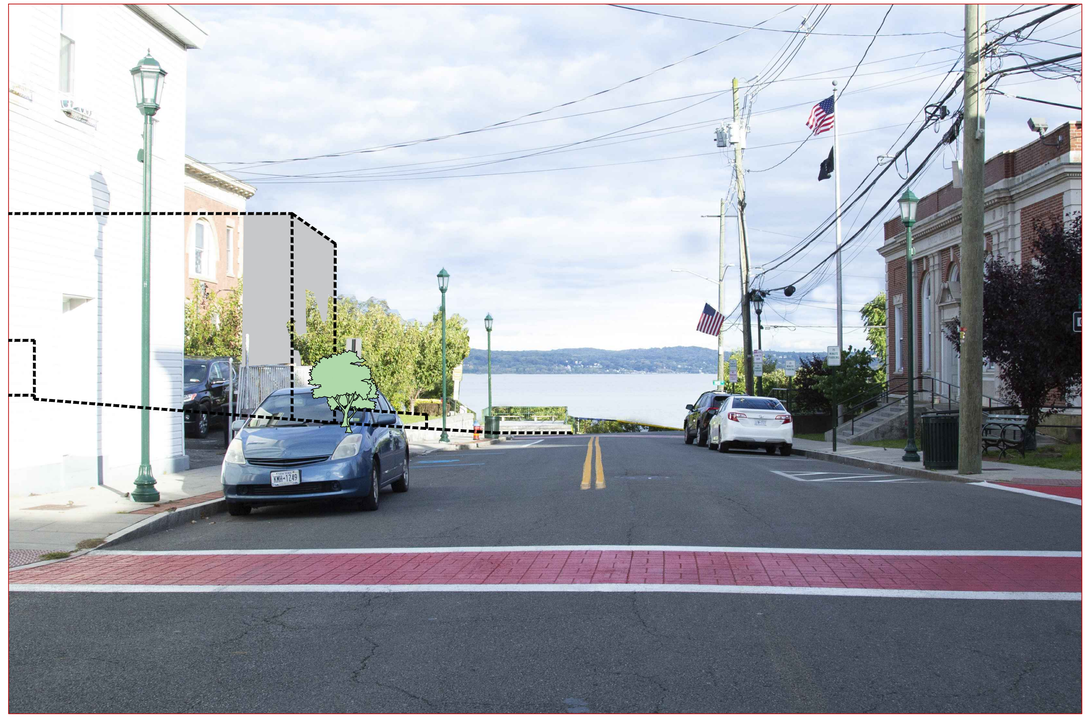
View five looks East towards the Hudson River from Main Street. The no build scenario visual landmarks are largely of the street, including buildings and street furnishings in the foreground. The river is largely obscured from view due to existing tree canopy in Emeline Park. The all of the Chair Factory site is not visible in the no build scenario. The proposed build scenario has limited visual exposure of the southern edge of Building One. Most of the massing for Building One is obscured by the Library. The proposed build scenario allows for the removal of all or some of the tree canopy from Emeline Park to better reveal views of the Hudson River in the background.



VIEWSHED KEY PLAN - 1'=200'

Photographic EXIF Data:

- **Date: 10/15/2023**
- **Time: 4:20pm**
- **Camera: Canon EOS 5D**
- **File Format: JPG**
- **Latitude: 41°11'47.2"N**
- **Longitude: 73°57'40.3"W**



VIEW 5: PROPOSED BUILD SCENARIO VIEWSHED



VIEW 5: NO BUILD SCENARIO VIEWSHED

Haverstraw Community Chair Factory LLC
1046 New York Avenue, Suite A
Huntington Station, New York, 11746
Phone: 631.944.3101

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Date: October 17th, 2023
Scale: As noted
Drawn by: JV Checked by:

Project: Chair Factory

Title: **VISUAL IMPACT ANALYSIS**

Drawing: V5

IMPACT ANALYSIS LEGEND

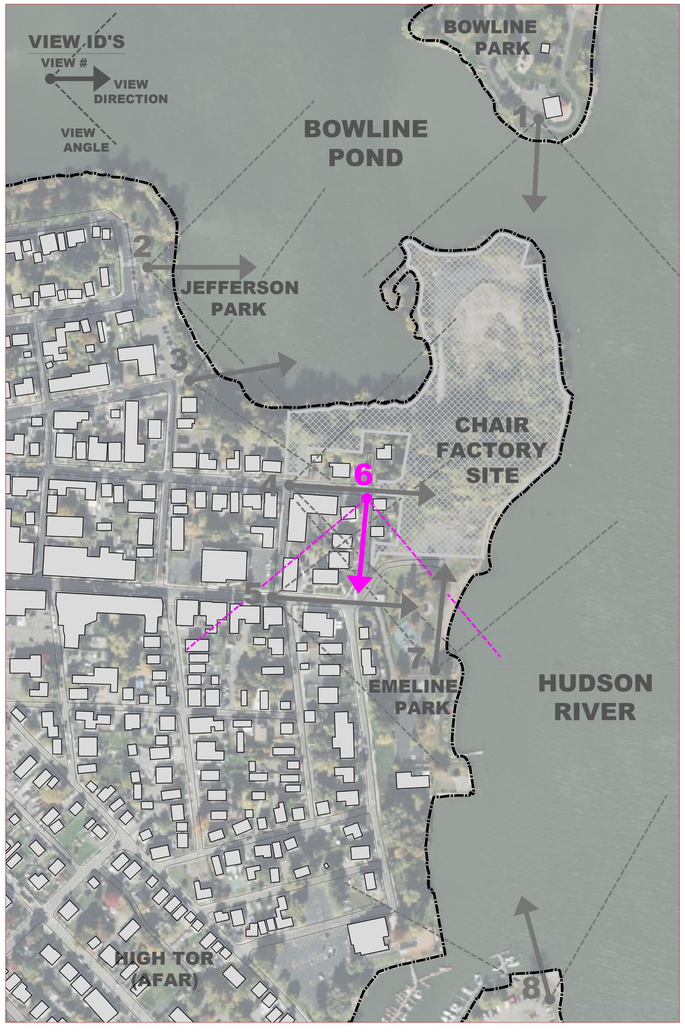
Proposed Building Envelope

Proposed Tree Planting

Proposed Edge Planting

VIEWSHED SUMMARY

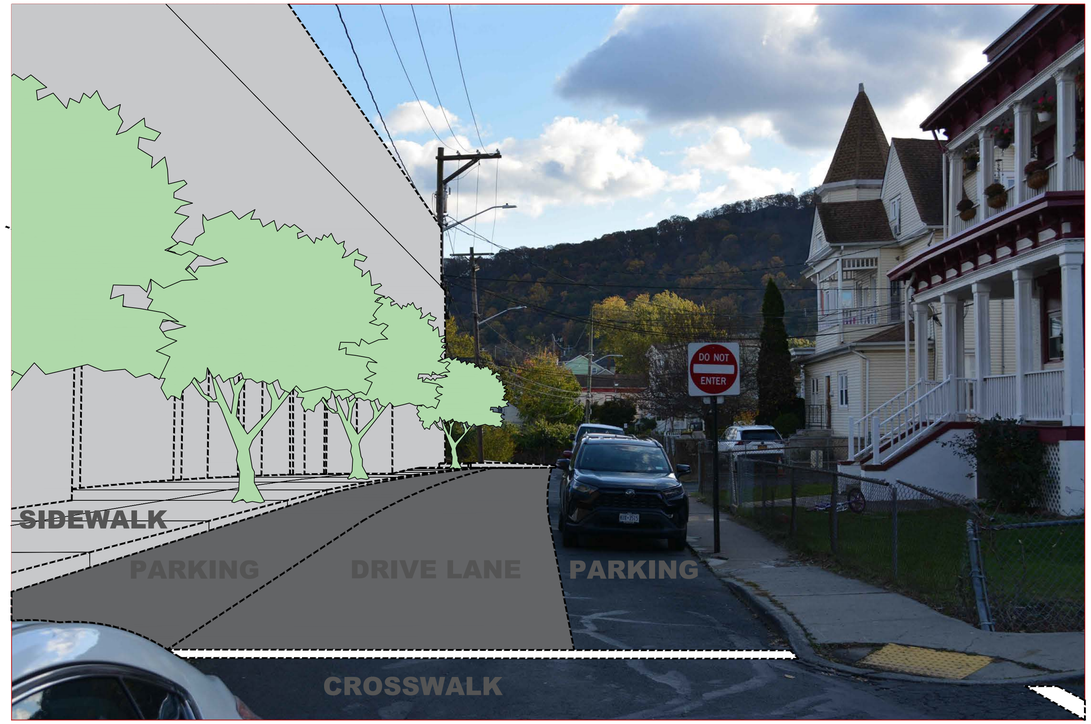
View six looks south towards Main Street from Allison Street. The no build scenario visual landmarks are largely of the street, including housing, vegetation and street furnishings in the foreground. The High Tor is prominent in the skyline of the background. The relevant areas of the development site are covered by older housing in the no build scenario. The proposed build scenario replaces existing visual features with new building facades, furnishings, building entries, and a new publicly accessible pedestrian sidewalk on the east side of the street.



VIEWSHED KEY PLAN - 1'=200'

Photographic EXIF Data:

- **Date: 11/01/2023**
- **Time: Afternoon**
- **Camera: Nikon D5200**
- **File Format: JPG**
- **Latitude: 41°11'50.3"N**
- **Longitude: 73°57'36.9"W**



VIEW 6: PROPOSED BUILD SCENARIO VIEWSHED



VIEW 6: NO BUILD SCENARIO VIEWSHED

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Phone: 631.944.3101

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Date: October 17th, 2023
Scale: As noted
Drawn by: JV Checked by:

Project: Chair Factory

Title: **VISUAL IMPACT ANALYSIS**

Drawing: V6

IMPACT ANALYSIS LEGEND

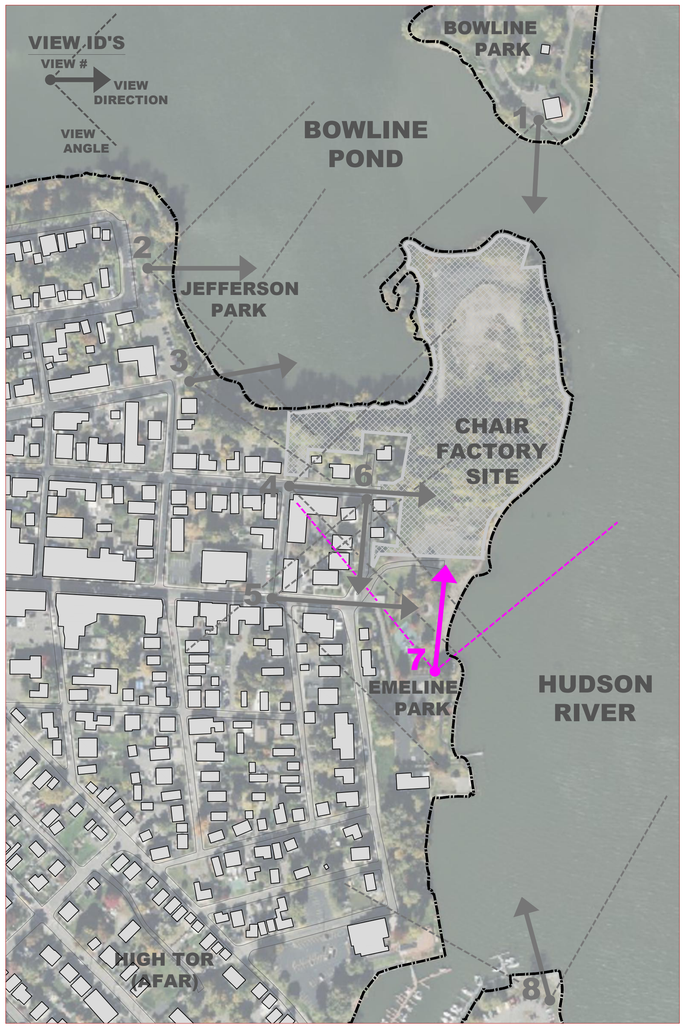
Proposed Building Envelope

Proposed Tree Planting

Proposed Shore/Edge Planting

VIEWSHED SUMMARY

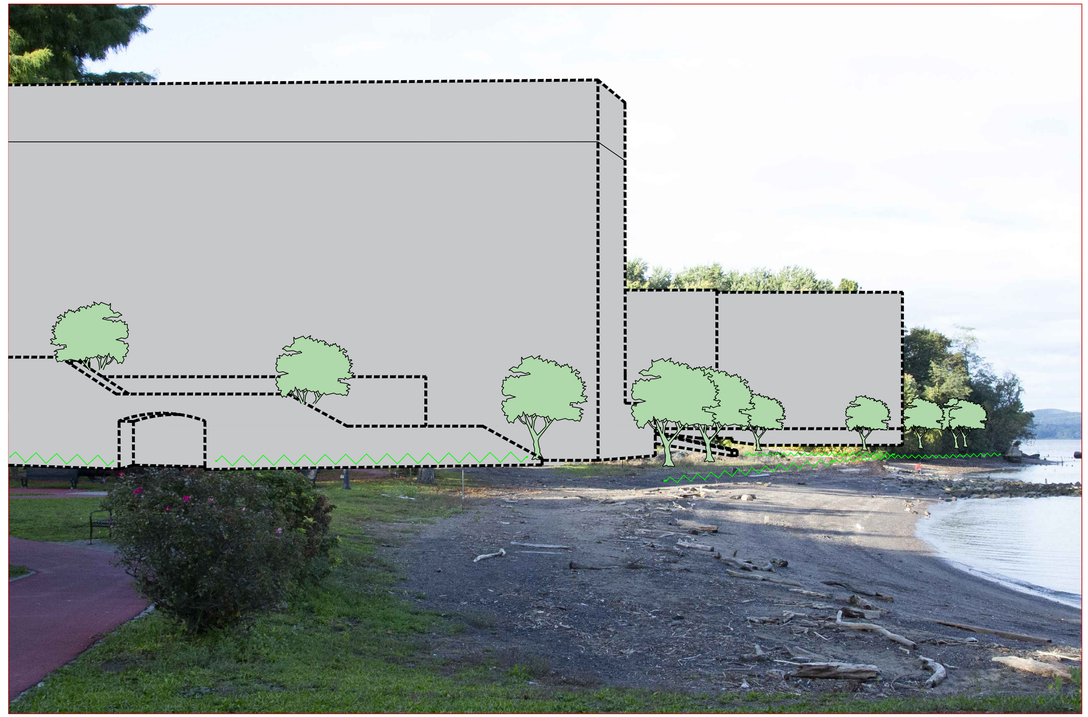
View seven looks North to the Chair Factory Site from Emeline Park. The no build scenario visual landmarks include a tree lined park and beachhead visible in the foreground. The Eastern shoreline of the Hudson River is visible in the background. The Chair Factory Site is largely forested in the no build scenario. The proposed build scenario replaces the visual tree canopy by building massing accompanied by landscape features and shoreline plantings.



VIEWSHED KEY PLAN - 1'=200'

Photographic EXIF Data:

- **Date: 10/15/2023**
- **Time: 4:31pm**
- **Camera: Canon EOS 5D**
- **File Format: JPG**
- **Latitude: 41°11'45.4"N**
- **Longitude: 73°57'34.7"W**



VIEW 7: PROPOSED BUILD SCENARIO VIEWSHED



VIEW 7: NO BUILD SCENARIO VIEWSHED

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Phone: 631.944.3101

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Date: October 17th, 2023
Scale: As noted
Drawn by: JV Checked by:

Project: Chair Factory

Title: **VISUAL IMPACT ANALYSIS**

Drawing: V7

IMPACT ANALYSIS LEGEND

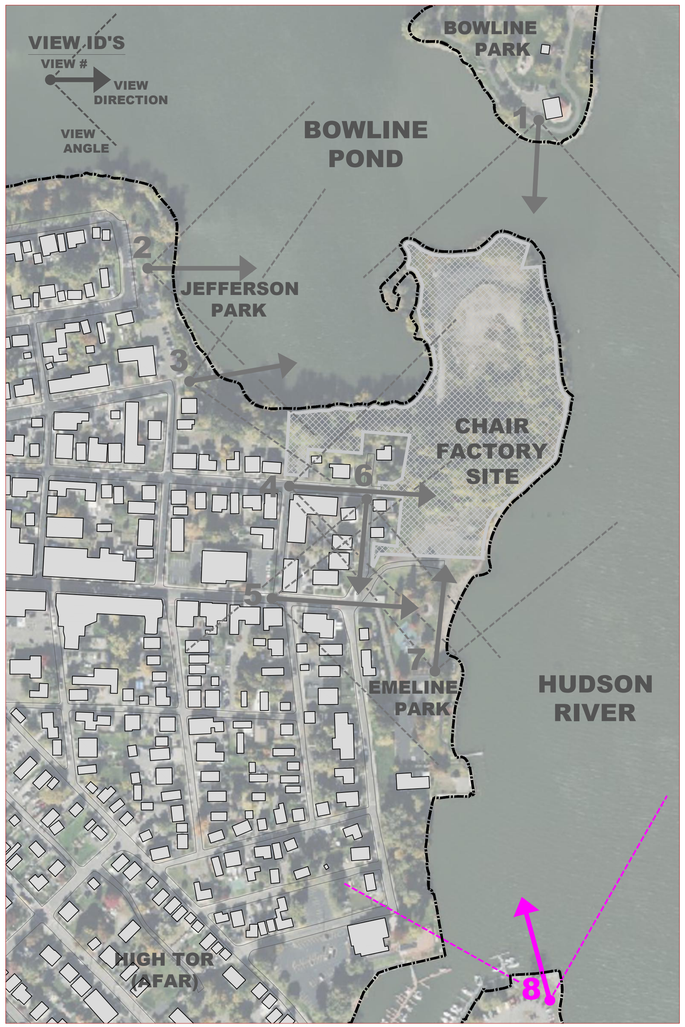
Proposed Building Envelope

Proposed Tree Planting

Proposed Shore/Edge Planting

VIEWSHED SUMMARY

View eight looks North to the Chair Factory Site from the northern edge of the Ossining - Haverstraw Ferry parking lot. The no build scenario has visual landmarks of the gazebo and beach at Emeline Park along with the shoreline of Bowline Park visible in the background. The Chair Factory Site is largely forested in the no build scenario. The proposed build scenario has no impact on the cited foreground landmarks and replaces the visual tree canopy by building massing accompanied by landscape features and shoreline plantings.



VIEWSHED KEY PLAN - 1'=200'

Photographic EXIF Data:

- **Date: 10/15/2023**
- **Time: 4:40pm**
- **Camera: Canon EOS 5D**
- **File Format: JPG**
- **Latitude: 41°11'36.7"N**
- **Longitude: 73°57'30.3"W**



VIEW 8: PROPOSED BUILD SCENARIO VIEWSHED



VIEW 8: NO BUILD SCENARIO VIEWSHED

Haverstraw Community Chair Factory LLC
1046 New York Avenue, Suite A
Huntington Station, New York, 11746
Phone: 631.944.3101

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Date: October 17th, 2023
Scale: As noted
Drawn by: JV Checked by:

Project: Chair Factory

Title: **VISUAL IMPACT ANALYSIS**

Drawing: V8