

TOWN OF CLARKSTOWN & ROCKLAND COUNTY NEW CITY HAMLET CENTER VISION PLAN

Community Workshop Workshop Notes – Cafeteria (Michael B.)

*Street Community Center
April 3rd, 2006 7:00 pm*

Asset Mapping

- Historical society
- Demarest Kill
- Dutch Gardens
- Demarest Kill Park
- Courthouse lawn
- Aesthetic improvements
- Kennedy Dells Park
- Nature walk
- Parking in rear
- Historic downtown structure
- Sports complex
- Firehouse
- St. Augustine Church
- Development themes
- West Evergreen Cemetery

Opportunities

- CVS & DeCicco
- Bottleneck at main intersection
- Jail and RC Highway moved
- Bradlee's Shopping Center
- Demarest Kill drainage
- Drainage behind Shop Rite along Main Street
- Parking lots along Main Street
- Vacant parcel – Phillips Hill and Main Street
- Consistency of design
- Connectivity of parking
- Landau Park
- Sidewalks from post office north
- Internal traffic flow in parking lots
- Collyer and Main traffic
- Dutch Gardens and County Complex
- Vacant parcel across from DeCicco's – park area

Land Uses

- Vacant parcel (across from Decicco):
 - Park
 - Senior housing
 - Volunteer housing
- Vacant parcel (Phillips Hill Road and Main Street)
 - Senior housing
 - Parking garage with shutter bus
- CVS/DeCicco/Shopping Centers
 - Parking lot landscaping
 - Internal flow of parking lot
 - Streetscape
 - Mixed use – residential above retail
 - Parking rear building moved closer to roadway
 - Increased building height with mixed uses on different levels
 - Cultural center
- Central Area
 - Remove parking on street
 - Second story on parking at county or garage
 - Move highway to make theater/community center area
 - Access to park from parking lot
 - Turn jail into senior housing
 - Sandbox and fountain at Landau Park
 - Traffic bottleneck at 5 p.m. due to Sheriff direction (Congers and New Hempstead Road)
 - One-way streets – Maple and Main Streets

Community Workshop
Workshop Notes – Room – Melissa & Gwen

Asset Mapping

- Demarest Kill
- All green areas
- Horse farm
- Kevin Landau
- Courthouse
- Police Station
- Town Hall
- Haunted house
- Library
- Brook
- Sunrise Assisted Living

Change

- Eliminate front parking lots
- Post Office
- Wetlands (near library)
- Bradlee's
- New City Gardens
- Stilts office building
- Bowling Alley
- Shop Rite to St. Augustine's
- Bradlee's to Shop Rite
- St. Augustine's – end of South Main

Land Uses

- Shop Rite – St. Augustine's
- Eliminate parking in front of Courthouse
- Connection Dutch Gardens –Demarest – Kevin Landau Plaza
- Combination of retail and residential
- Two story combination and three story (stepped back)
- No lots in front of buildings
- Outdoor dining
- All clothing, upscale, national stores
- Water feature near courthouse – Kevin Landau
- Visitors Center
- Gathering place
- Cultural Center – art, film, theater
- Bradlee's to Shop Rite
- Bigger stores – Trader Joe's whole foods, natural stores
- Senior housing

Community Workshop
Workshop Notes – Room #2 (John B.)

Intensity and Design

- Create trail from Demarest Kill Park to Dutch Garden to Main Street
- Leave/preserve open spaces as park/playground with gazebo
- Main Street/Maple Avenue walking streets (both sides) – promenade (no vehicles) Maple to Main on 1st, 2nd and/or 3rd
- Landscape with islands at center of town – landscaping in front of stores
- Façade on DeCicco's shopping center stores
- Give bonuses for development if provide aesthetics on site
- Parking deck behind Benningan's building, town hall, behind Allison-Parris building
- Provide sidewalks on both sides
- Remove building, bring Dutch Garden forward to road with visual entrance

Land Uses

- Bookstores
- Restaurants – family type, not chain, outdoor seating
- Panera - ok
- Whole foods (organic food chain)
- Farmer's market
- Gap, Chico's, Anne Taylor
- Shoe store (not Payless)
- No box stores
- Sports complex (skating rink, basketball, batting cages, sports retail store (Modell's) or golf supply, climbing wall
- Community/performing arts center (old highway garage)
- Sidewalks on both sides

Asset Mapping

- New City Library
- Sunrise
- New City Post Office
- Clarkstown – Town Hall, Police, Fire
- County Courthouse
- Dutch Gardens
- Demarest Kill Park
- County Sheriff
- St. Augustine
- CVS
- Bennigan's Boulevard

Areas of Change

- Main Street just south to Courthouse

- Vacant land parcels
- Shop Rite Shopping Center
- Bradlee's Shopping Center
- DiCicco's Shopping Center
- Apartment buildings
- Bowling alley
- Make Walkable
- Parking lot dangerous, too many curb cuts, create 2nd "entrance" from Route 304 side, create one entrance from Main Street, façade
- To avoid lights, "sneak" an enhanced back entrance, create one entrance from Main Street, façade
- Lure different types of stores – book store, wide sidewalk connections on both sides

Community Workshop **Workshop Notes – Group 2**

Likes

- Demarest Kill Park
- Landau Park
- Dutch Gardens
- Courthouse lawn

Dislikes

- Floor zone – Bradlee's
 - Does new plan (gas station) make sense until problem is fixed?
- Main Street too narrow
 - Remove building next to Courthouse (Annie's Nails)
- Shopping Center – Dunkin Donuts
- Congestion – traffic flow, parking, access
- Inadequate use of large parking lot (Bank of New York)
- Safety in parking garages
- Outdated look – Shop Rite
- New road through Demarest Kill Park
- DeCicco's Shopping Center
 - Hodge podge
 - No connection to other areas
- No standard of signage and buildings
 - Want a common thread
- Newly vacant land (Twin Elms and Main Street) – what is going on there?
- Need better marking on road for center land (add reflector lights) – currently is unsafe
- Too many driveways at commercial buildings and shopping centers
- Ugly apartment buildings on North Main Street – run down
- Library is too far for walking

Land Use

- More restaurants with outdoor seating
- Housing/apartments for volunteers
- Parking
- Water feature and gazebo create a town center, pedestrian friendly
- Maintain open lawn (Courthouse)
- Maintain natural paths

Scale

- Limit to two-story building size
- Paved sidewalks
- Light posts
- Planters and trees

- Parking behind buildings and stores
- Size of sign – limit
- Small shops
- Specialty shops
- Need municipal lots with east access into town
- Walkable downtown
- Trolley service from North Main Street through town

Community Workshop

Workshop Notes – Room #3

Likes

- Demarest Park

Opportunities

- Need parking
- Congers to St. Augustine's
- North Main Street – “it's a Superhighway”
- Wallgreen's Plaza
- Land east of library
- Renovate storefronts and central park for community
- Want Gap, Nice supermarket, Eateries (upscale) – locate between CVS and Bradlees.
- Nicer walkable environment
- Possibly locate parking garage near Courthouse
- Shop Rite needs to look better
- Need sidewalks and parking on both sides of Main Street
- Connectivity of bike paths
- Collyer and South Main Street need help – dangerous intersection.
- Could use cultural arts center
- Intersection at North Hempstead and Main Street
- Flooding is an issue
- Two-story development
- South Main from 3rd to Conger as pedestrian mall
- New City Gardens apartments need improvement

Summary

- Want the Boston Market Plaza area to be something the residents are proud of
- Sidewalks needed at north end and both sides of Main Street
- Like the county courthouse area
- Need higher end stores (Anchors)
- Uniform design with sidewalks, especially south of Congers (need design standards)

Community Workshop **Workshop Notes – Room #5**

Assets

- Demarest Kill Park
- Kevin Landau Park
- Kennedy Dells Park
- Courthouse
- Library (except location)
- Movie theater
- Church (St. Augustine's)
- La Terrazza
- Nestos – outdoor seating
- Maviellas – plantings
- Maple Avenue
- Curvilinear New Hempstead Road

Areas of Change

- Property to the east of Dutch Gardens – acquire and turn into park to connect with Main Street
- Expand Kevin Landau Park
- Restoration of Dutch Gardens
- Remove parking/fence from Courthouse lawn
- Wider sidewalks with lighting
- Landscaping and seating
- Reduce curbcuts
- More pedestrian connection between South Main Street and Maple Avenue
- DeCicco's center – bring buildings to street level
- Post Office and Library – move back to center of New City
- North Main Street – pedestrian boulevard with landscaped median
- Pedestrian connection from residential neighborhood to North and South Main Streets
- Move bus stop from front of Courthouse
- Access to Shop Rite from Route 304 directly to remove truck deliveries from Main Street
- Realignment of New Hempstead, but with traffic calming
- Facades of County Offices – facelift, removal of old buildings along New Hempstead

Land Uses

- South Main Street
 - Ridgewood type retail/restaurants
 - Community services
- Community space/parking structure on the corner of Twin Elms
- Cemetery – restore
- Fountain/gazebo
 - Courthouse
 - Kevin Landau
- Maple Avenue Specialty shops

- Jewelry
- Cheese Shop
- Trader Joe's type
- Cafes
- Anywhere North and South Main Streets
 - Art/cinema
 - Performing arts
 - Bike paths
 - Remove gas stations out/end of North and South Main Streets
 - Parking behind buildings
- Courthouse
 - Benches
 - Trees
 - Paths
 - Concerts on lawn
 - Fountain
- North Main Street
 - Treed boulevard
 - Landscaped median
 - Outdoor community destination
 - Pond (ice skating, etc.)

Intensity

- Pedestrian path/bike path
- Varying facades/heights
- Maximum – 3 to 4 stories
- First floor – retail/parking
- Second floor and up – office and apartments
- Apartment buildings – seniors/young singles
- Higher for residential
- First floor – health centers/book stores
- Signs
 - Awnings
 - Hanging
 - No neon or plastic boxes
- Street lights
 - Underground utilities
 - Need to upgrade power
- Garbage receptacles
- Pedestrian shopping area
- Transportation for all roads – Maple, Main and connection streets
- All pedestrian friendly
- DeCicco's – buildings lining Main Street
- Crosswalks to town plaza
- Shop Rite – buildings lining Main Street
- Walking path along stream

Workshop Notes – Group #5 (Cynthia)

Land Use

- DiCicco/Clarkstown Mall needs enhancement
- Maybe allow mixed use – apartments over tail
- Streetscape improvements
- Pedestrian environmental
- Historical Society – to Main/304
- Redevelop New City Gardens
 - Add senior housing/volunteer house
 - Streetscape
 - Improvements
- Curb cuts/driveways constructed of same material as sidewalk to enhance ambiance of Walkability
- Concern about ultimate use of horse farm
- Trail connections for park areas

Areas of Change

- Post office too far from heart of New City
- More accessibility to Dutch Gardens – not have to cross parking lot connect to Demarest Kill
- Enhancement of Demarest Mill Stream
- Enhancement of shopping malls – no streetscape character
- Traffic flow problems, especially New Hempstead/Congers/Main Street
- Too many curb cuts for driveways - connectivity too limited between Little Tor and Main Street and 304

Land Use Ideas/Suggestions

- Stagger works hours for county employees to relieve traffic congestion
- Consider changes of light signalization at Congers/Main Street; eliminate right turn on red for west bound traffic
- Use portion of Courthouse lawn to better align Route 80
- Grassy median on Main Street to slow traffic with places for turning
- One way Main Street/one way Maple Avenue – then can widen sidewalks
- Consolidate curb cuts – Tice’s Corners type look

Resources/Assets

- County Courthouse
- Dutch Gardens
- Historical Buildings (now commercial) example: Coyle & Coyle
- CVS new façade
- La Terazza (landscaping)
- Nesto’s – outside seating
- St. Augustine’s extension (architecture)
- Kennedy – Dells
- Anticipate revitalization of Bradlee’s