

Sain Site Community Transformation.

From Blight to Beauty: A Vision for New City



Presented by: Metrex



Our Belief: A Shared Commitment to Rockland.



Workforce & Families: We believe Rockland County's future depends on providing high-quality housing for the working-class families who are the backbone of our economy and school districts.



Rockland-Based: Metrex Equities, led by Meyer Tauber, is a local developer with a long-term stake in the success of our county.



Collaborative Partnership: This proposal is a starting point; we are fully committed to working with the Town, County, and neighbors to ensure community harmony.

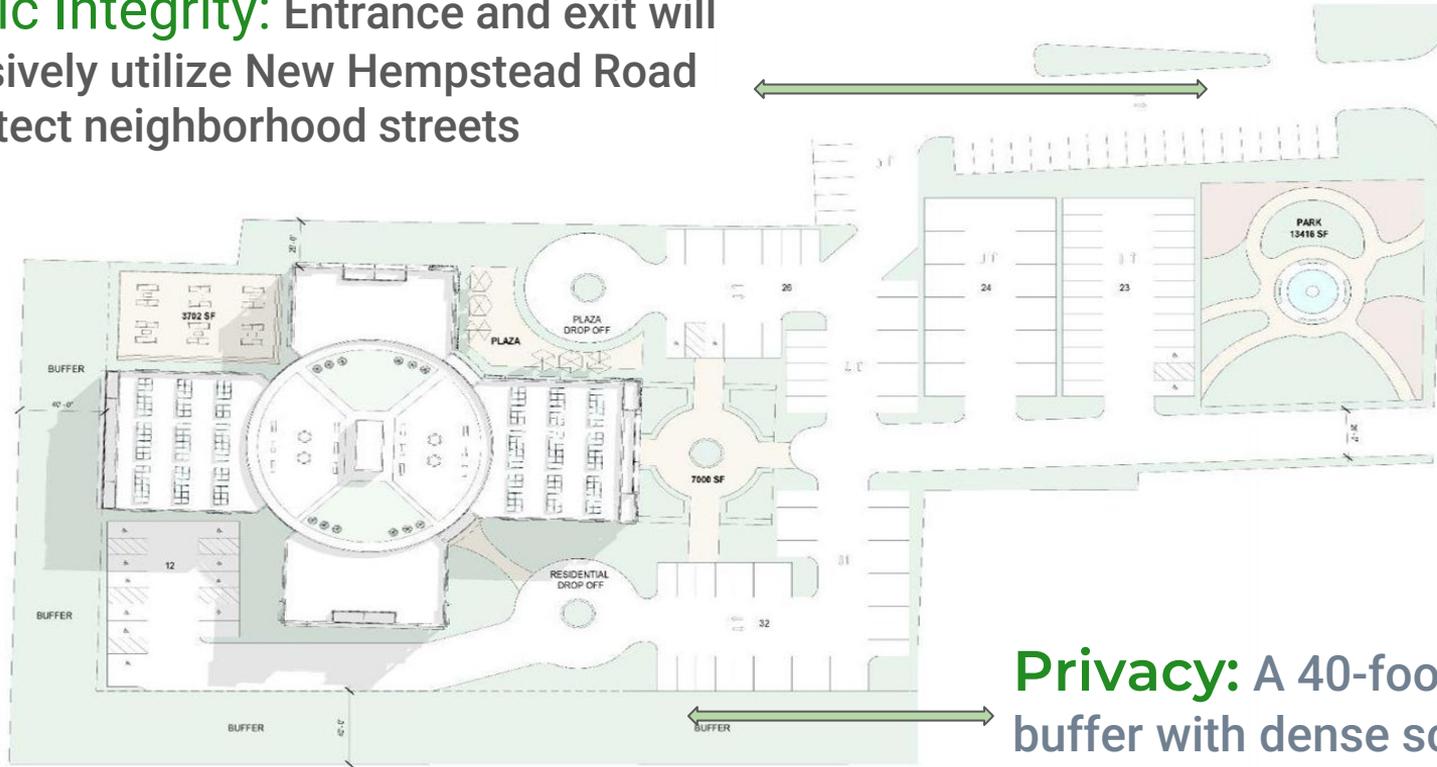


Replacing Blight with Human-Scale Design

- **Modern 3-Story Design:** Replacing a 6-story eyesore with a beautiful building featuring ~25,000 SF per floor.
- **Strict Zoning Adherence:** Adhering to the 35-foot height limit, setbacks and FAR, with minimal variances requested.



Traffic Integrity: Entrance and exit will exclusively utilize New Hempstead Road to protect neighborhood streets



Privacy: A 40-foot planted buffer with dense screening between Eberling Drive and Clark Place

The Community Park

To be developed in partnership with the County to provide a gorgeous green space.



Dedicated seating areas for relaxation.



A modern playground for families.



A pet area and walking paths for the community.





Value-Add Neighborhood Retail.

- ◆ 7,000 SF of ground-floor retail featuring a daycare, coffee shop, e.g.
- ◆ Walkable Access: Central location in the heart of town with direct access to transit and services

A Balanced Community: Strengthening New City's Future.

Senior Housing (55+)



A Strategic 50/50 Split:
25 units dedicated to Senior Housing (55+)



Workforce Families



A Strategic 50/50 Split:
25 non-age-restricted units.



Supporting the Backbone: We believe Rockland County's future depends on providing high-quality housing for the working class families who are the backbone of our economy and school districts.



Workforce Focused: This community is designed to support the professionals who serve us: our Nurses, Teachers, First Responders, Law Enforcement, and all essential workers.



The project is estimated to add approximately **12 children** to the local district.



Spacious Living: Prioritizing quality of life with large units: 1-bedroom units at ~900 sq. ft. and 2-bedroom units at ~1,200+/- sq. ft.

Environmental Responsibility

- 100% compliance with Green Energy Code
- Focus on native plants, new trees, and EV infrastructure



Commitment to Affordability

Unit Mix & Income Limits

75% of project will be dedicated to affordable units

Unit Type	AMI %	Max Income (Standard)
7 Units (2-Bed)	80% AMI	\$116,640 (3-person limit)
21 Units (2-Bed)	90% AMI	\$130,500 (3-person limit)
10 Units (1-Bed)	100% AMI	\$121,500 (1.5-person limit)
12 Units	Unrestricted	Market Rate

Monthly Rents:

1-Bedroom Units at **\$2,950**

2-Bedroom Units between **\$2,900 - \$3,200**

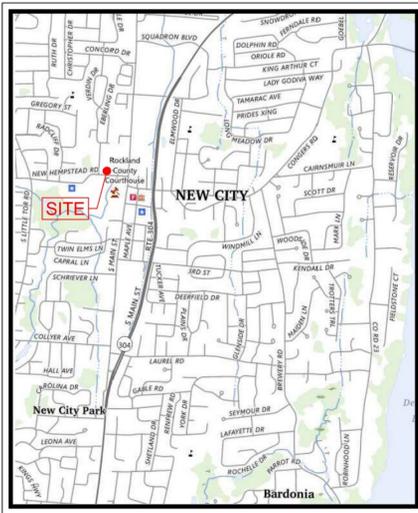
Developer will pursue available grants to support this initiative



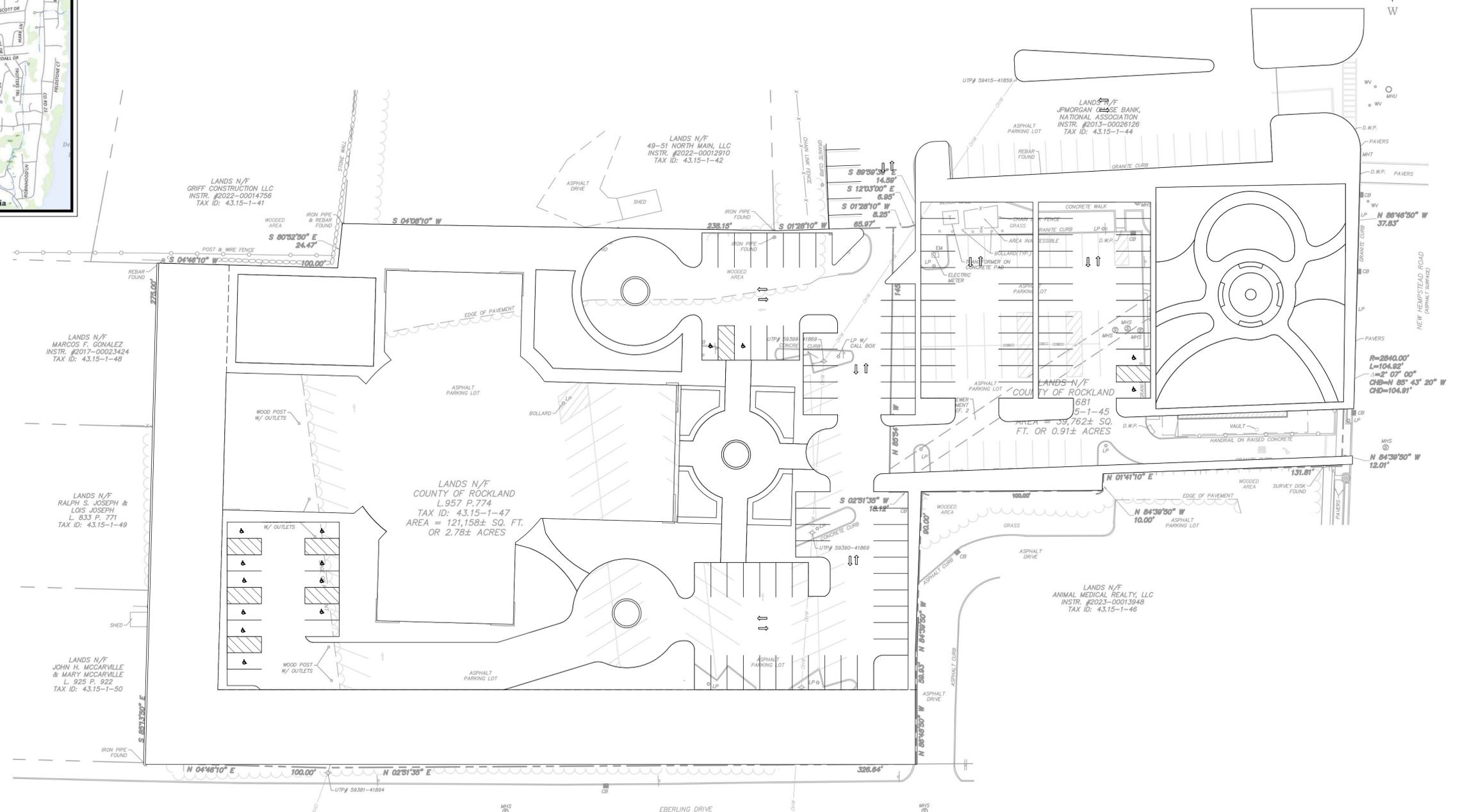
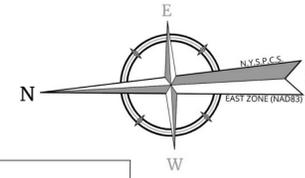


Partnership in Action

- **Project Advisory Board:** We are actively in talks with PBA Presidents, local law enforcement and department chiefs e.g. to form an advisory board to ensure this development meets the specific needs of our essential workforce.
- **Delivering Results:** We believe in the power of public-private partnerships to execute a high-quality product that the community will love.
- **A Shared Goal:** Ensuring long-term satisfaction and community harmony for all.



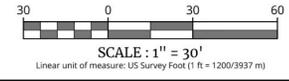
VICINITY MAP
U.S.G.S. QUADRANGLE MAP
PARK RIDGE, NJ - NY
SOURCE: USGS



LEGEND			
—+—+—+—	TRaverse LINE, CENTER LINE OR BASELINE	—○—	TELEPHONE MANHOLE
— — — — —	BOUNDARY LINE	—○—	UNMARKED MANHOLE
— — — — —	PROPERTY LINE	—○—	SANITARY MANHOLE
— — — — —	EDGE OF PAVEMENT	—○—	DRAINAGE MANHOLE
— — — — —	FACE	—○—	MAJOR CONTOUR
— — — — —	CURB LINE	—○—	MINOR CONTOUR
— — — — —	DEPRESSED CURB	—○—	X G 29.0
— — — — —	CHAIN FENCE	—○—	X TC 29.0
— — — — —	WETLAND LINE	—○—	X BC 29.0
— — — — —	MUNICIPAL BOUNDARY	—○—	U/G CABLE TV LINE
— — — — —	TREELINE	—○—	U/G FIBER OPTIC LINE
— — — — —	ELECTRICAL MANHOLE	—○—	U/G TELEPHONE LINE
— — — — —	WATER MANHOLE	—○—	
— — — — —		—○—	TRAFFIC SIGNAL POLE
— — — — —		—○—	POLE MOUNTED LIGHT
— — — — —		—○—	UTILITY POLE
— — — — —		—○—	GUY WIRE
— — — — —		—○—	TRANSFORMER
— — — — —		—○—	FIRE DEPT. CONNECTION
— — — — —		—○—	FIRE HYDRANT
— — — — —		—○—	WATER VALVE
— — — — —		—○—	SPOT ELEVATION
— — — — —		—○—	WETLAND MARKER
— — — — —		—○—	TREE
— — — — —		—○—	ROADWAY SIGNS
— — — — —		—○—	TRAFFIC FLOW
— — — — —		—○—	MAILBOX
— — — — —		—○—	CAPPED REBAR/IRON PIPE
— — — — —		—○—	STORM CATCH BASIN
— — — — —		—○—	STORM DRAIN INLET
— — — — —		—○—	FLARED END SECTION
— — — — —		—○—	HEADWALL

ABBREVIATIONS

D.C. = DEPRESSED CURB	BOL = BOLLARD	FF = FINISH FLOOR	DEP = DEPRESSED	MHML = MEAN HIGH WATERLINE	BW = BOTTOM WALL
BC = BOTTOM OF CURB	GR = GRATE	UV = UNKNOWN VALVE	CL = CENTERLINE	MLWL = MEAN LOW WATERLINE	
TC = TOP OF CURB	MB = MAILBOX	MH = MANHOLE	PM = PARKING METER	TW = TOP OF WALL	



MAP REFERENCES:

- MAP ENTITLED "HOLT HILLS, SUBDIVISION OF PROPERTY OF FRED L. & BERTHA G. HOLT, NEW CITY, N.Y.", PREPARED BY ROCKLAND BERGEN SURVEYORS - LAND PLANNERS, DATED OCTOBER 2, 1953, LAST REVISED MAY 20, 1954 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON APRIL 28, 1955 AS MAP NUMBER 2346.
- MAP ENTITLED "MAP OF PROPERTY FOR SAIN BUILDERS INC. NEW CITY, TOWN OF CLARKSTOWN, ROCKL. CTY., N.Y.", PREPARED BY BARBOUR, JOST & BOSWELL SURVEYORS, DATED NOVEMBER 07, 1963, AND LAST REVISED SEPTEMBER 21, 1964.
- MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY, SECTION 43.15, BLOCK 1, LOT 44, 2 NEW HEMPSTEAD ROAD, NEW CITY (TOWN OF CLARKSTOWN), COUNTY OF ROCKLAND, STATE OF NEW YORK", PREPARED BY GALLAS SURVEYING GROUP, DATED JANUARY 09, 2013, AND LAST REVISED APRIL 23, 2013.
- MAP ENTITLED "ROCKLAND COUNTY HIGHWAY DEPARTMENT, NEW HEMPSTEAD ROAD COUNTY HIGHWAY RT 388, RIGHT OF WAY, M157-B, TOWN OF CLARKSTOWN, COUNTY OF ROCKLAND", DATED FEBRUARY 18, 2010, AND LAST REVISED APRIL 16, 2014.

GENERAL NOTES:

- UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
- THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE, THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
- EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
- SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- BASIS OF BEARING IS NEW YORK STATE PLANE COORDINATE SYSTEM EAST ZONE CONTROL WAS ESTABLISHED USING NAD83. THE HORIZONTAL DATUM IS RELATIVE TO NAD83.
- MAPPING PREPARED FROM A FIELD SURVEY COMPLETED BY COLLIER ENGINEERING & DESIGN ON APRIL 14 - 15, 2023.