

STONY POINT - LETCHWORTH

Presentation to Town Residents
Project Concepts
October 12, 2022

HUDSONPARK 

TOPICS TO COVER

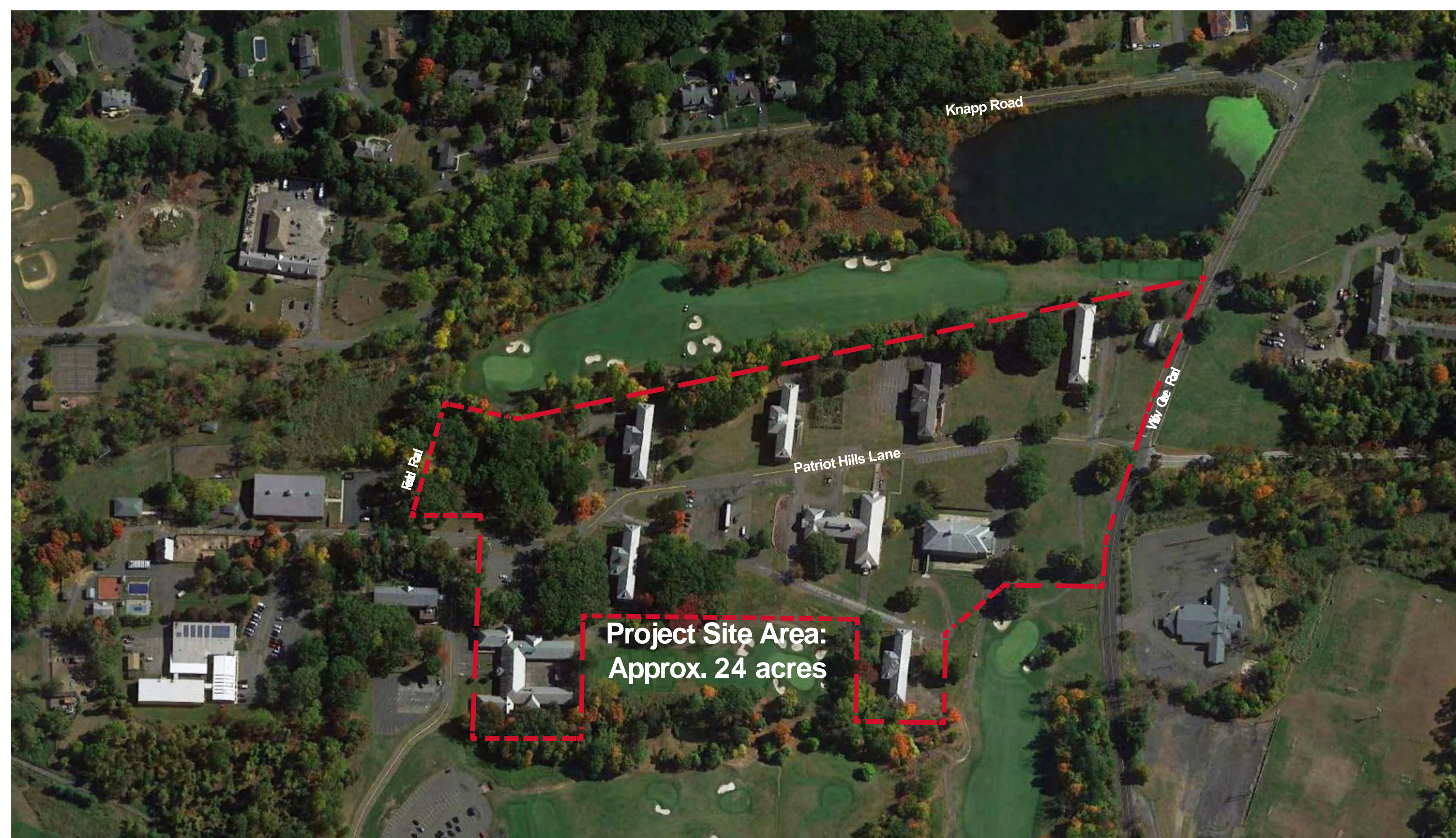
- * Memorandum of Understanding
- * Letchworth Village Today
- * Environmental Abatement and Building Demolition
- * Site Analysis
- * Patriot Hills Redesign of 16th & 17th Holes
- * Community Concept Thoughts
- * Amenities
- * Home Types
- * Kirkbride Building as New Court House
- * New Recreation Center
- * Other Considerations
- * Hudson Park's Thoughts

MEMORANDUM OF UNDERSTANDING

- * A “Good Faith” Agreement to Agree
- * Signed August 22, 2022
- * Non-Binding and Expressly says:

“This MOU is intended to establish and confirm the basic principles, framework and understanding under which the Parties (the Town of Stony Point and Hudson Park Group) will commence and engage in exclusive negotiations toward entry into on or more definitive agreements for the ultimate transfer of title to the Premises by the Town to HUDSON, which understanding is as follow:”

LETCHEWORTH TODAY



**Project Site Area:
Approx. 24 acres**

EXISTING SITE AERIAL



PROPOSED SITE RECONFIGURATION













DEMOLITION AND REMOVAL OF BUILDINGS

- * Asbestos and Lead Paint Removal
- * Removal of Stonework
- * Razing of Structures
- * Manifesting of Material
- * Carting to DEC Compliant Dump Sites
- * Compliance Requirements of New York State DEC
- * All Existing Maintenance Tunnels to be Encapsulated
- * Assessment of Existing Conditions Was Performed by AIM Environmental for Raj Amar graciously provided us with this extensive multi-document analysis.
- * REMEDIATION COST IS 7 to 10 MILLION DOLLARS!

SITE ANALYSIS

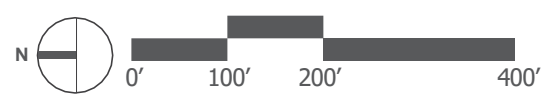


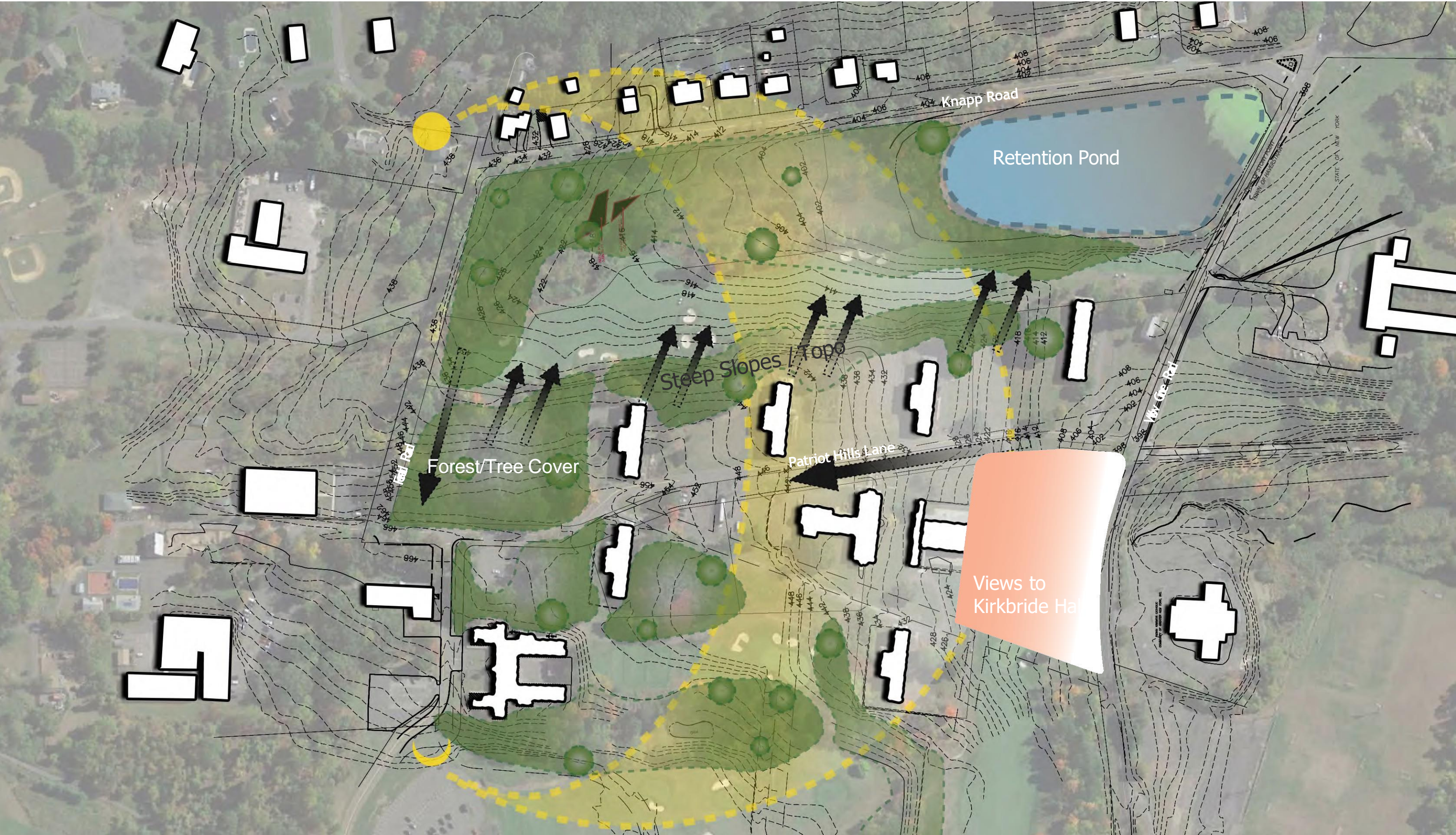
EXISTING SITE PHOTOS



100 N. Charles Street,
Baltimore, MD 21201
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SITE ANALYSIS DIAGRAM

PATRIOT HILLS GOLF COURSE

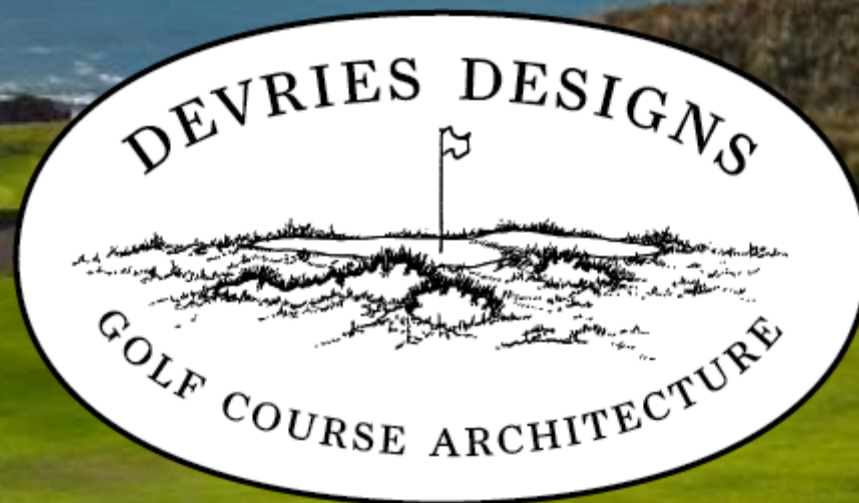
- * Will Remain “AS IS” a public golf course
- * Realignment of Holes 16 and 17
- * Working With Golf Course Administration



PROPOSED SITE RECONFIGURATION







Use of Devries Designs to redesign 16th and 17th golf holes.

Web Address: <http://devriesdesigns.com>

COMMUNITY CONCEPTS

WALKING ENVIRONMENT



DESIGN OPPORTUNITIES | NEW URBANISM - GREENS, MEWS & PARKS

SIDEWALK & PATH CONNECTIONS



DESIGN OPPORTUNITIES | NEW URBANISM - GREENS, MEWS & PARKS



Little Free Library

Shakespeare Garden

Please note...
TODAY

Monthly Kid's Activities

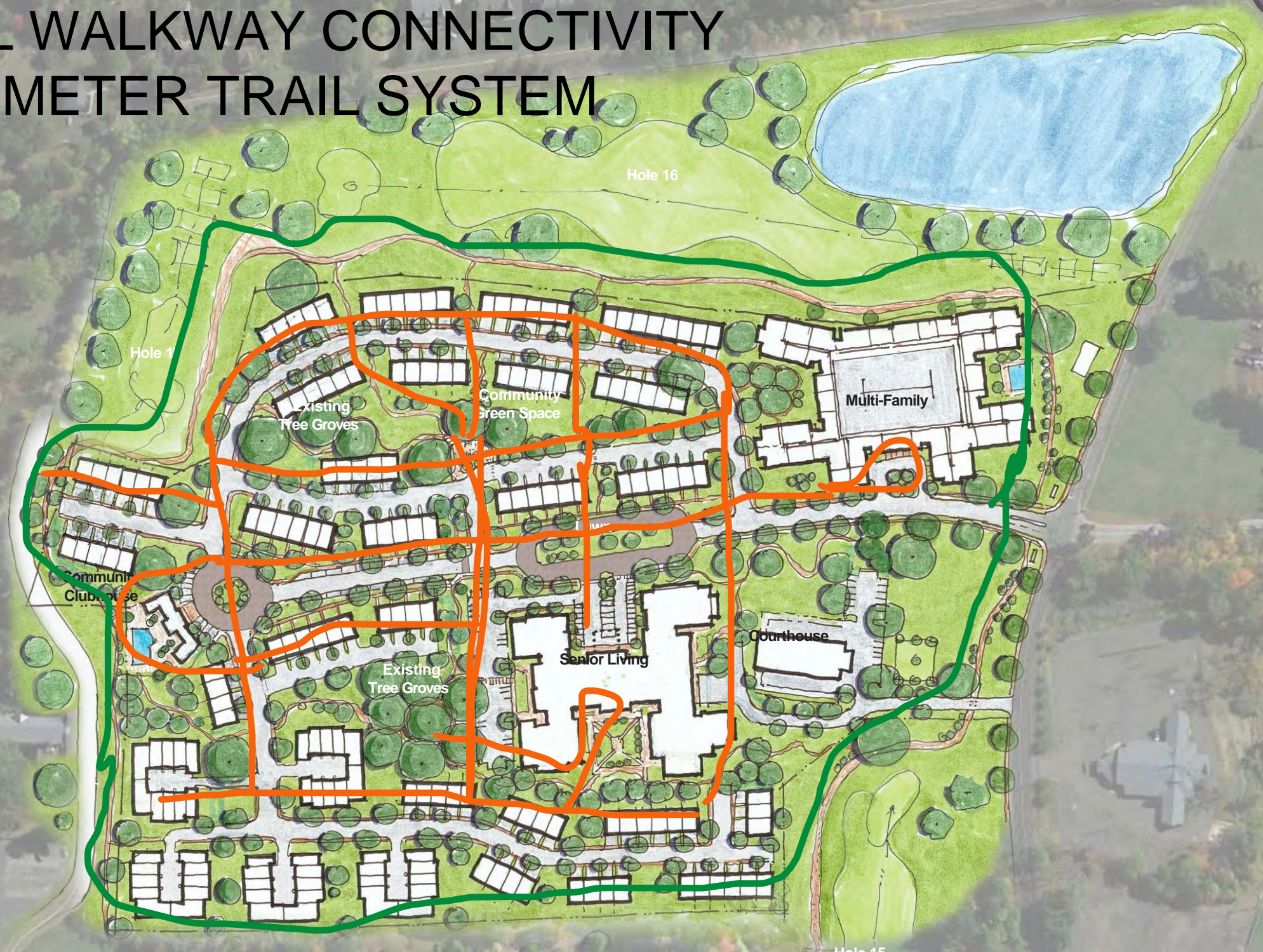
Cypress Ridge Drive

Safe pedestrian-friendly streets & sidewalks



INTERNAL WALKWAY CONNECTIVITY AND PERIMETER TRAIL SYSTEM

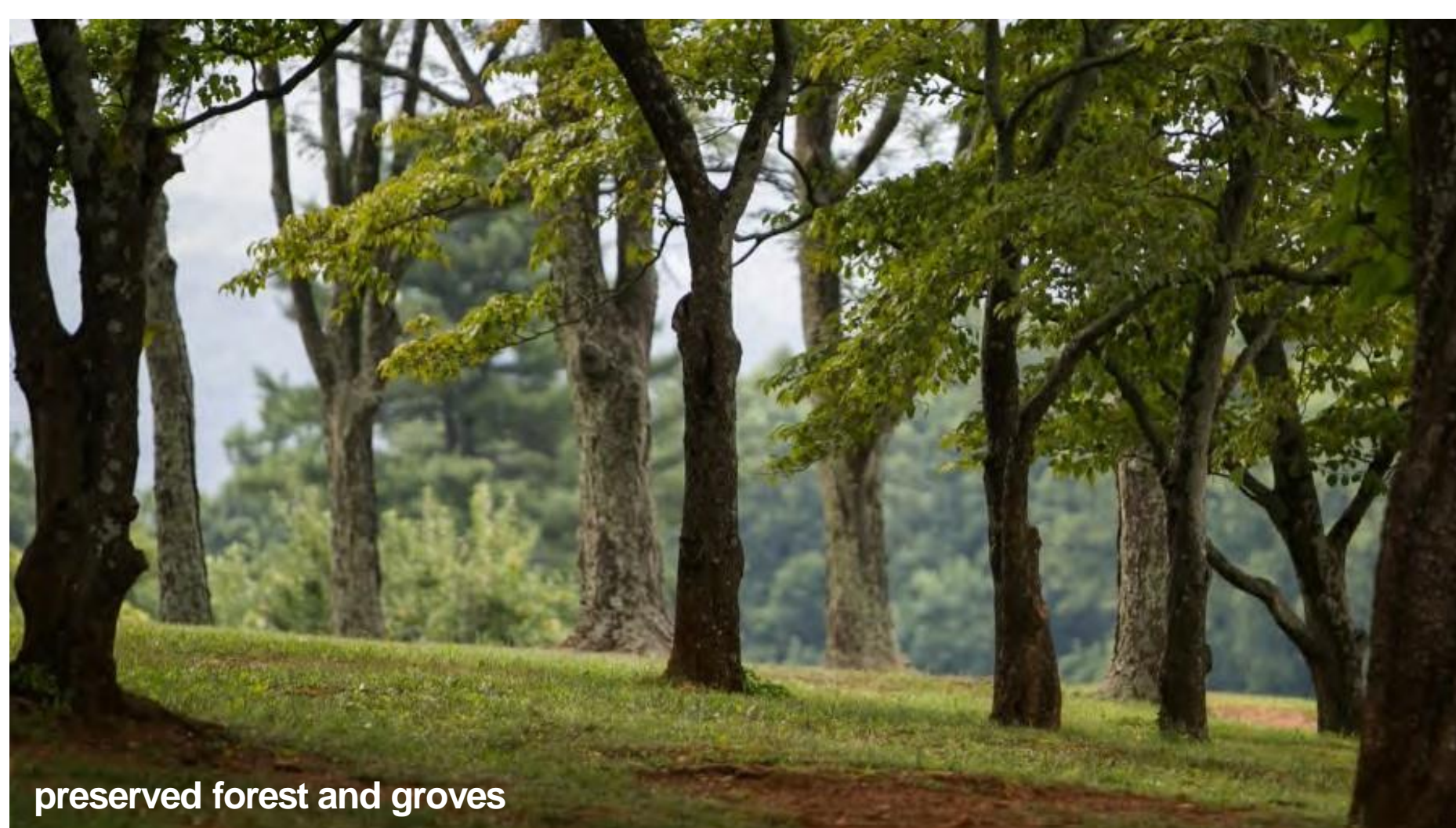
Reconfigure
Intersection



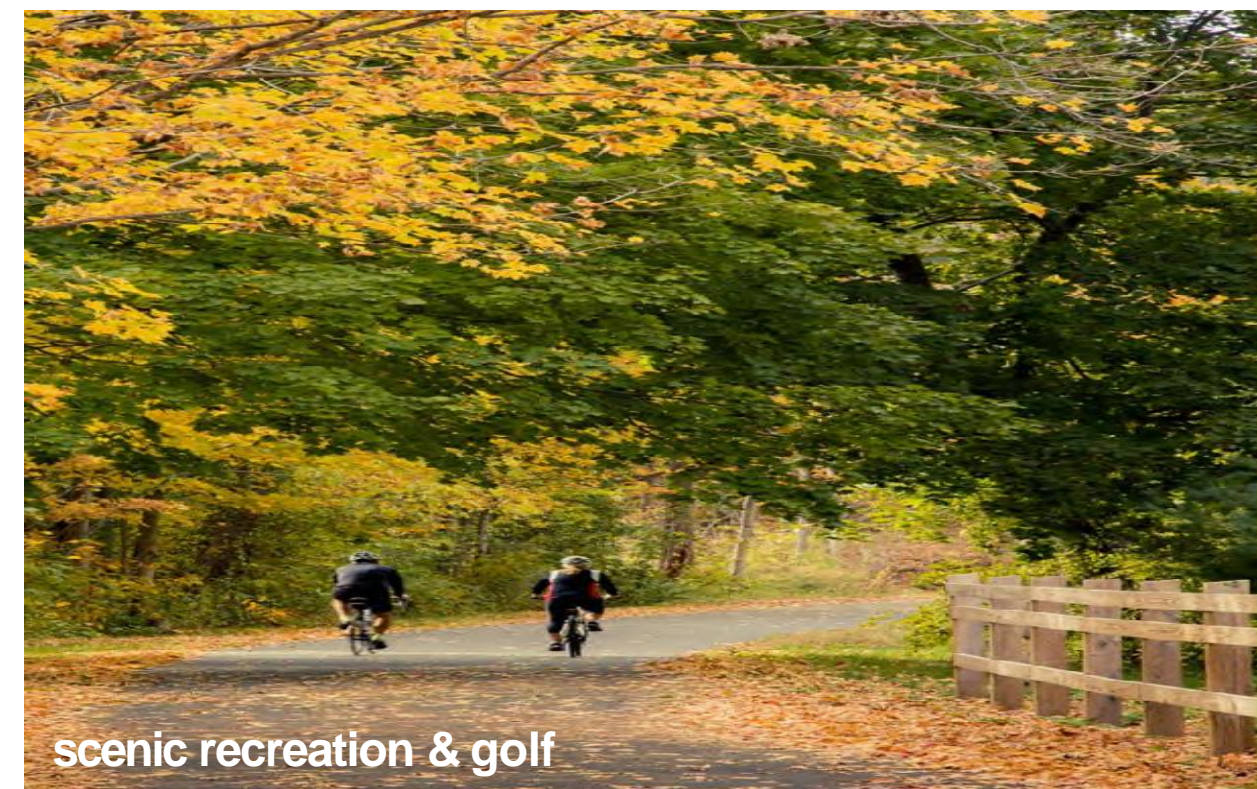
REVISED CONCEPT | OVERALL SITE PLAN



dry stack stone wall



preserved forest and groves



scenic recreation & golf



stone & wood details

DESIGN OPPORTUNITIES | LANDSCAPE ELEMENTS



Community Center

- Pool
- Fitness center
- Yoga studio
- Cycling studio
- Coffee bar
- Viewing room
- Community room

REVISED CONCEPT | OVERALL SITE PLAN



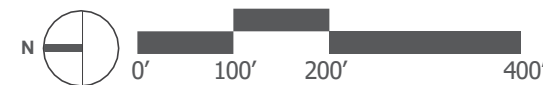
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ARCHITECT
BCT DESIGN GROUP

<https://www.bctdesigngroup.com>

HOME TYPES

MULTI-GENERATION

Is simply the ability to age in the same location in differing housing formats as your needs change

New Housing Choices:

Active Seniors (55+) Townhouses – will appeal to empty nesters.

Independent/Assisted Living – will appeal to elderly couples who want varying levels of care.

Multifamily – will appeal to younger couples and professionals.

Project Program: “Multigenerational”

In Accordance with the Patriot Hills Incentive Overlay

Townhouses (55+)	100 units (2- & 3-bedroom units)
Condo Flats (55+)	50 units
Multifamily	125 units
Assisted Living	170 assisted and independent units



St. George Townhomes | Vancouver, BC

PRECEDENT IMAGES | TOWNHOMES











Southerland | Atlanta, GA

PRECEDENT IMAGES | TOWNHOMES



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Pearl Development | Houston, TX



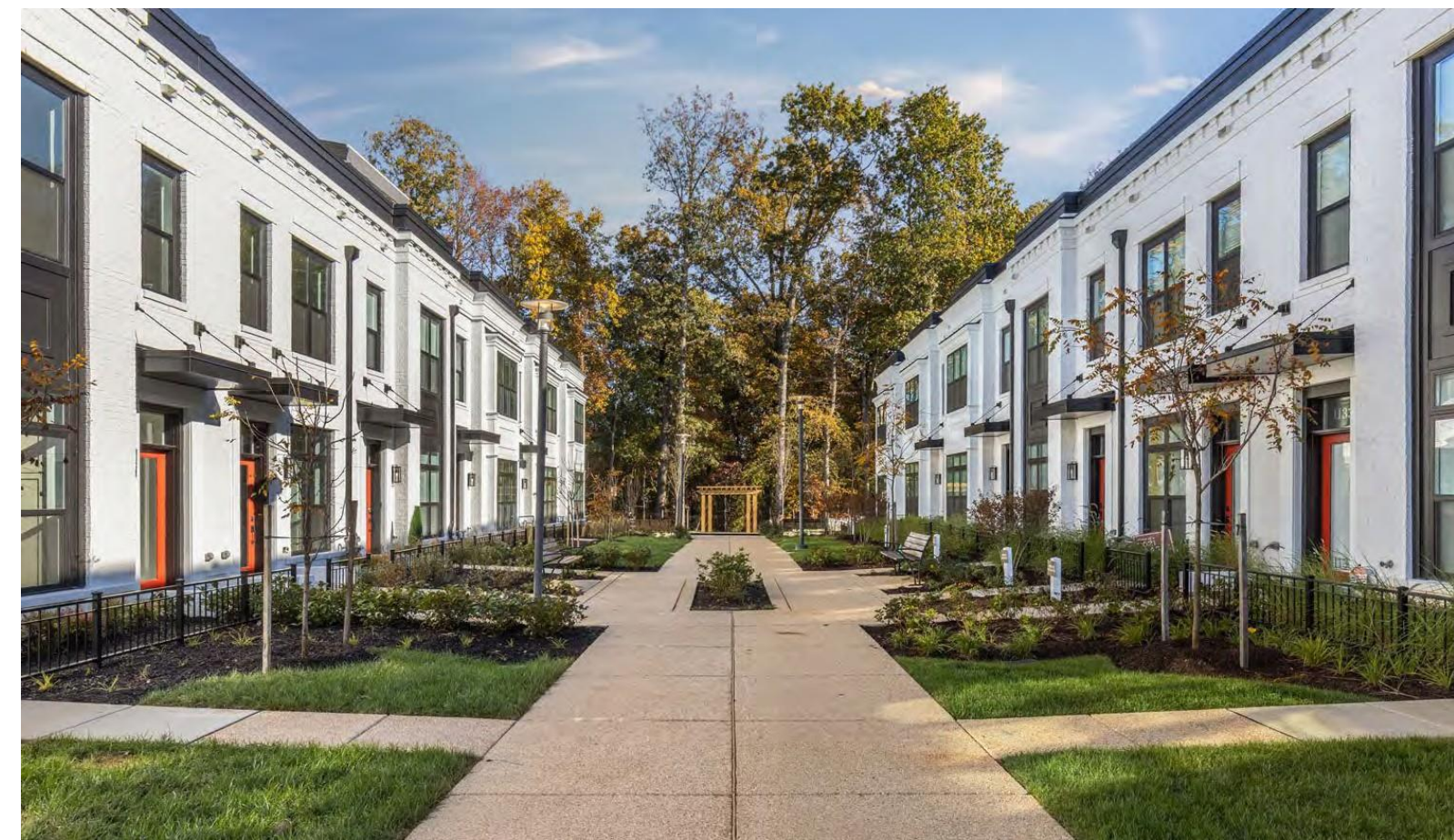
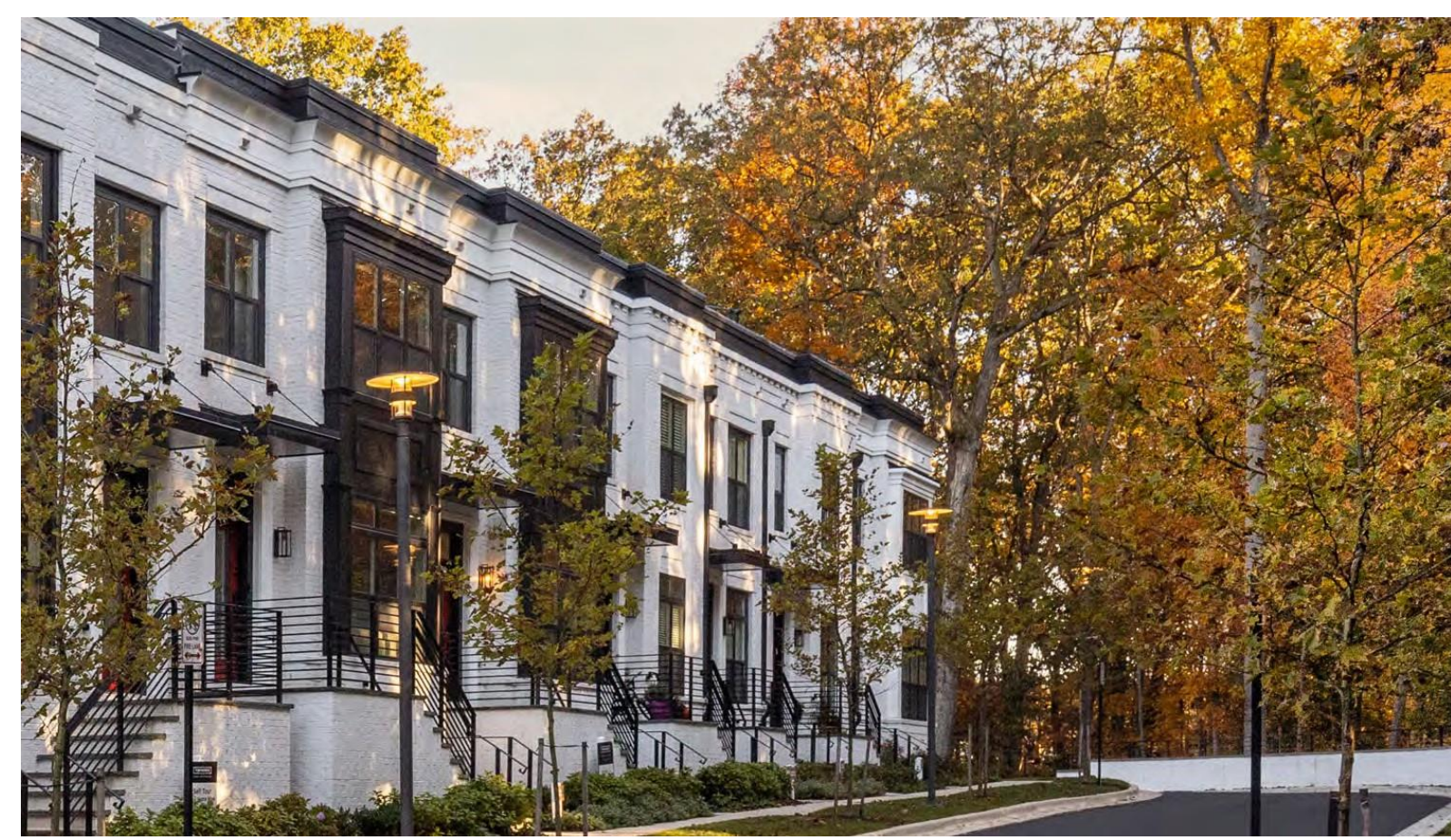
PRECEDENT IMAGES | TOWNHOMES



Westbrook Villas | England

PRECEDENT IMAGES | TOWNHOMES





Cabin John Townhomes | Potomac, MD

PRECEDENT IMAGES | TOWNHOMES



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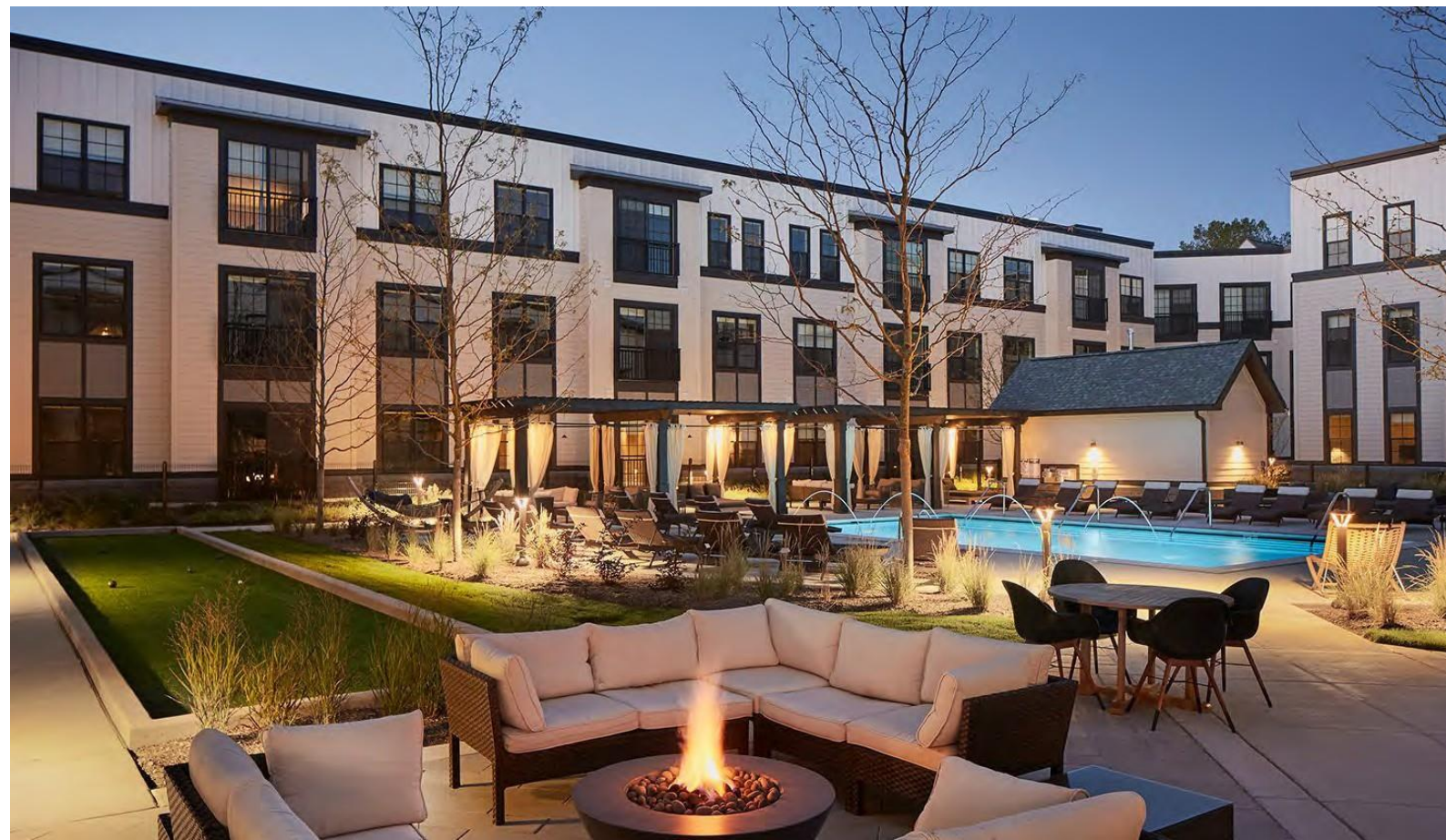


Rosewood | Edmonton, AB



PRECEDENT IMAGES | TOWNHOMES

Atworth - Melody Farms | Vernon Hills, IL



PRECEDENT IMAGES | MULTI-FAMILY & SENIOR LIVING

KIRKBRIDE BUILDING
CONVERT TO TOWN COURT







REVISED CONCEPT | OVERALL SITE PLAN



HOME

PC

BASKETBALL

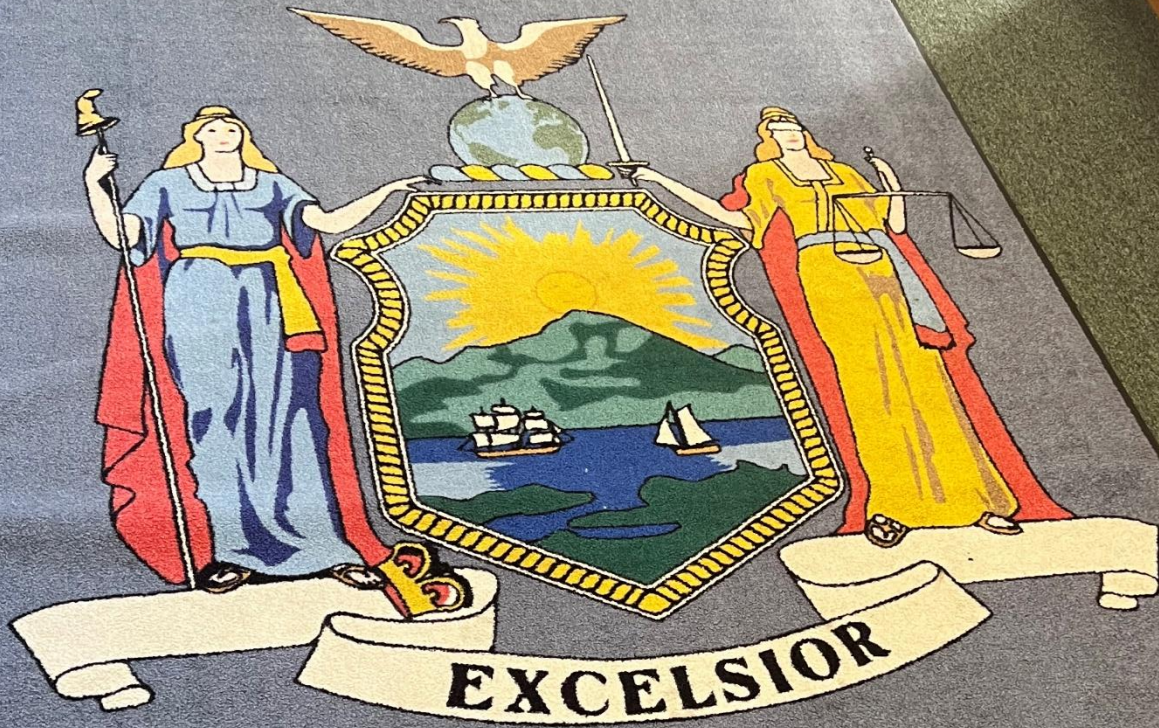
OCKLAND'S ELITE

www.palmeade.com

PALMEADE.COM

@palmeade

STONY POINT



JUSTICE COURT

17021172
Vasquez, Yessnik
33250

NEW RECREATION CENTER

TOWN OF STONY POINT

 **VETERANS'** 
MEMORIAL PARK

Home of the Stony Point Little League

NO DOGS ALLOWED

PARKS DEPARTMENT		RECREATION DEPT.
845-786-2989		845-947-5261



New Sports & Recreation Center

Reconfigure Intersection

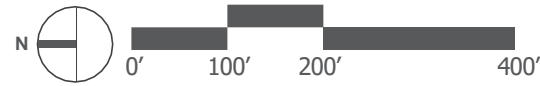


REVISED CONCEPT | OVERALL SITE PLAN



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10
M.P.H.







RECREATIONAL CENTER



TWO NEW BASKETBALL COURTS

CHILDREN'S GYMNASTIC PROGRAMS



WOMEN'S INDOOR VOLLEYBALL LEAGUES



CONSIDERATIONS

Removal of Blighted Buildings: Remediating cleanup and removal of the defunct Letchworth buildings at a cost of upward of \$10.0 million.

New Tax Revenues: The proposal will generate substantial new tax revenues for the Town and the School District.

New Sports and Recreation Center – next to Veteran’s Memorial Park.

New Civic Courthouse – repurposing of the Kirkbride building to a stately Town Court.

New Employment Opportunities – construction, maintenance, services of all types!!

New Demand for Local Retail, Restaurants, Banking and Service Providers.

THE SPONSORSHIP: HUDSON PARK GROUP

- * Experience with large mixed-use projects
- * Quality design-focused developer
- * Seeks quality product
- * Long-term holder of finished buildings

THANK YOU

HUDSONPARK 