

STONY POINT - LETCHWORTH

Town Board Presentation

Planning Study

10 May 2022

HUDSONPARK 

Hudson Park Group

Glen Vetromile is the founder and managing principal of Hudson Park Group LLC, a real estate development and investment firm behind high-quality, amenity-laden multifamily residential communities across the New York tri-state area – Connecticut, New Jersey and the Hudson Valley. The current portfolio of Hudson Park extends to approximately 2,000 completed or in-development residential units. Project types include market-rate rental buildings, independent and assisted living seniors communities, age-targeted townhouse projects, and workforce housing.

Many of these projects help repurpose existing defunct properties into valuable housing and thereby provide the respective municipalities with new taxable revenue sources and new housing formats that often don't exist within their community.

Mr. Vetromile previously served as a Senior Vice-President at The Related Companies for 14 years. As an executive, his oversight extended to large-scale mixed-use projects and suburban apartment development in the tri-state area.

Mr. Vetromile studied architecture and economics at Cornell University and particularly enjoys the design aspects of the development process.

Mr. Vetromile is also a Board Member of Community Capital New York, a Community Development Financial Institution lender that provides grants and loans to start-ups and businesses that are typically underserved by traditional lending institutions.

Ossining







Croton



Quarry Place, Tuckahoe





Quarry Place, Tuckahoe

Dobbs Ferry, Children's Village



PLANNING GOALS

1. **ENVISION** compelling re-development opportunities for the Letchworth site
2. **MAXIMIZE** synergies between new residential-focused uses and the golf course amenity
3. **CREATE** an authentic, walkable community that capitalizes on existing natural elements
4. **INCORPORATE** green space and sustainability to align with best design practices



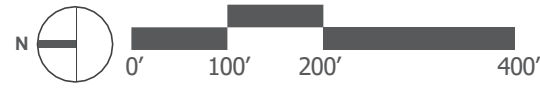


EXISTING SITE PHOTOS



100 N. Charles Street,
Baltimore, MD 21201
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12 April 2022

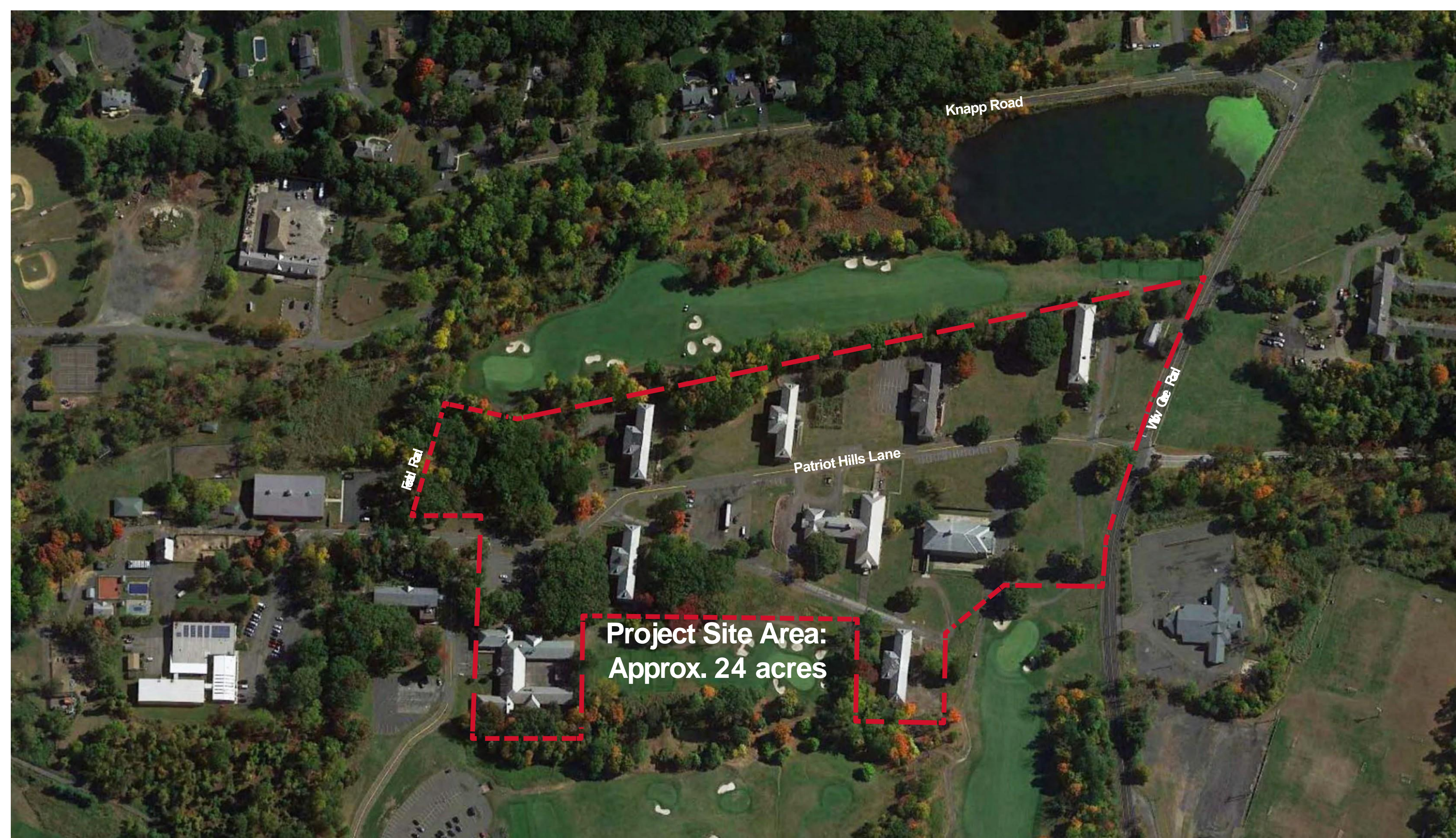




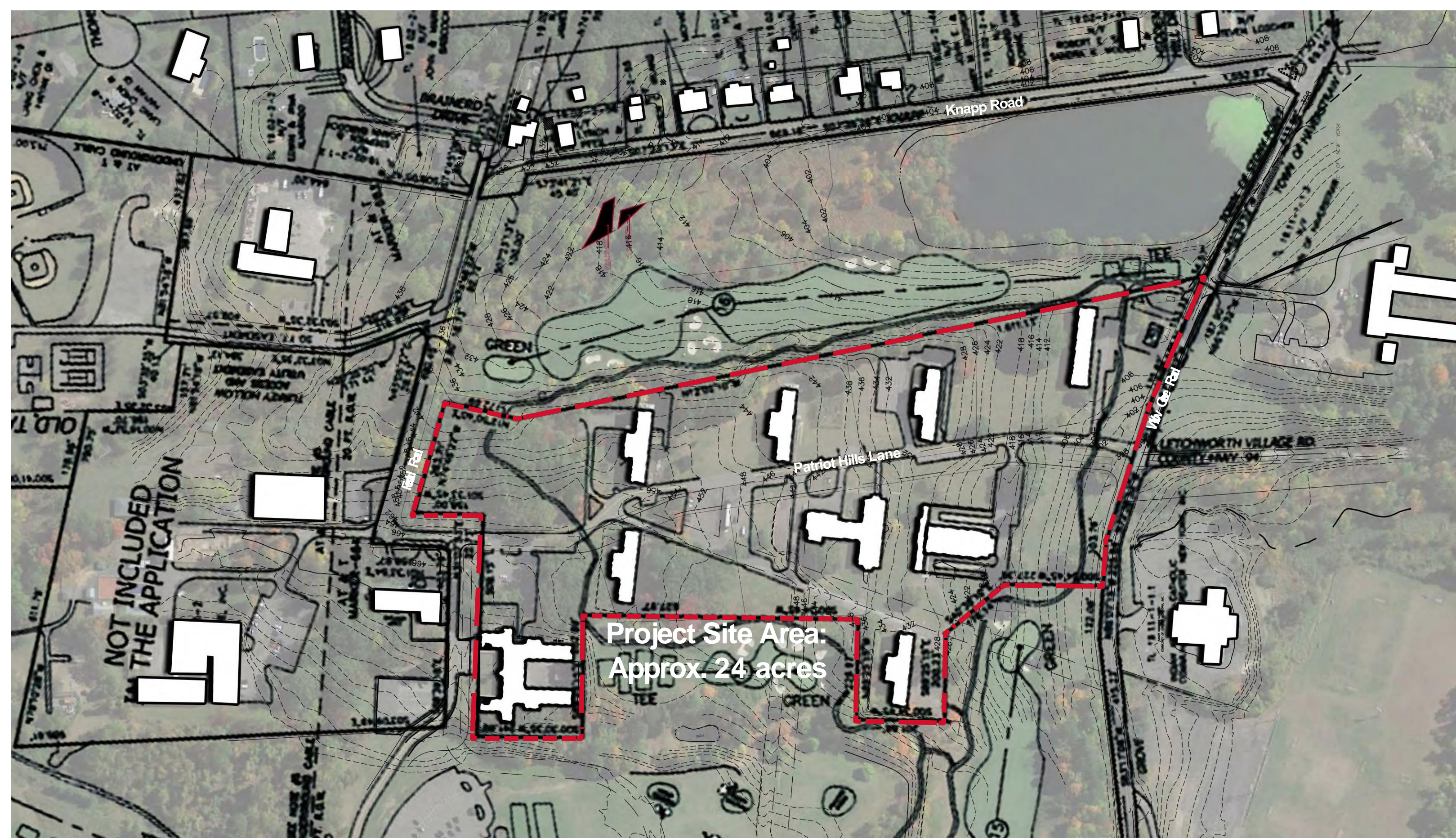
SITE ANALYSIS DIAGRAM | NATURAL ASSETS



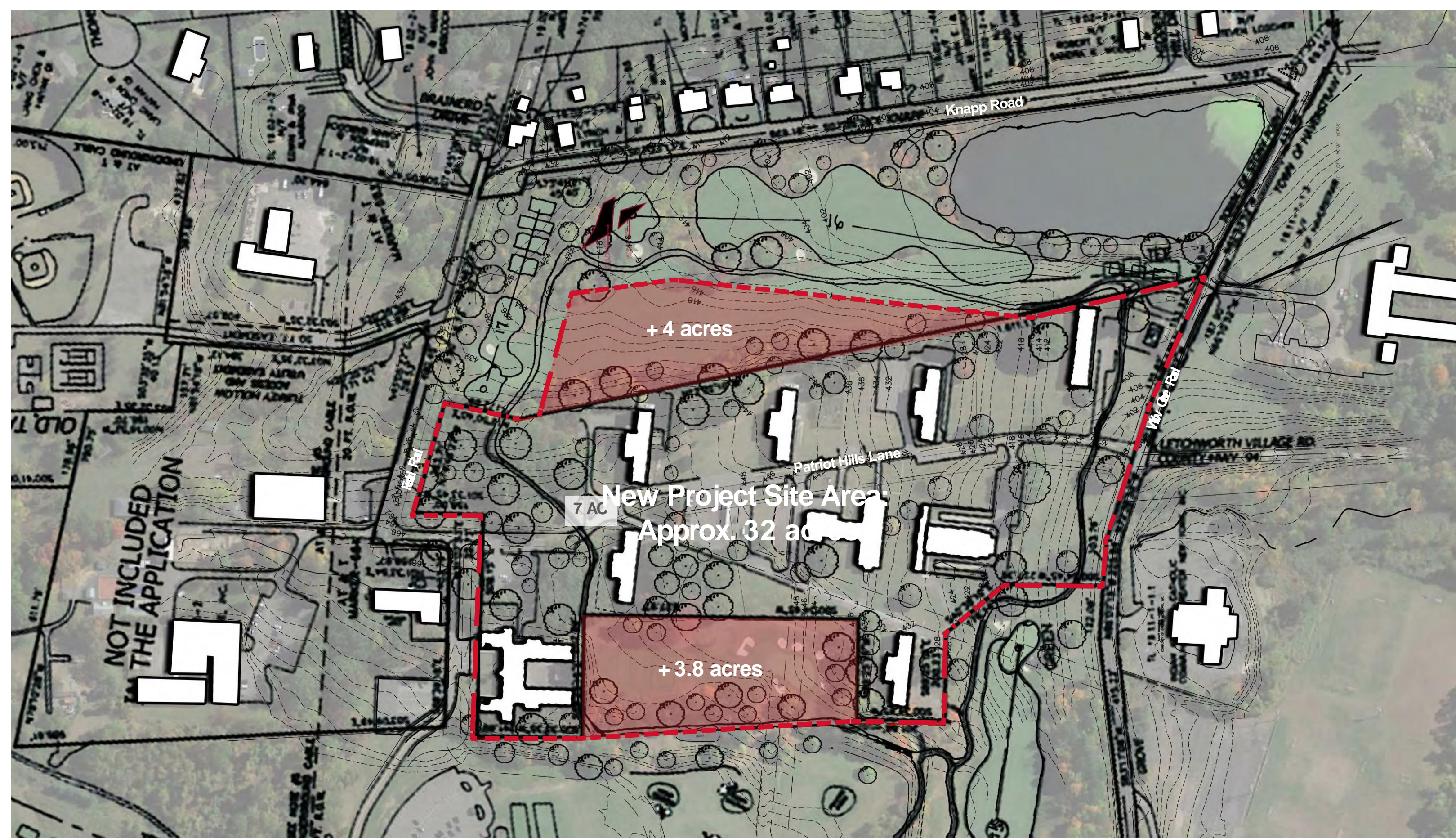
SITE ANALYSIS DIAGRAM



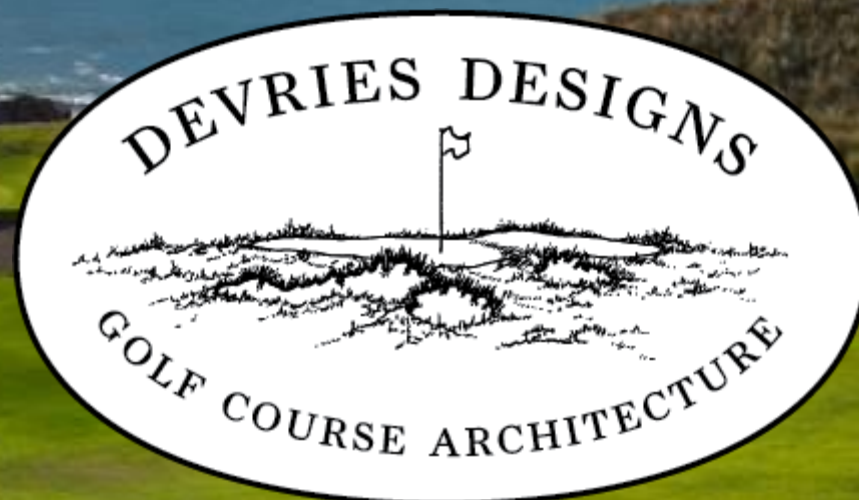
EXISTING SITE AERIAL



EXISTING SITE PLAN & TOPO OVERLAY



PROPOSED SITE RECONFIGURATION



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

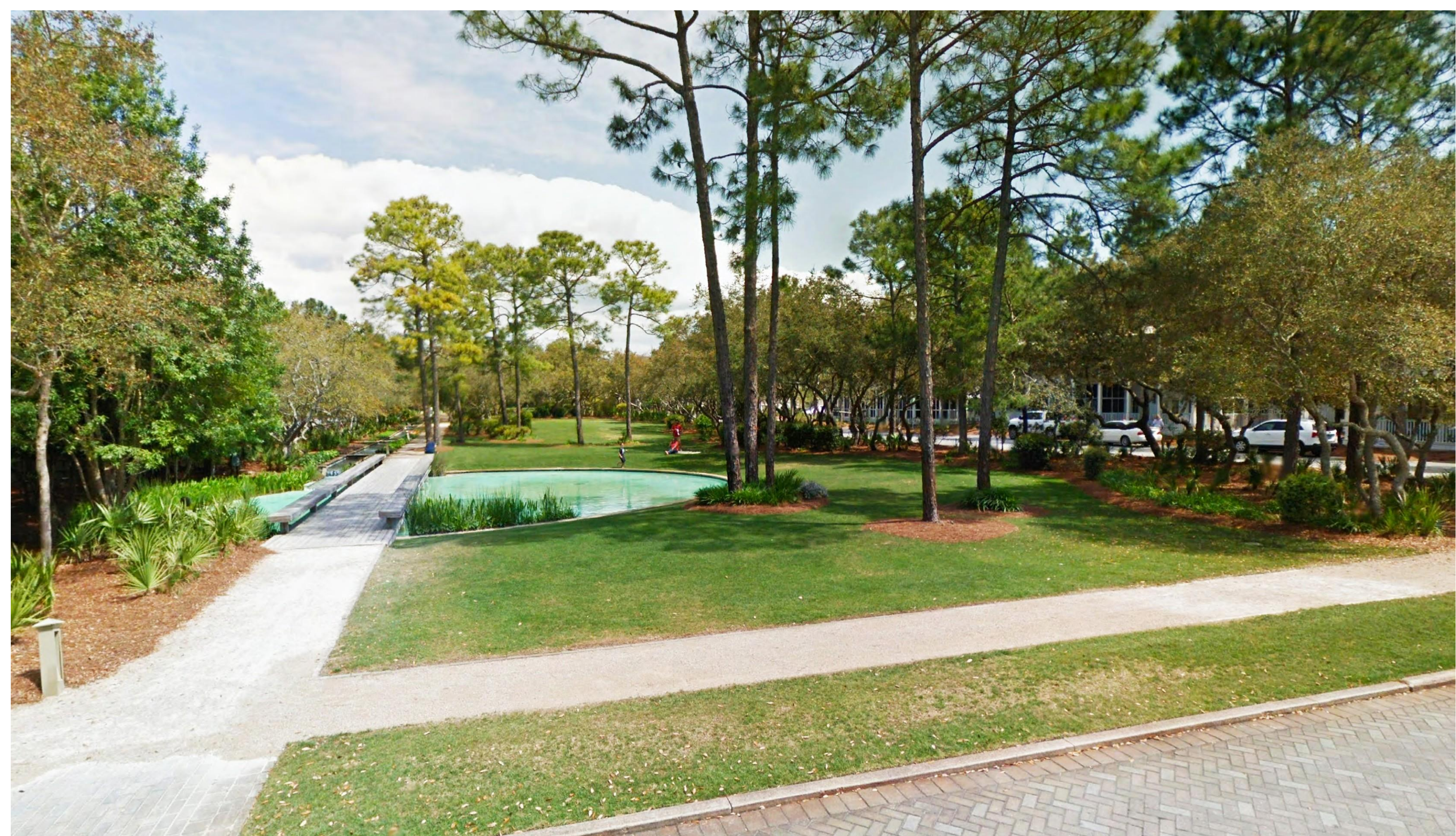
They are located in Traverse City, MI



DESIGN OPPORTUNITIES | NEW URBANISM - GREENS, MEWS & PARKS



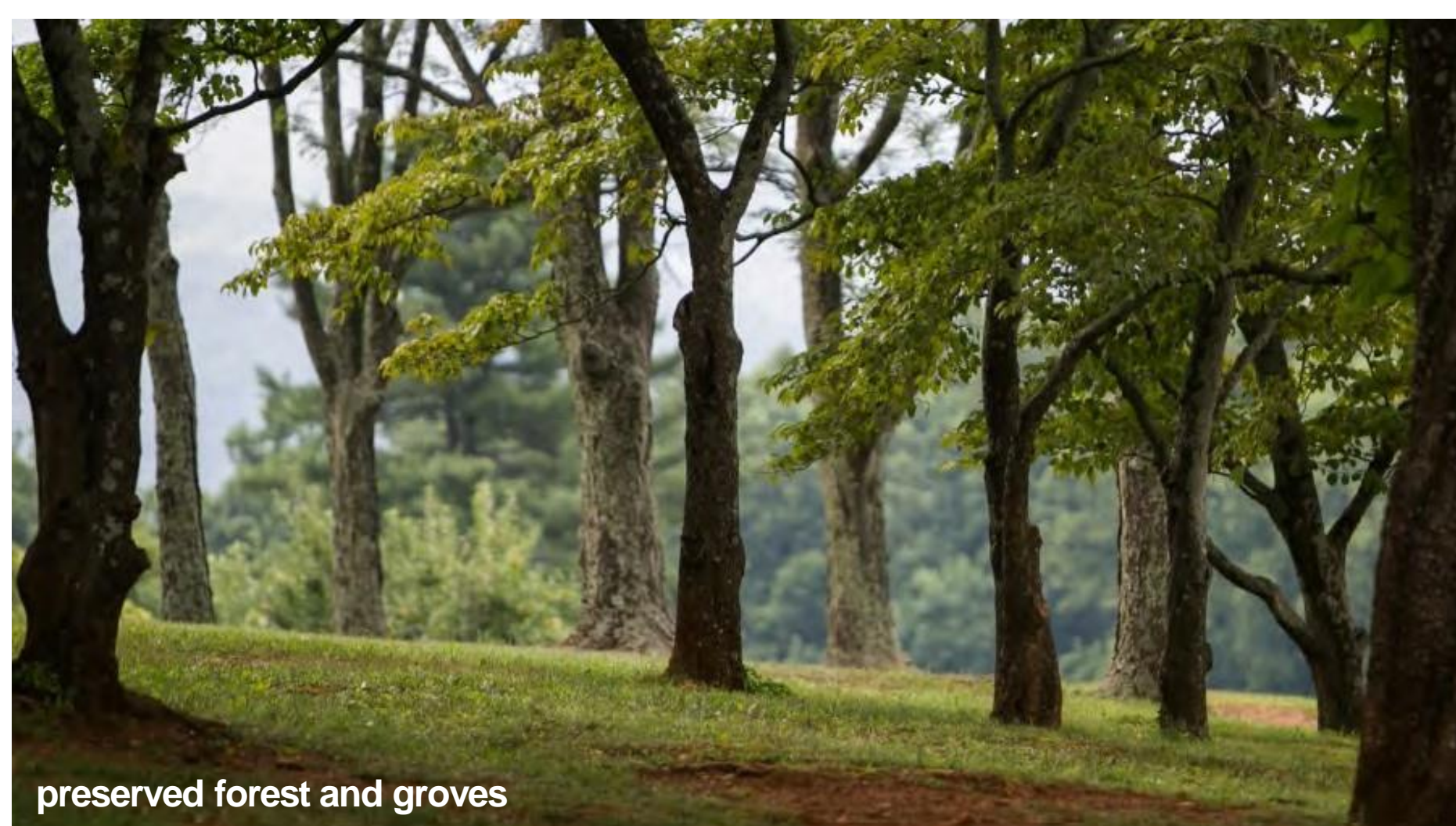
DESIGN OPPORTUNITIES | NEW URBANISM - GREENS, MEWS & PARKS



DESIGN OPPORTUNITIES | NEW URBANISM - GREENS, MEWS & PARKS



dry stack stone wall



preserved forest and groves



scenic recreation & golf



stone & wood details

DESIGN OPPORTUNITIES | LANDSCAPE ELEMENTS



REVISED CONCEPT | OVERALL SITE PLAN



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REVISED CONCEPT | OVERALL SITE PLAN

New Sports & Recreation Center

Reconfigure Intersection



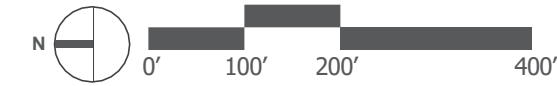
REVISED CONCEPT | OVERALL SITE PLAN



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Community Center

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

REVISED CONCEPT | OVERALL SITE PLAN



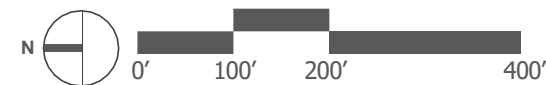
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Project Program: “Multigenerational”

In Accordance with the Patriot Hills Incentive Overlay

Townhouses (55+)	100 units (two- and three-bedroom units)
Condo Flats (55+)	50 units
Multifamily	125 units
Assisted Living	170 assisted and independent units
Multifamily	115 units



St. George Townhomes | Vancouver, BC

PRECEDENT IMAGES | TOWNHOMES





Pearl Development | Houston, TX



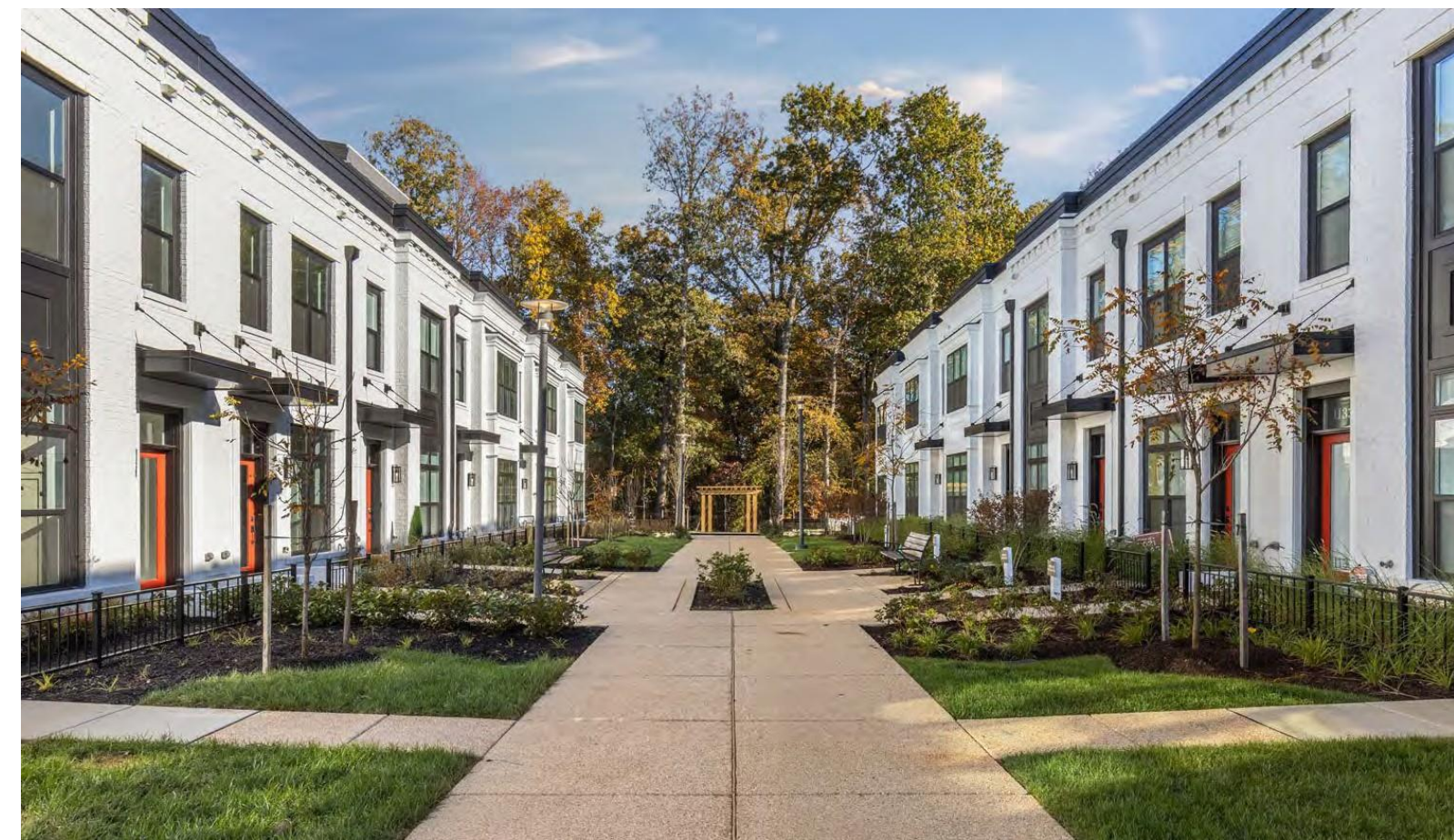
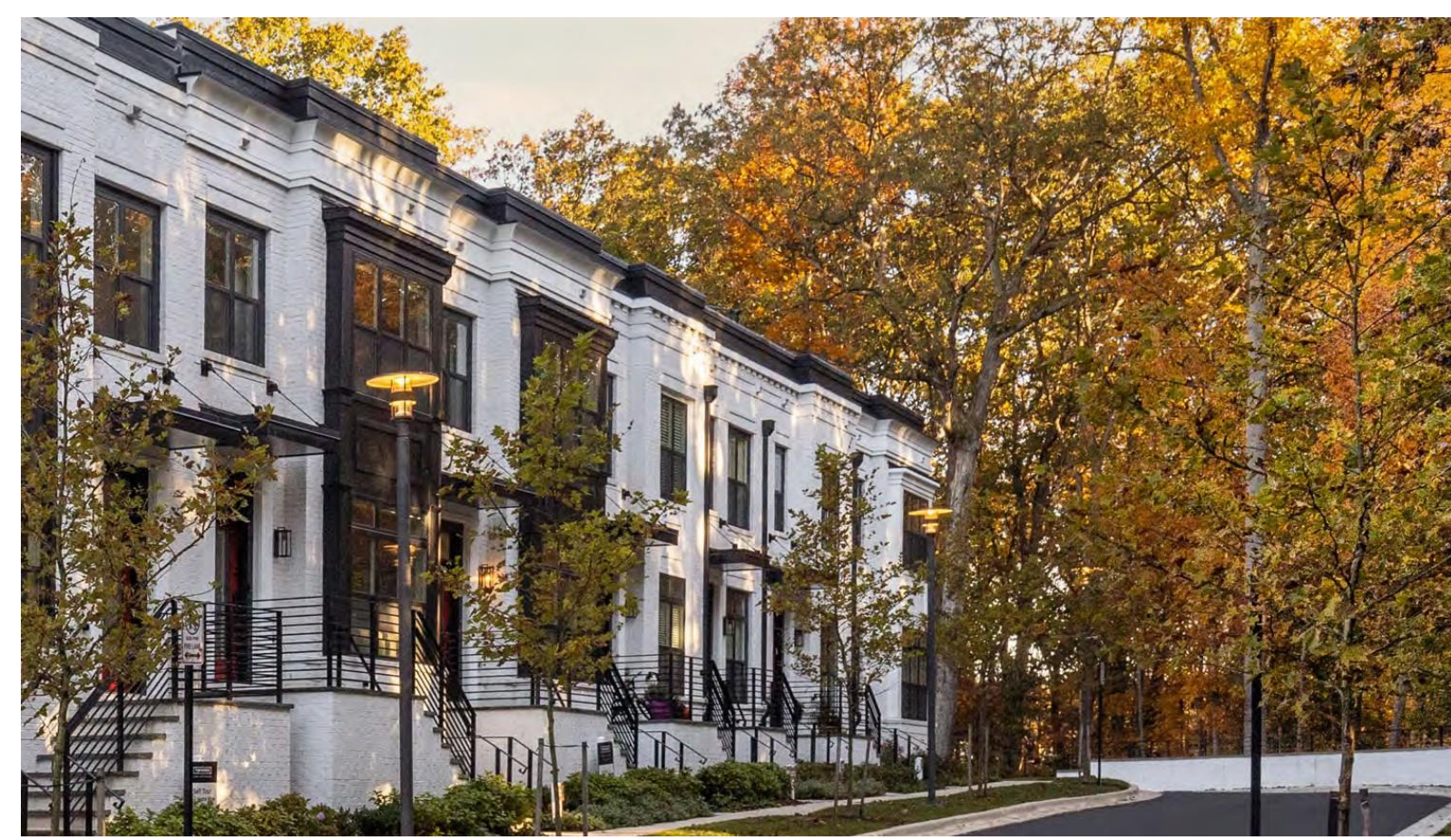
PRECEDENT IMAGES | TOWNHOMES



Westbrook Villas | England

PRECEDENT IMAGES | TOWNHOMES





Cabin John Townhomes | Potomac, MD

PRECEDENT IMAGES | TOWNHOMES



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Southerland | Atlanta, GA

PRECEDENT IMAGES | TOWNHOMES



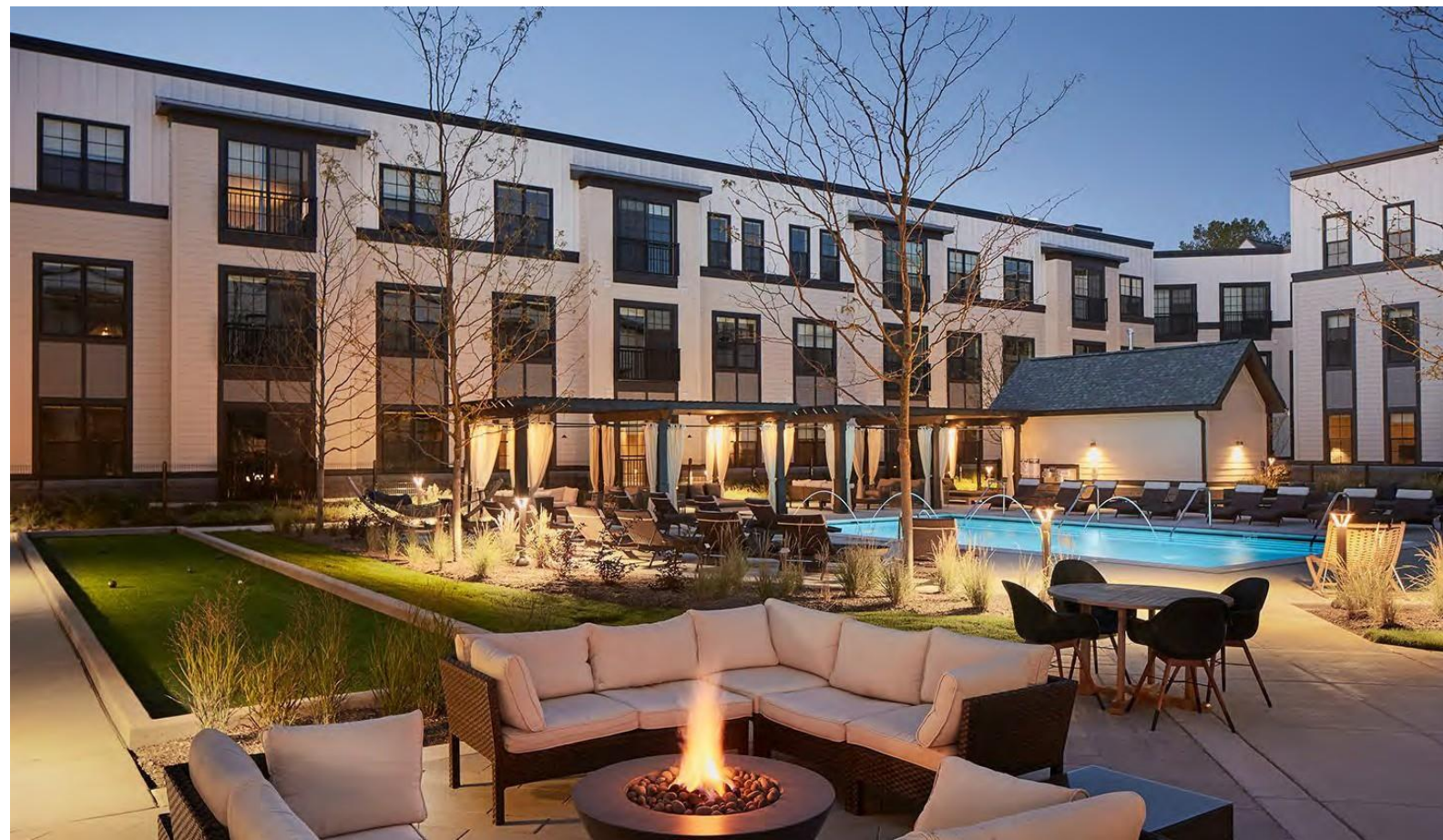


Rosewood | Edmonton, AB



PRECEDENT IMAGES | TOWNHOMES

Atworth - Melody Farms | Vernon Hills, IL



PRECEDENT IMAGES | MULTI-FAMILY & SENIOR LIVING

Considerations

Repurposing Defunct 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, *very roughly*, in excess of \$1.2 million in new tax revenues and thereby benefitting the operation of Town services and the School district.

New Housing Choices:

Active Seniors (55+) Townhouses – will appeal to empty nesters that want to scale down from a larger home but still want an ample and amenity-filled home.

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

Multifamily – will appeal to younger couples and professionals and help maintain this age group.

New Sports and Recreation Center – move to the area adjacent to the baseball fields and create a more fun and active area for other sports as well.

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

THANK YOU

HUDSONPARK 