

8. HISTORIC, CULTURAL AND MUNICIPAL RESOURCES

Nyack is rich in its history and cultural amenities, generating a well-deserved reputation throughout the region as a destination for artists, musicians, writers and other creative influences. At the same time, the Village provides a range and quality of services and resources that is noteworthy for a small community, and that contributes greatly to Nyack's quality-of-life. The breadth of the Village's historic, cultural and municipal resources is instrumental in establishing Nyack's character and attractiveness for residents.

8.1 HISTORIC RESOURCES

As noted in Chapter 2, Nyack's location along the Hudson River made it attractive for commerce and development dating back to its settlement by the Dutch in the late 17th century. While the Village grew steadily throughout the 18th and 19th centuries, it experienced its most significant population expansions just before the turn of the 20th century and in the 1920s and 1940s.

This development pattern has resulted in an abundant mix of architectural styles of varying periods. The Village's housing stock includes many Victorian houses with a range of styles including Queen Anne, Gothic Revival, Italianate and Second Empire. Nyack's commercial areas in and around the downtown include structures built before 1900 as well as mid- to late-20th century buildings such as the Riverspace and M&T Bank sites on the south side of Main Street and the Chase and Niagara Bank buildings on Broadway. Thus, while there are a number of historic buildings and structures in Nyack, the Village does not have a uniform "look" from a particular era or style.



Broadway and Main Street, 1921 (top) and 2016 (bottom)
Rockland County Historical Society, BFJ Planning



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Two individual properties in Nyack are listed on the National Register of Historic Places, a program administered by the National Park Service: The U.S. Post Office (listed in 1989) and the Edward Hopper Birthplace and Childhood Home (listed in 2000).¹ The Tappan Zee Playhouse was listed on the National Register in 1983 but was demolished in 2004.

To be eligible for National Register listing, districts, buildings or structures must be more than 50 years old and should be 1) associated with events that have made a major contribution to the broad patterns of U.S. history or with the lives of significant people; 2) embody distinctive characteristics of a type, period or method of construction; or 3) have yielded or may yield important historical data. Direct benefits for properties listed on the National Register include possible eligibility for tax credits and potential consideration for federal grants administered by the State Historic Preservation Office (SHPO).



John Green House

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Locally, a number of Nyack buildings and structures have been noted for historic significance. The 1817 John Green House, believed to be the oldest surviving building in the Village, was purchased in 2015 by a nonprofit historic preservation group and is undergoing an extensive restoration. Additional funds are being raised for

future work, with a goal of opening the house to the public in 2018 to coincide with the dedication of the New NY Bridge.

In the late 1990s, the Historical Society of Rockland County made a comprehensive survey of the county's historic sites and structures, and identified more than 200 such resources in Nyack along. While the survey is not used as the basis for regulations, it is a valuable reference tool and is used by Rockland County Planning Department staff in reviewing development applications.

Several local historic preservation groups have placed historic markers in the Village. Markers are present at the First Niagara Bank building, Nyack Library, Oak Hill Cemetery, the Liberty Street School site on Depew Avenue, the Edward Hopper House, First Reformed Church,



Historic markers at Main Street and Highland Avenue (top) and Couch Court (bottom).



¹ Both are also listed on the State Register of Historic Places.

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Couch Court, Memorial Park, Route 59 near Mountainview Avenue and two Underground Railroad sites on Main Street.

Nyack's Zoning Code covers procedures for designating a historic site or district. The criteria for local designation are the same as for National Register listing, with several additions. For designation of a historic district, the application must be signed by at least 33% of the property owners within the proposed district, if the designation is initiated by other than the Architectural Review Board (ARB). To date, no individual sites or districts have been designated as historic by the Village.

8.2 CULTURAL RESOURCES

In communities throughout the nation and the world, the arts have become a major economic driver, helping to establish local identities and attracting residents, businesses and visitors. In addition, the arts industry (for-profit as well as nonprofit) supports millions of full-time jobs and injects revenue into local governments and businesses.

Rockland County, and the Nyack area in particular, has a legacy of attracting and supporting artists from a range of disciplines, including painting, writing, music and film and stage acting. Today, many Village residents work in all fields of arts and arts education throughout the metropolitan region, and contribute to Nyack's reputation as a vibrant, creative and engaging place.

The following section summarizes the key resources and non-profit organizations promoting arts, entertainment and culture in Nyack.

8.2.1 EDWARD HOPPER HOUSE ART CENTER

The birthplace of renowned American artist Edward Hopper, the house on North Broadway was restored by members of the community and opened as a not-for-profit art center in 1971. The center has an archive of Hopper documents and memorabilia and exhibition space for 20th century and contemporary art, and hosts regular events such as a summer jazz series.



Edward Hopper Art Center
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8.2.2 NYACK CENTER

The Nyack Center was founded in 1990 as a community center to support children, youth and families through educational and recreational programming. The center is housed in the former First Presbyterian Church, which dates to 1839. The Nyack Center provides before- and after-school services to more than 120 children in the Nyack area, as well as various community programs, including the Village's farmer's market during the

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Nyack Center

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winter. In addition, the center is home to the Rivertown Film Society, which provides film screenings and educational programs at Nyack Center and elsewhere in the region.

8.2.3 ELMWOOD PLAYHOUSE

Located just off Main Street on Park Street, this four-building complex houses a 99-seat performing space; three rehearsal studios; multipurpose rooms; a scenic shop; and

storage space for sets, lighting, costumes and props. The group has been performing under various names since the 1940s and produces plays, classes and workshops.

8.2.4 NYACK VILLAGE THEATRE

This small facility on Main Street, opened in 2006 in the former Woolworth building, has a 49-seat black box theater and hosts various multimedia events, including the annual Nyack Film Festival. The theater is also available for rental.

8.2.5 ARTSROCK

ArtsRock is dedicated to bringing professional arts and multicultural programs to regional audiences. Based in Nyack, the group offers programs throughout Rockland County.

8.2.6 NYACK ART COLLECTIVE

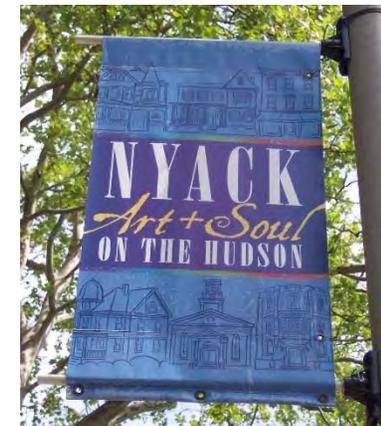
This association seeks to create an artistic presence in the greater Nyack area and to make art and art education available to all. It offers workshops and other public events.

8.2.7 FRIENDS OF THE NYACKS

This community organization was founded in 1974 to maintain and improve quality-of-life in the Nyacks. A key area of focus for the group is supporting the arts. It produces the Mostly Music Festival on the Hudson and the ArtWalk event, provides financial support to the Rivertown Film Society and sponsors walking tours and events for newcomers.

8.2.8 NYACK CHAMBER OF COMMERCE

The Chamber has served the local business community for more than 55 years. The group provides marketing and business support and networking opportunities to its more than 100 members throughout the Nyack area. The Chamber also produces regular events throughout the year in the Village, including the farmer's market, SpringFest, SeptemberFest and the Halloween Parade.



Downtown banner featuring Nyack's logo and slogan.

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8.2.9 HISTORICAL SOCIETY OF THE NYACKS

The Historical Society was established in 1994 to collect and preserve historic documents and memorabilia, including individual oral and written accounts, related to the Nyack area. The society is housed in the DePew House, an Italianate mansion built in 1850 for one of Nyack's largest landowning families, on Piermont Avenue. The facility, which was renovated in 2011 following flood damage, also houses a museum and shop. The Historical Society sponsors the Great Nyack House Tour, "ArmChair Walking Tours," and other regular events.

8.3 MUNICIPAL FACILITIES AND SERVICES

8.3.1 VILLAGE ADMINISTRATION

Village administration, most municipal departments and Nyack's Justice Court are all housed at Village Hall on North Broadway and New Street. The two-story building adjoins the Athene (formerly Presidential Life) buildings to the south and east, with a small parking lot located to the rear. The Village is in the process of conducting an energy audit to Village Hall and has identified window replacement as a high-priority in improving the building's energy use. A lack of storage space is also an issue. Much of the problem could be solved by digitizing records and then moving paper documents off-site. Grant funding would be required to complete the digitization. The basement also presents an opportunity for storage space; however, there are issues of ingress and egress that would need to be addressed.

8.3.2 EMERGENCY SERVICES

Police

Police services for Nyack have been provided by the Towns of Orangetown and Clarkstown since 1991, when the Village Board voted to disband Nyack's police force. The Orangetown Police Department covers the eastern two-thirds of the Village, including the downtown and waterfront, and maintains a satellite station in Nyack on Franklin Street. The Clarkstown Police Department has jurisdiction over the western portion of the Village, and operates from its headquarters in New City.

Fire

Nyack Fire Department is an all-volunteer service covering Nyack, South Nyack, Upper Nyack and Grand View. Within the Village of Nyack, the department operates five companies at four facilities: Chelsea H&L Co. #2/Jackson Hose Co. #3 on Catherine Street; Mazeppa Engine Co. #2 on Main Street around the corner from Village Hall; Jackson Engine Co. #3 on Park Street; and Highland Hose Co. #5 on Main Street between Highland and Midland Avenues. Two additional facilities are on Depot Place in South Nyack and Main Street in Upper Nyack.



Nyack Fire Department facility on Catherine Street.
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The Nyack Joint Fire District maintains six fire stations (the four in Nyack plus one each in South Nyack and Upper Nyack) housing eight fire apparatus, one marine unit and a high-angle rescue team. The district is administered by five publicly elected commissioners.

Emergency Medical Services

The Village is served by the Nyack Community Ambulance Corps (NCAC), a volunteer organization located on North Midland Avenue at the corner of Sixth Avenue. The group was founded in 1939 and today maintains a fleet of three ambulances and other vehicles and equipment. NCAC typically manages an annual call volume of about 1,600 to 1,700.

8.3.3 PUBLIC WORKS

The Department of Public Works (DPW), headquartered on Catherine Street next to the Chelsea H&L Co. #2/Jackson Hose Co. #3 building, handles public works and engineering functions within Nyack, including stormwater management and Village construction projects.

The DPW has been led by the Village Administrator for the past year while the Village evaluates the department's needs and strategy. At the facility on Catherine Street, a key issue is lack of storage space. The Village is researching the potential to lease space (potentially outside of Nyack) to store equipment such as snowplows, which could also create additional room for the stockpile of materials off-site, as well as space for snow storage which currently takes place at the Marina.

8.3.4 BUILDING AND PLANNING

The Building Department is responsible for code enforcement in the Village. The department receives and reviews applications, drawings and plans for building and demolition permits, tree permits, signage and fire safety compliance. The department also conducts inspections to ensure compliance with building permits, issues certificates of occupancy and compliance on completed permits and performs housing inspections to ensure buildings are used in a safe and lawful manner.

Working closely with the Building Department is the Village Planner, a part-time staffer who reviews all applications submitted for approval to the Architectural Review Board, Planning Board and Zoning Board of Appeals. The Village Planner also works on supporting economic development activities, grant applications, drafting of zoning text changes and other planning studies or initiatives. Within the Planning Department, the Village established a Sustainability Desk with a volunteer Sustainability Coordinator, charged with implementing actions recommended in Nyack's *Green Infrastructure Report* and that align with regional initiatives.

8.3.5 PARKS AND RECREATION

The Parks and Recreation Department oversees all recreation programs conducted by the Village and its recreational facilities. Nyack's primary recreational facility is Memorial Park, but events are held throughout the year at facilities in the community, including the Nyack Center, the Nyack Fencing Academy on Lydecker Street and Nyack High School in Upper Nyack. The department also plans seasonal special events.



Figure 8.1: Historic, Cultural and Municipal Facilities

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8.3.6 NYACK LIBRARY



Nyack Library

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The Nyack Library on South Broadway has served residents of Nyack, Upper Nyack, South Nyack, Grand View and Valley Cottage since its establishment in 1879 with funds from philanthropist Andrew Carnegie. The main building was built in 1903. In 2011, a modern annex to the library and extending south to Hudson Street was opened, increasing space

for computers and meeting space. The library offers lectures, concerts and a seed exchange for gardeners.

8.3.7 SENIOR CENTER AND HEAD START

The Nyack Senior Center, located on Depew Avenue in the Depew Manor housing complex, offers programs Monday through Friday to residents throughout the Nyack area. Activities include exercise classes, computer programs, excursions and meals. The center is part of the Rockland County Meals on Wheels program and provides transportation to residents of Central Nyack, Congers, Grandview, Rockland Lake, Upper Nyack, Valley Cottage and West Nyack.

Head Start of Rockland provides preschool and early childhood education services for low-income children and their families throughout the county. The Nyack facility is on Depew Avenue across from the Senior Center.

8.3.8 SCHOOLS

Nyack is served by a single school district, which also serves residents of Central Nyack, South Nyack, Upper Nyack, Grand View and Valley Cottage. Because the school district is controlled by its own legislative body, independent of the Village, this Plan makes no recommendations concerning school operations or facilities.

The Nyack School District covers approximately 8 square miles. The district has three elementary schools, one middle school and one high school. None of the schools are located in the Village. Two elementary schools are in Valley Cottage (Liberty Elementary School and Valley Cottage School) one elementary school (Upper Nyack Elementary) and the high school are in Upper Nyack, and the middle school is in South Nyack. Nyack High School, previously located in the Village at the current location of Rockland BOCES, was relocated to its current site in the early 1990s as part of a significant district-wide facilities improvement program. The last district bond referendum, totaling \$26.4 million, was approved in 2013 to complete a range of renovations to district buildings and athletic fields.

For the 2014-105 school year, total K-12 enrollment in the Nyack School District was 2,958 students.² Enrollment over the

² From the NYS Education Department as of October 2014. Data from the Nyack School District indicated a total of 3,032 students as of May 2015.

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past 10 years has remained fairly constant, with slight declines seen over the 2007-08 to 2008-09 and 2010-11 to 2011-12 periods. Current enrollment is near its highest level of the 10-year period. District-wide enrollment is projected to remain at or near the historical level of 3,000 for the next two school years (to 2016-17), according to the Board of Education.³

Table 1: Nyack School District Enrollment, 2005-06 to 2014-15

	K-5	6-8	9-12	Total	Change
2005-06	1,288	631	946	2,865	
2006-07	1,327	645	968	2,940	2.6%
2007-08	1,370	628	962	2,960	0.7%
2008-09	1,345	657	914	2,916	-1.5%
2009-10	1,360	649	910	2,919	0.1%
2010-11	1,353	680	889	2,922	0.1%
2011-12	1,350	641	889	2,880	-1.4%
2012-13	1,302	674	906	2,882	0.1%
2013-14	1,306	703	922	2,931	1.7%
2014-15	1,331	711	916	2,958	0.9%

Source: New York State Education Department

8.3.9 NYACK HOSPITAL

Nyack Hospital is a 375-bed community acute care facility located between Highland and Midland Avenues opposite Oak Hill Cemetery to the west and the former Nyack High School to the east. The hospital is affiliated with Montefiore Health System and is a partner with Touro College of Osteopathic Medicine, providing clinical rotations to third-year medical students. In March 2016, Nyack Hospital announced plans to

construct a two-story addition of 16,300 square feet, along with a reconfiguration of 23,300 square feet of existing space, to enlarge the emergency department and “medical village.” The project, expected to be complete in 2018, will double the size of the emergency department, one of the most active in the lower Hudson Valley, and provide space for primary and specialty care providers and support services. The hospital has a staff of more than 1,400, making it one of Rockland County’s largest employers. Nyack Hospital has expressed interest in constructing a parking garage to replace surface parking. These plans are subject to future grants or other financing.



Nyack Hospital

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³ Nyack Public Schools 2016-17 Budget Presentation, March 15, 2016.

Nyack Public Schools

1. Nyack High School
2. Nyack Middle School
3. Liberty Elementary School
4. Upper Nyack Elementary School
5. Valley Cottage Elementary School

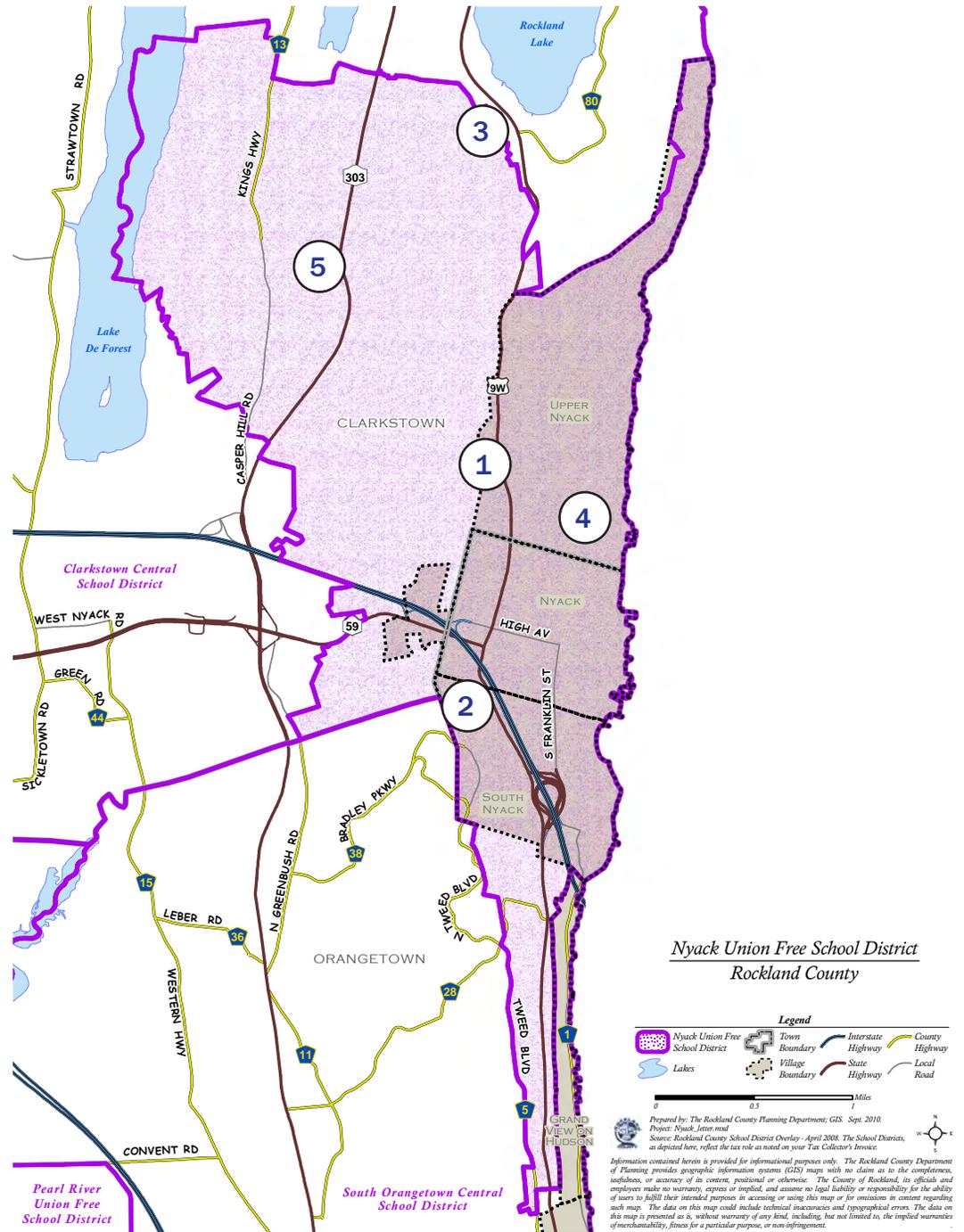


Figure 8.2: Nyack Public Schools

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8.4 ISSUES AND OPPORTUNITIES

Nyack benefits significantly from its wealth of historic and cultural resources and the facilities and services that the Village provides to its residents. Given the impact of these resources on Nyack's quality-of-life and image, the Village should continue its efforts to preserve and enhance its unique assets, with an eye toward efficiency and fiscal responsibility. The following discussion highlights some of these opportunities.

8.4.1 PROMOTE TARGETED HISTORIC PRESERVATION EFFORTS

As discussed, Nyack has a number of buildings and structures that, individually, can be considered historically significant.



Rockland County YMCA

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However, because much of the Village has been altered over time, there generally are only small pockets of historic sites remaining. It does not appear that there is a significant enough area to be designated a district.

Instead, the Village may consider focusing its preservation efforts on individual sites. SHPO has determined that the John Green House, the former Nyack High School (now occupied by Rockland BOCES) and the Nyack

Center (former Nyack Presbyterian Church) are all eligible for listing on the National Register. Other sites in the downtown area, including Nyack Library and the Rockland County YMCA, as well as individual homes, could be eligible. The Village should conduct a public education campaign to inform property owners about the potential benefits of historic designation at a state and federal level, including tax benefits and grant opportunities.

At a local level, no sites or districts have been established under Nyack's historic preservation regulations. As they are currently written, the regulations may be overly burdensome on individual property owners, without providing a benefit to historic designation. Chapter 360-5.11 requires a certificate of appropriateness for any exterior alteration of a building or site designated as a landmark or located within a designated historic district. The code also notes that a certificate of appropriateness may be required "in some cases" even when a building permit is not required, but does not specify when such a requirement may exist. Section 360-5.12 appears to be even more restrictive, prohibiting any building permit to "construct, alter, remove or demolish any structure or other feature on a proposed landmark site or in a proposed historic district" after an application for historic designated has been filed. This would appear to prevent even interior work on designated or pending sites, without a certificate of appropriateness from the Architectural Review Board (ARB).

The Village should re-examine its historic preservation regulations to ensure that they are not onerous to property owners or creating disincentives to historic designation. Chapter 4 recommends that the Village establish design guidelines for the mixed-use and CC zones. The Village should also consider establishing design guidelines for historically designated properties. The national standard for such

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guidelines is the Secretary of the Interior's Standards for the Treatment of Historic Properties, which are already referenced in Nyack's code and could be used as the basis for local guidelines. Having a set of clear standards for the Village would reduce subjectivity and make for more straightforward decision-making by the body charged with regulating historic designation, whether that remains the ARB or becomes a merged ARB/Planning Board.

8.4.2 SUPPORT ARTS AND CULTURE IN THE COMMUNITY

The arts, cultural and educational groups in and around Nyack are instrumental in establishing its character and making it an attractive place to live, work and visit. The Village should continue to support these organizations and ensure that they remain thriving and visible parts of the community.

One simple way to promote Nyack's arts and culture scene for residents and visitors alike is to create a more visible space on the Village's website. Currently, there is a section of the website for visitors that links to the *Visit Nyack* site. This section could be redesigned to target people who live or work in Nyack, as well as those interested in visiting from outside the area.

Another way to strengthen Nyack's connection to arts and culture is to create opportunities for local artists to showcase their work in the Village. In the winter of 2015-2016, the Nyack Window Project brought together visual artists and downtown landlords to create art installations in storefront windows. The project was well received, and the Village should work with the arts community to make the project a regular, year-round event, with rotating installations that can help to activate downtown storefronts while supporting local artists.

Nyack may also consider establishing an Art in Public Places program, similar to the Rockland County program that allocates 1% of the bonded capital cost of County construction projects for public art. Since its inception in 1986, the County program has resulted in the installation of more than 20 painting, sculptures and murals by artists from the Hudson River Valley as well as New York City and Bergen County, New Jersey.



Storefront art in downtown Nyack
Visit Nyack, Inc.

The Village should also tap into regional organizations that can help to promote Nyack's history and culture to visitors. One important example is Historic Hudson River Towns (HHRT), a nonprofit organization based in Westchester County that seeks to promote tourism and downtown and waterfront revitalization in Hudson River communities from Yonkers to Albany. Although the group was launched with a focus on Westchester County, it has recently broadened its focus for a more regional perspective, adding the cities of Newburgh and Beacon to its membership. No Rockland County communities are currently members of HHRT. Given Nyack's desire to activate its waterfront and create more linkages to the downtown, the Village should seek membership, to benefit from intermunicipal marketing and coordination on regional initiatives such as a seasonal recreational ferry, as discussed elsewhere in this Plan.

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8.4.3 MAXIMIZE EFFECTIVENESS AND EFFICIENCY OF MUNICIPAL FACILITIES AND RESOURCES

Nyack provides a wide range of services to its residents, contributing greatly to its quality-of-life and desirability. The challenge is to balance those services with the reality of fiscal constraints and to avoid overburdening taxpayers. In fact, “high taxes” was the most cited element desired to change in the public survey, with nearly 60% of respondents selecting it as something they would change about Nyack. Finding ways to reduce costs and increase efficiency without sacrificing services should be a major Village priority.

Nyack and its adjacent communities are closely linked, sharing a downtown, a school district and a library. Many residents of South Nyack or Upper Nyack think of themselves as being from Nyack and have a strong interest in the Village, as evidenced by the fact that almost a third of respondents to the survey were residents of either of the other villages. The idea of sharing more services among Nyack and its neighbors – and even potentially combining into a single municipality – has been explored in the recent past. In 2011, Nyack, South Nyack, Upper Nyack, Grandview and Piermont jointly applied for a State grant to study how combining or sharing services could save costs without reducing services. The application was not successful, but demonstrated a mutual interest. Respondents to the public survey for this Plan strongly echoed that interest, with nearly 62% expressing support for a study of the impact of a potential municipal consolidation of Nyack, South Nyack and Upper Nyack (see Figure 8.3). Only 8% of respondents were explicitly opposed to such a study; the rest either had no opinion or did not know enough about the issue to answer.

Given that support, the Village should proceed with a study of the potential municipal consolidation, seeking the support of the other villages in such an effort. The study could also look at whether Central Nyack (currently an unincorporated part of the Town of Clarkstown) could be included in a consolidation.

A model for such a study is the 2012 Rye Town Dissolution Study, which assessed the feasibility of dissolving the Town of Rye, recognizing that the Town has no unincorporated area and is instead covered by incorporated villages (Mamaroneck, Port Chester and Rye Brook). The study, funded with a Local Government Efficiency Grant Program to the four municipalities, looked at the fiscal implications of implementing a Town of Rye dissolution (benefits as well as costs). The report also examined how Town functions (courts, tax assessment and collection, and maintenance of Town properties) could be carried out under the potential dissolution.

Implementing a consolidation of Nyack, South Nyack and Upper Nyack would not be an easy undertaking. It would be a complicated process with a series of cascading impacts, reflecting the number of distinct and overlapping jurisdictions. These include one school district, two towns (Orangetown and Clarkstown), three police departments (Orangetown, Clarkstown and South Nyack-Grand View) and two County legislative districts. A consolidation study would have to carefully analyze the relative impacts to determine whether, and how, a merger could happen. But whether or not a consolidation ultimately occurs, the Village should seek additional opportunities for shared services with South Nyack and Upper Nyack.

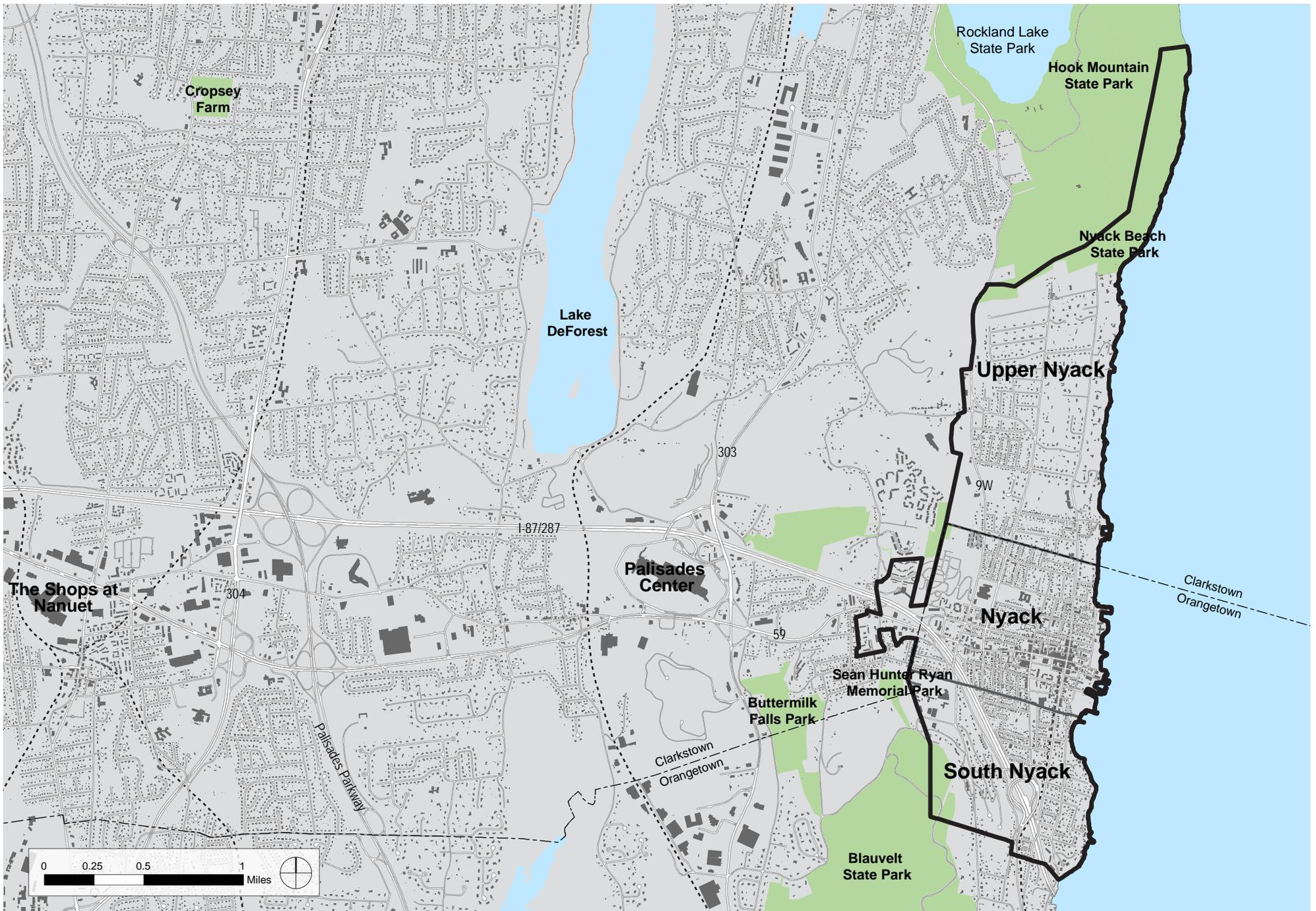


Figure 8.3: Potential Consolidation of Nyack, South Nyack and Upper Nyack

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Within Nyack, there may be opportunities for reconfiguration or reorganization of municipal facilities to improve functionality and reduce costs. For example, the DPW facility on Catherine Street off Highland Avenue and the adjacent fire department building appear to be fairly dated and lack significant space for parking. Both sites are almost completely paved, and do not present an attractive entrance into the residential neighborhood on Catherine Street. To address these issues, the Village should explore the potential to construct a new, consolidated DPW and fire station facility at the current site. Such a facility could provide for enhanced functionality and aesthetics, and could also incorporate green building and green infrastructure techniques. An enhanced fire station could also allow for the consolidation and sale of one or more nearby firehouses.

Other community facilities that appear to be underbuilt, are the Senior Center and Head Start facilities, both two-story buildings on Depew Avenue. One idea that the Village could explore is the potential to replace the Head Start building with a three-story community complex that could incorporate Head Start, the Senior Center, a health clinic, indoor recreation and the Orangetown police substation. Another potential use at this site could be the planned Rockland Pride Center, which is currently raising funds to open a facility in Nyack by the fall of 2016. The reconfiguration of the Senior Center and Head Start facilities could allow for the sale of the current police substation on Franklin Street and the replacement of the current Senior Center building with improved parking and open space/recreation for Depew Manor. Clearly, such a replacement would be significant for both the Senior Center and Head Start, and those groups – as well as nearby residents – would have to be closely involved to ensure satisfactory continuation of services and minimal negative impacts on the neighborhood.



View of Nyack Senior Center (right) and Head Start Rockland (left).

Bing Maps

A final opportunity for improvements to municipal facilities is at Village Hall. The Village should seek grants to implement recommendations of the energy audit, as well as window replacement, digitizing records to increase storage space, and potential use of the basement for additional space. In addition, there may be opportunities to increase parking at Village Hall beyond the current 15 spaces, through use of a portion of the adjacent Athene property that may be donated by the owner.

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8.4.4 INCREASE SUSTAINABILITY AT MUNICIPAL FACILITIES

Nyack's own facilities create opportunities to lead by example in sustainability efforts. The Sustainable Nyack Action Plan identified many actions that the Village can take, including replacing lights and windows at Village Hall; converting streetlights to LED; installing solar panels at the Water Plant and holding tank; increasing recycling at municipal buildings, firehouses and the Housing Authority; and planting trees along streets and in municipal lots. The Village should pursue these and other actions, as appropriate, to enhance its sustainability.

8.5 RECOMMENDATIONS

8.5.1 HISTORIC PRESERVATION

- Support state and federal historic designation for individual sites in Nyack, including those already determined eligible for listing.
- Conduct a public education campaign to inform property owners about the benefits of historic designation.
- Re-examine the Village's historic preservation regulations to ensure that they meet objectives without over-burdening property owners.
- Consider establishing design guidelines for historically designated properties.

8.5.2 ARTS AND CULTURE

- Promote Nyack's arts and cultural opportunities through marketing, outreach and special events.

- Consider establishing an Art in Public Places program modeled after the county's program.
- Take advantage of regional arts, cultural and tourism organizations such as Historic Hudson River Towns.

8.5.3 MUNICIPAL FACILITIES AND SERVICES

- Pursue a study of a municipal consolidation of Nyack, South Nyack, Upper Nyack and potentially Central Nyack.
- Continue to explore shared services with adjacent municipalities.
- Explore the potential for a new DPW/firehouse complex on Catherine Street, with the potential for consolidation of one or more nearby firehouses as a result.
- Explore creation of a new community center complex at the existing Head Start facility to house Head Start, the Senior Center and other services such as a police substation, indoor recreation, a health clinic and the new Rockland Pride Center.
- Pursue opportunities to improve the functionality of Village Hall, including digitizing records, window replacement and potential added parking.
- Implement sustainability measures for municipal facilities and services, as recommended by the Sustainable Nyack Action Plan.