

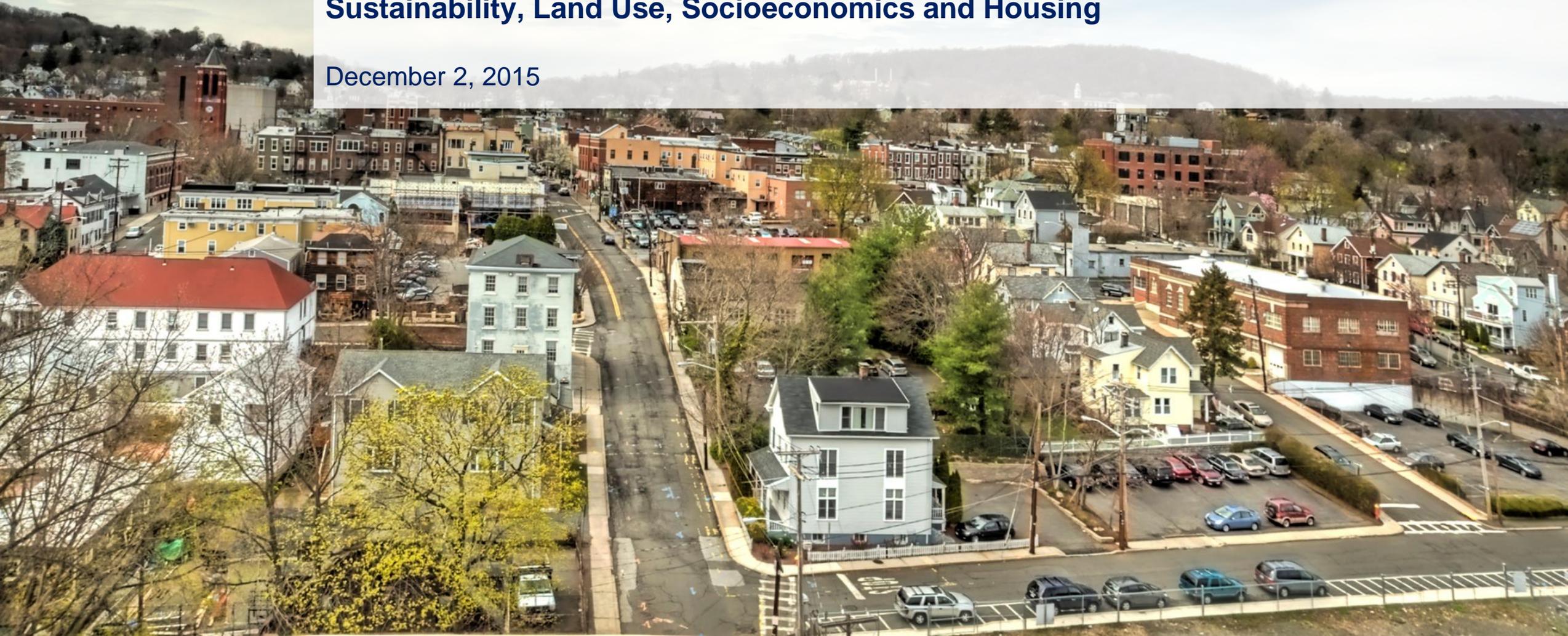
# Village of Nyack

Comprehensive Plan Update

**Second Public Workshop**

**Sustainability, Land Use, Socioeconomics and Housing**

December 2, 2015



# Agenda

## 1. Welcome (7:00 – 7:10)

## 2. Presentation (7:10 – 7:45)

- Overview of Comprehensive Plan Process
- Outline of the Plan
- Intro to Roundtable Discussions

## 3. Coffee Break (7:45 – 8:00)

## 4. Roundtable Discussions (8:00 – 9:00)

- Socioeconomics and Housing
- Land Use and Zoning
- Environment, Open Space, and Sustainability

# Introductions

## Steering Committee

Jen Laird White, Mayor

Doug Foster, Trustee

JC Brotherhood

Bill Batson

Roger Cohen

Elijah Reichlin Melnick

Paul Curley

Rodger Stevens

Jack Dunnigan, Alternate

## Village Staff

Jim Politi, Village Administrator

Bob Galvin, Village Planner

Marcy Denker, Sustainability Coordinator

Don Yacopino, Building Inspector

## Consultant Team

BFJ Planning

Perkins Eastman

James Lima Planning + Development

Sherwood Design Engineers

Turner Miller Associates

COWI Engineers

Appleseed

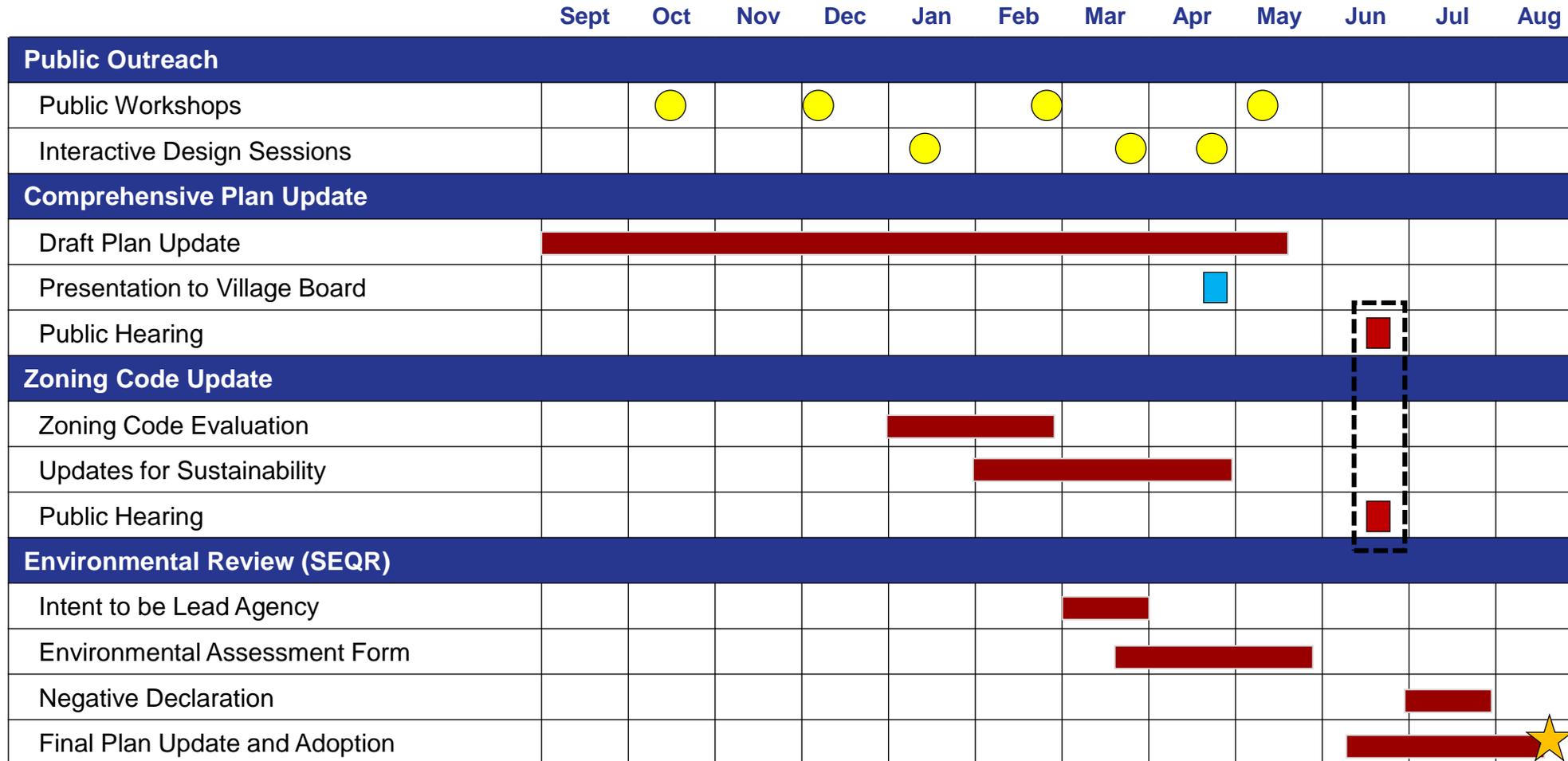
# Comprehensive Plan Update

## Why update the Nyack Comprehensive Plan now?

- Goal is to update the Plan every 10 years to ensure that it reflects current demographics, recent planning efforts and development proposals.
- Recent planning efforts provide a list of potential projects and policies that the plan can consider.
- Need to incorporate goals from the Sustainable Nyack Action Plan and coordinate with the TAP Grant.
- Grant from NYSERDA is supporting the process update



# Project Timeline



 Stakeholder Workshop
  Public Hearing
  Plan Adoption

# Comprehensive Plan Chapters

1. Introduction and Vision
2. Regional Context and History
3. Socioeconomic Trends and Housing
4. Land Use and Zoning
5. Infrastructure and Utilities
6. Environmental, Historic, Cultural, and Municipal Resources
7. Parks, Open Space, and Recreation
8. Economic Development
9. Transportation
10. Future Land Use Plan and Implementation



# Public Outreach

## Public Workshops

- |   |                   |
|---|-------------------|
| 1. Vision, Goals and Objectives                               | October 19, 2015  |
| 2. Sustainability, Land Use, and Socioeconomic Trends/Housing | December 2, 2015  |
| 3. Transportation, Infrastructure, and Utilities              | February 24, 2015 |
| 4. Draft Comprehensive Plan and Zoning Code Updates           | Date TBD          |

## Interactive Design Sessions

- |   |                  |
|---|------------------|
| 1. Downtown and Gateways                      | January 13, 2016 |
| 2. Waterfront Development and Ferry Potential | March 30, 2016   |
| 3. Economic Development                       | Date TBD         |

# Key Concepts for Nyack's Plan

## Sustainability

- Incorporated throughout the plan
- Build on Nyack Green Infrastructure Roundtable, Sustainable Nyack Action Plan

## Coordination with recent and ongoing plans/projects

- 2006 Nyack Comprehensive Plan
- TAP Grant Project
- Mid-Hudson Regional Sustainability Plan
- NYSERDA Cleaner, Greener Communities
- Hudson River Estuary Action Agenda

## Implementation

- Strategies for implementation are critical, i.e., potential funding sources, zoning text changes



## Sustainable Nyack Action Plan (2015)

- Plan to guide ongoing action of the Nyack Green Policy Task Force

## Climate Smart Community Program (2015-2016)

- NY State Initiative to Help Local Gov'ts Reduce GHG Emissions
- Five Milestones:
  - Conduct Emissions Inventory
  - Adopt Reduction Targets
  - Develop Climate Action Plan
  - Develop Implementation Policies
  - Monitor and Verify Results

## Comprehensive Plan (2015-2016)

- Identify sustainability goals that can be achieved through the Comp Plan
- Revise Zoning for Sustainability
- Reduce energy / emissions in municipal operations
- Identify potential capital projects and plans
- Begin to develop emission reduction targets

## Nyack Climate Action Plan (2016-Ongoing)

- Finalize emissions reduction targets
- Develop an implementation strategy for sustainability goals
- Develop a strategy for ongoing monitoring and reporting of emissions reduction

## Completed Projects

### Climate Smart Community

- Adopt the Climate Smart Community (CSC) Pledge
- Create a CSC Task Force
- Appoint a CSC Coordinator
- Create a Green Team focused on climate mitigation and adaptation
- Develop a Municipal GHG emissions inventory

### Other Completed Sustainability Projects

## Ongoing Projects

### Climate Smart Community

- Develop a Community GHG emissions inventory
- Establish emissions reduction targets for municipal operations and the community
- Develop Climate Action Plans for municipal operations and the community
- Conduct energy audits of government buildings

### Other Ongoing Projects

- TAP Grant

# Sustainability

## Stormwater Management



## Renewable Energy Policy



## Complete Streets Plan



## Building Energy Efficiency



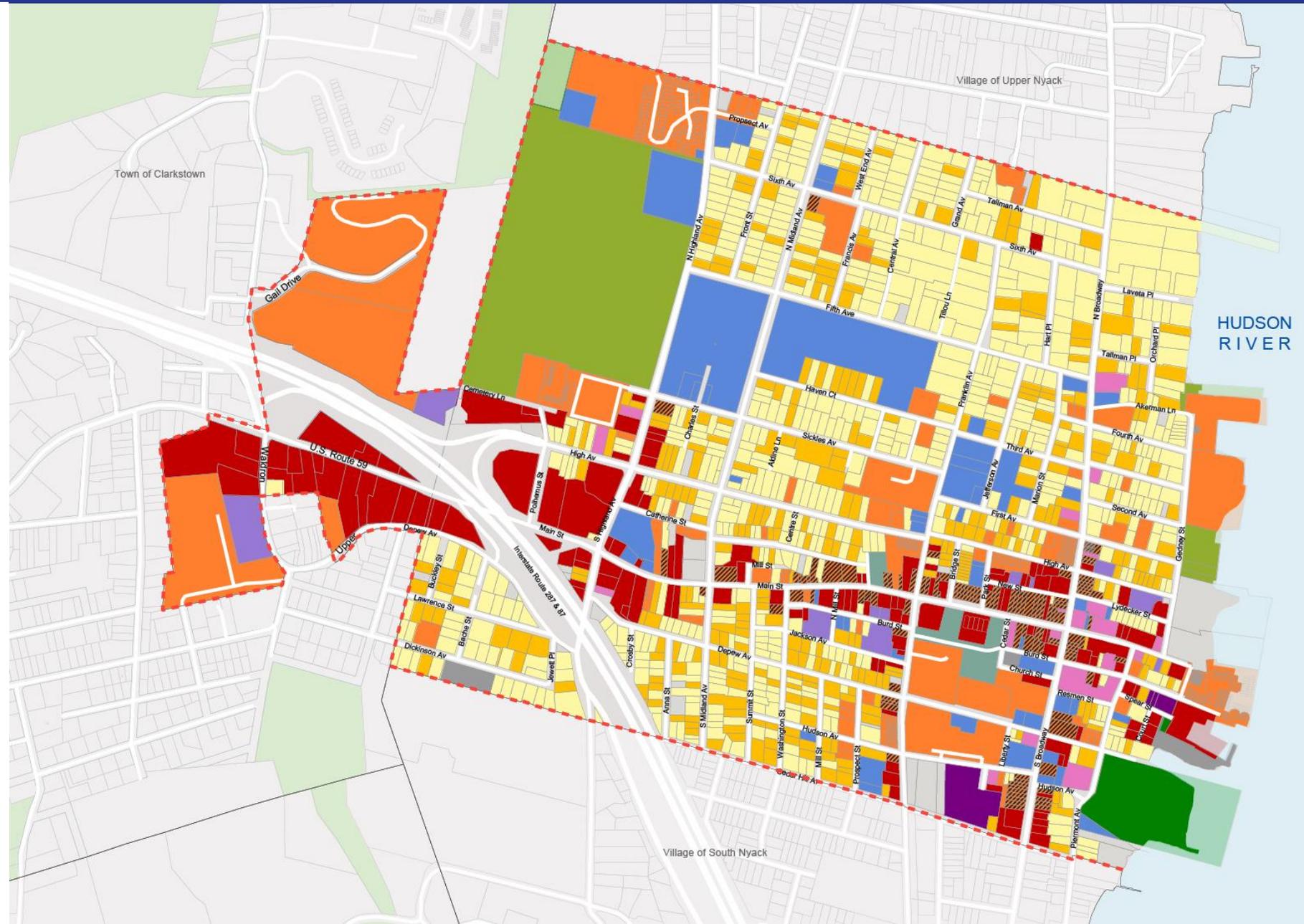
## Environmental Resources



## Solid Waste Management

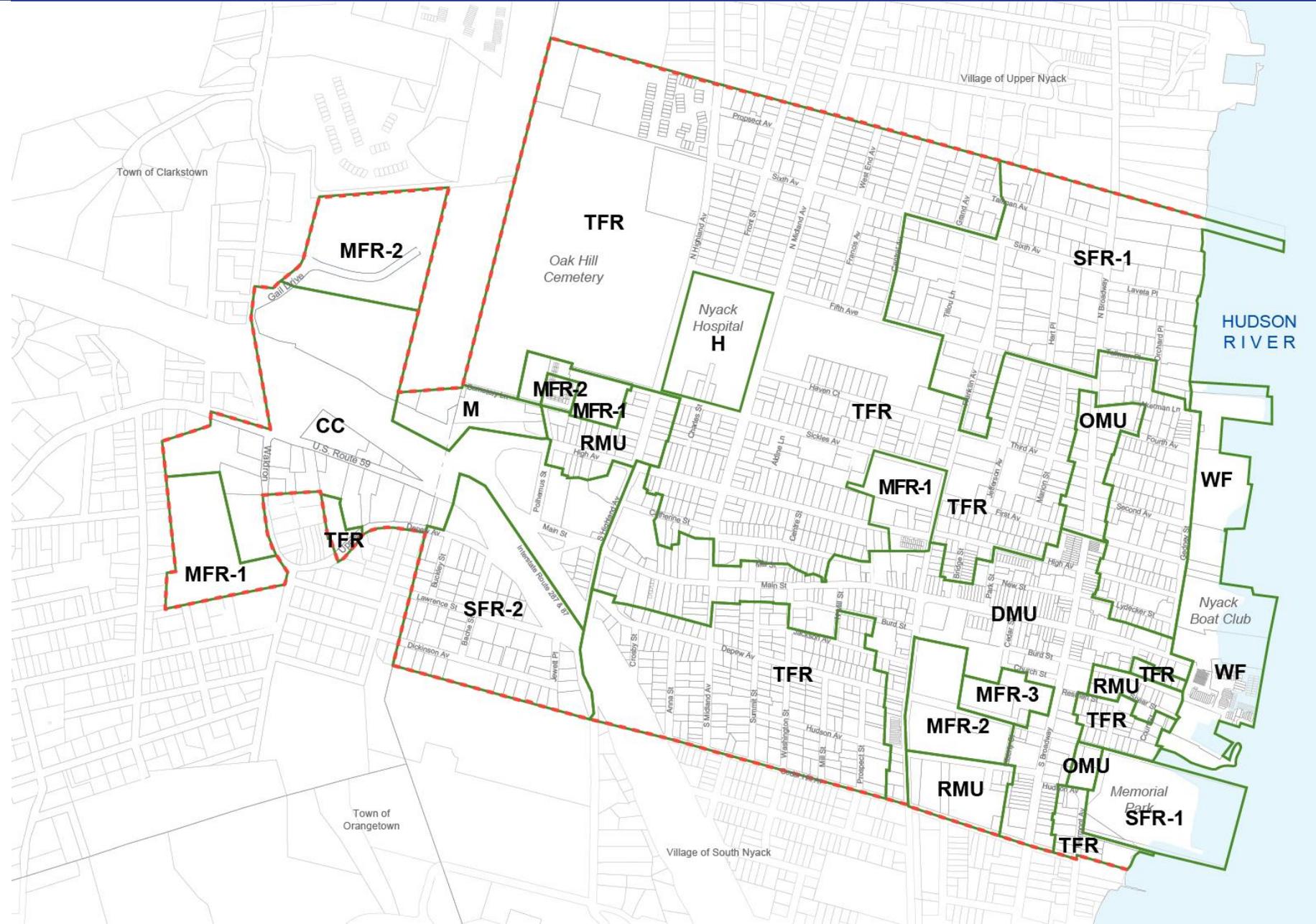


# Land Use and Zoning



# Land Use and Zoning

<b>SFR-1</b>	Single-Family Residential-1
<b>SFR-2</b>	Single-Family Residential-2
<b>TFR</b>	Two-Family Residential
<b>MFR-1</b>	Multifamily Residential-1
<b>MFR-2</b>	Multifamily Residential-2
<b>MFR-3</b>	Multifamily Residential-3
<b>DMU</b>	Downtown Mixed Use
<b>RMU</b>	Residential Mixed Use
<b>OMU</b>	Office Mixed Use District
<b>CC</b>	Corridor Commercial
<b>WF</b>	Waterfront
<b>M</b>	Manufacturing
<b>H</b>	Hospital

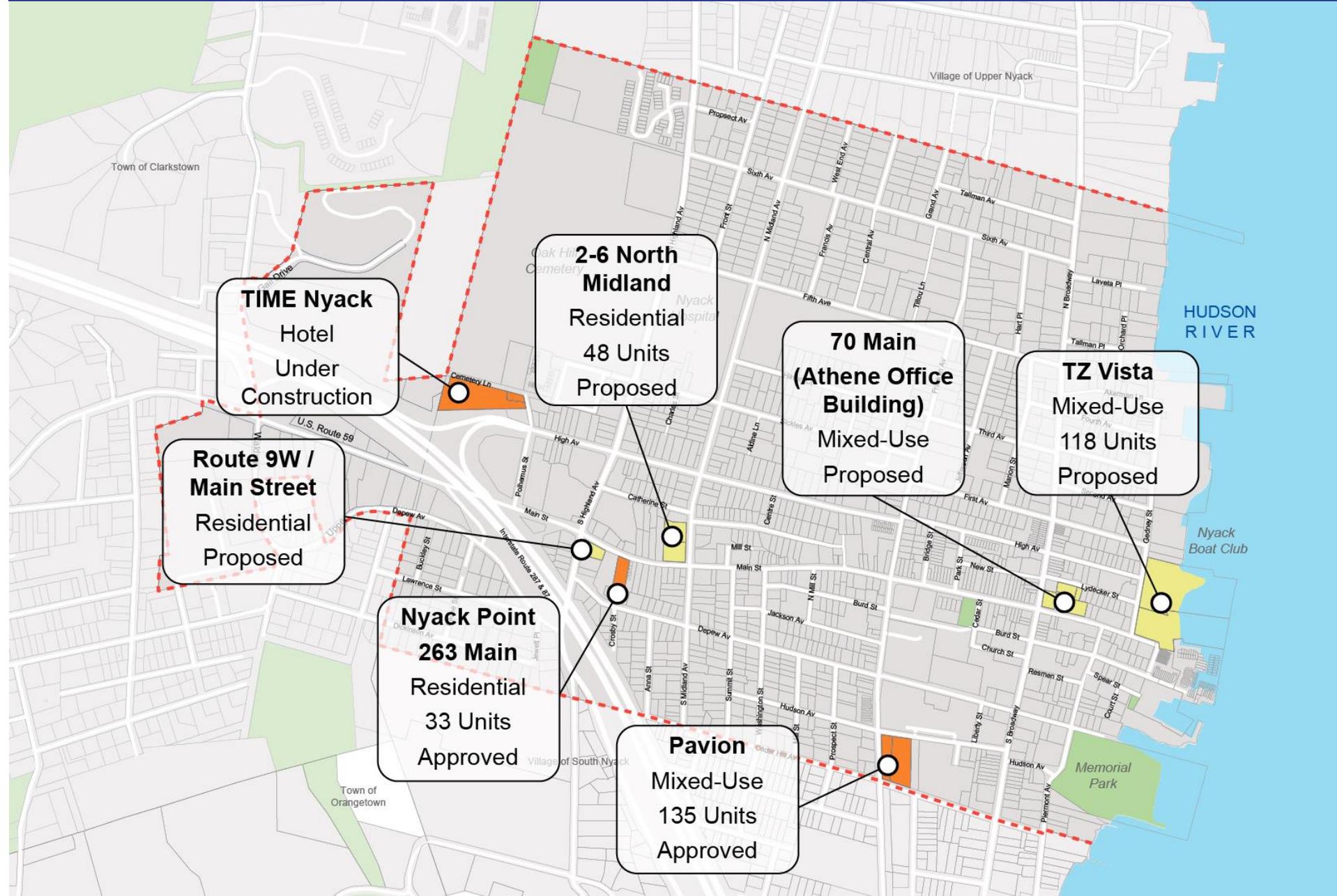


# Land Use and Zoning

Development - Recently Proposed or Approved

 Approved

 Proposed



# Land Use and Zoning

## Potential Zoning Issues

- Waterfront (WF) zoning revisions needed?
- Corridor Commercial (CC) zone at Gateway area: is this doing the job of promoting redevelopment at Exit 10?
- Open space resources (Oak Hill Cemetery and BOCES property) – should these be zoned single-family vs. two-family?
- Mixed use zones: are these facilitating the type of development the Village wants to see?
- Manufacturing (M) zone: currently mapped only for TIME Hotel site.
- Need for revisions to downtown parking regulations?
- Zoning changes needed to achieve sustainability goals?



# Socioeconomics and Housing

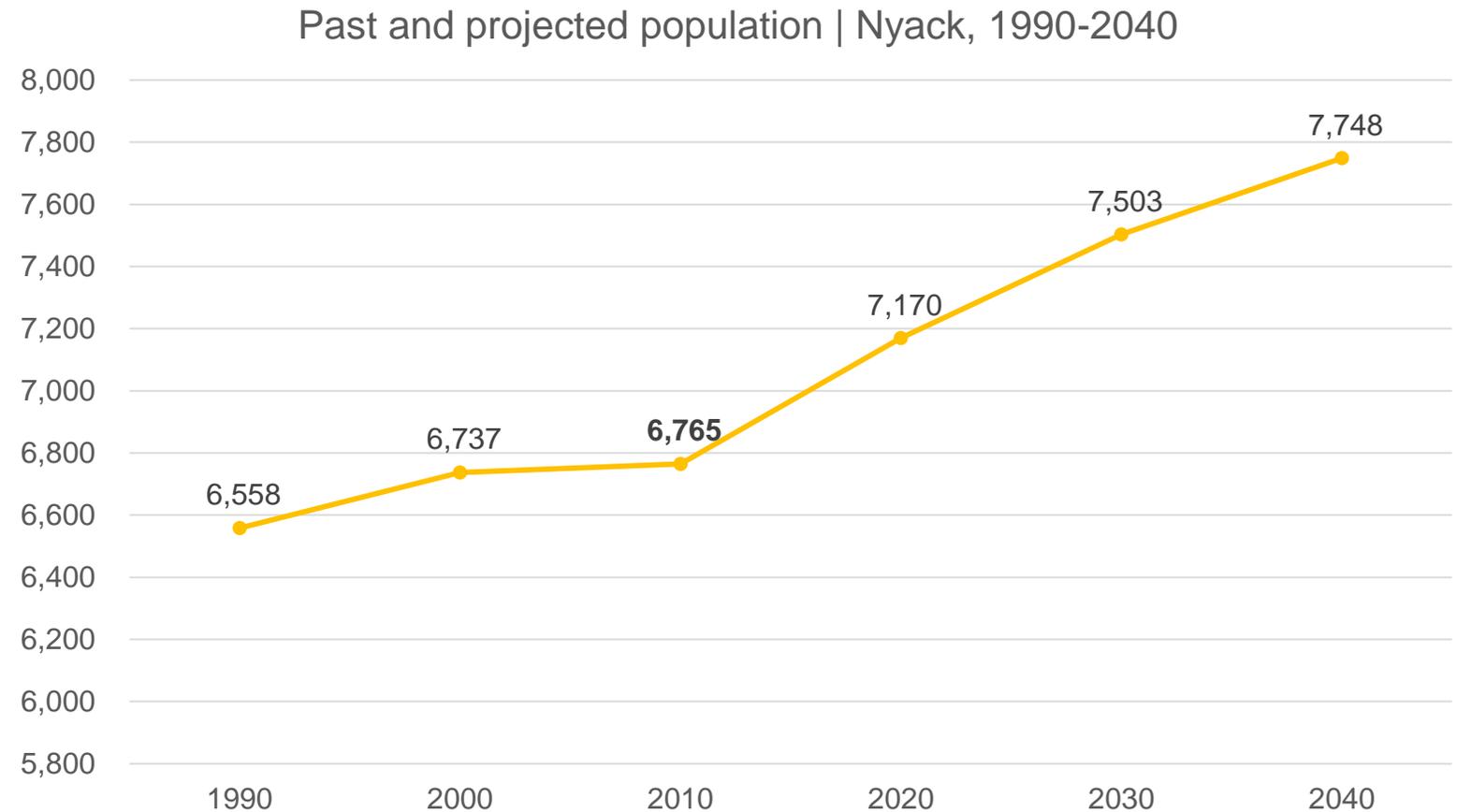


# A stable population with modest projected growth.

2000 population:  
6,737 (count)

2013 population:  
6,980 (estimate)

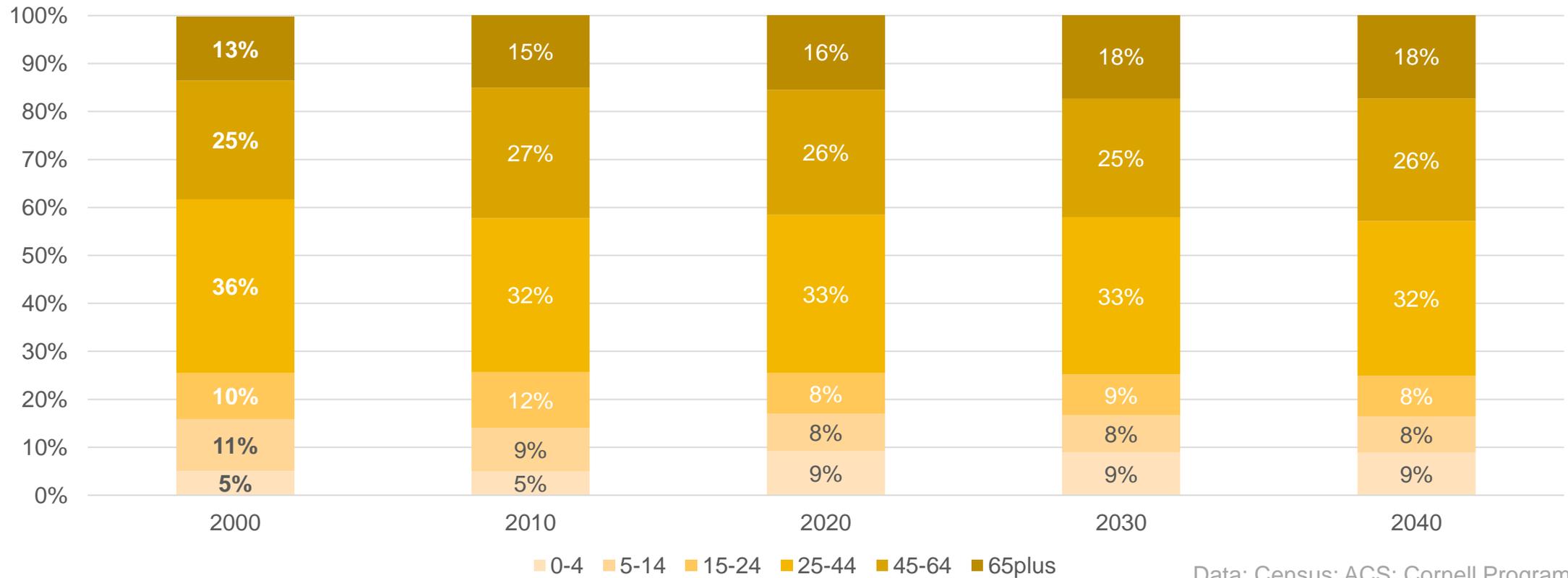
2030 population:  
7,503 (projection)



Data: Census, American Community Survey

# An aging population.

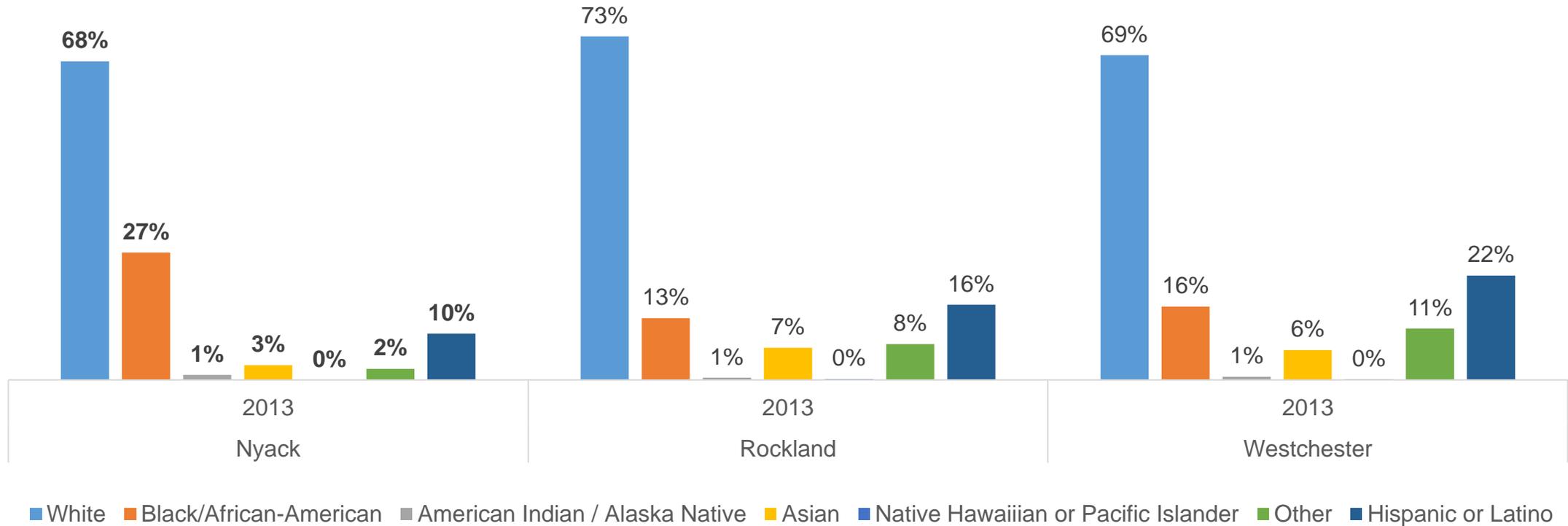
Age distribution | Nyack, 2000-2040



Data: Census; ACS; Cornell Program on Applied Demographics.

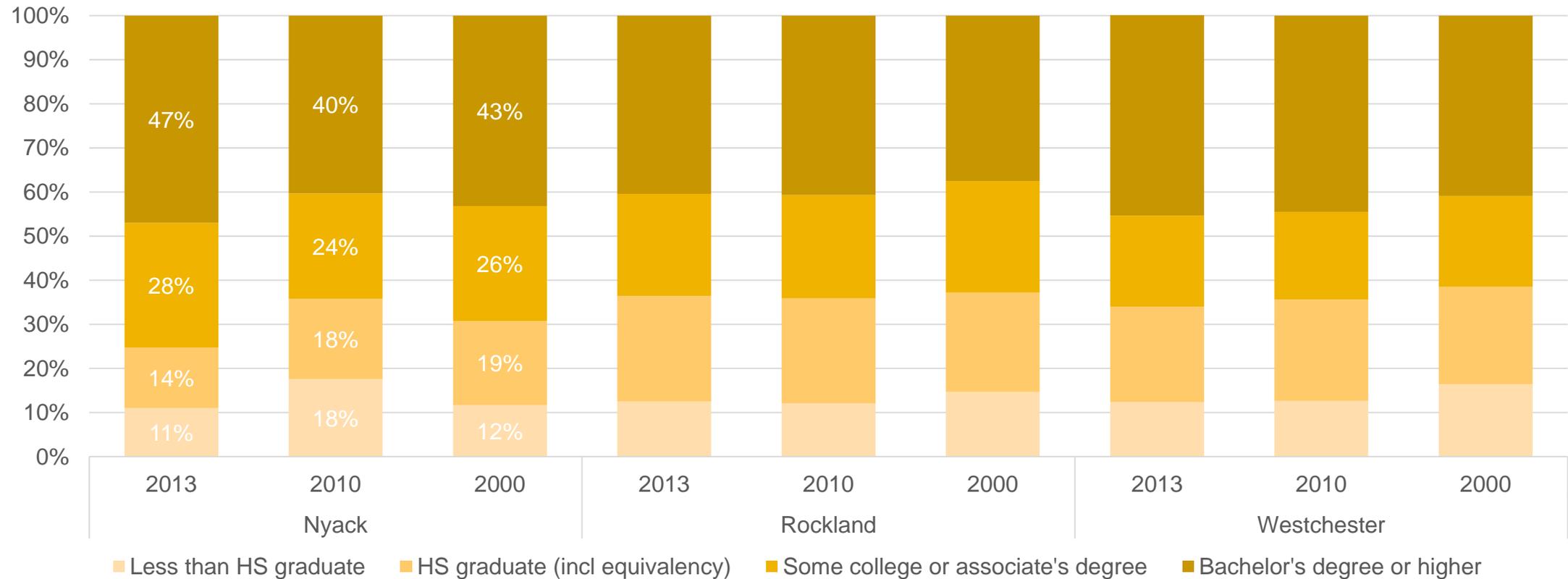
# A range of ethnic and racial identifications.

Racial and ethnic identification | Nyack, Rockland, Westchester: 2013



# Favorable educational attainment relative to the region.

Educational attainment | Nyack, Rockland, Westchester: 2000, 2010, 2013



Data: Census, American Community Survey

# Desirable residential attributes.





# A collection of public amenities.

Well-performing public schools.

Parks and outdoor recreation.

Hudson River waterfront and views.

Community and cultural assets.



# A village with character and history.

A walkable downtown.

Heritage architecture.

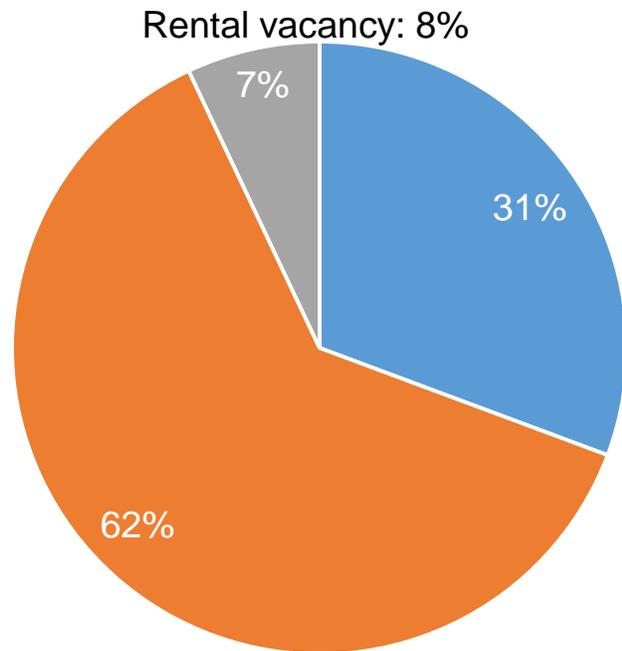
A rich cultural history.

An inclusive and creative  
community spirit.

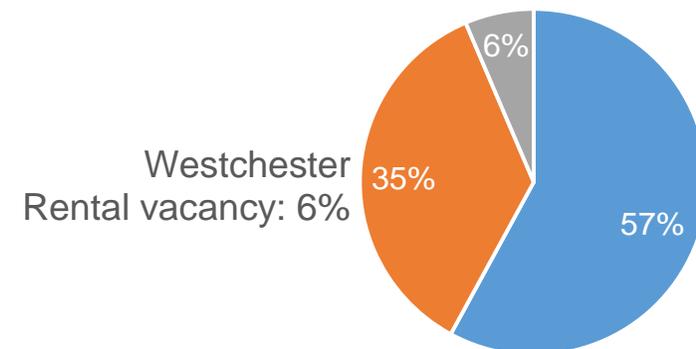
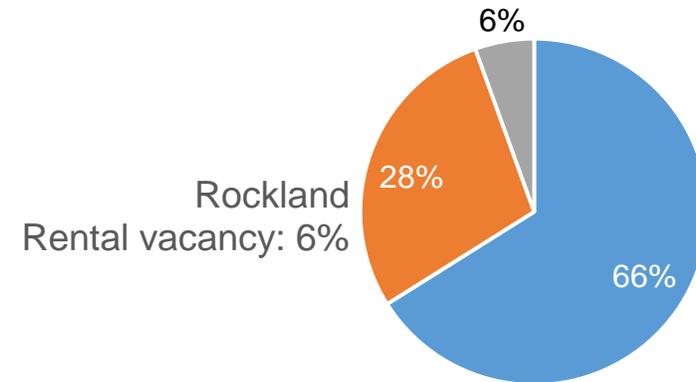


# A large proportion of renters.

3,602 residential units | Nyack: 2013



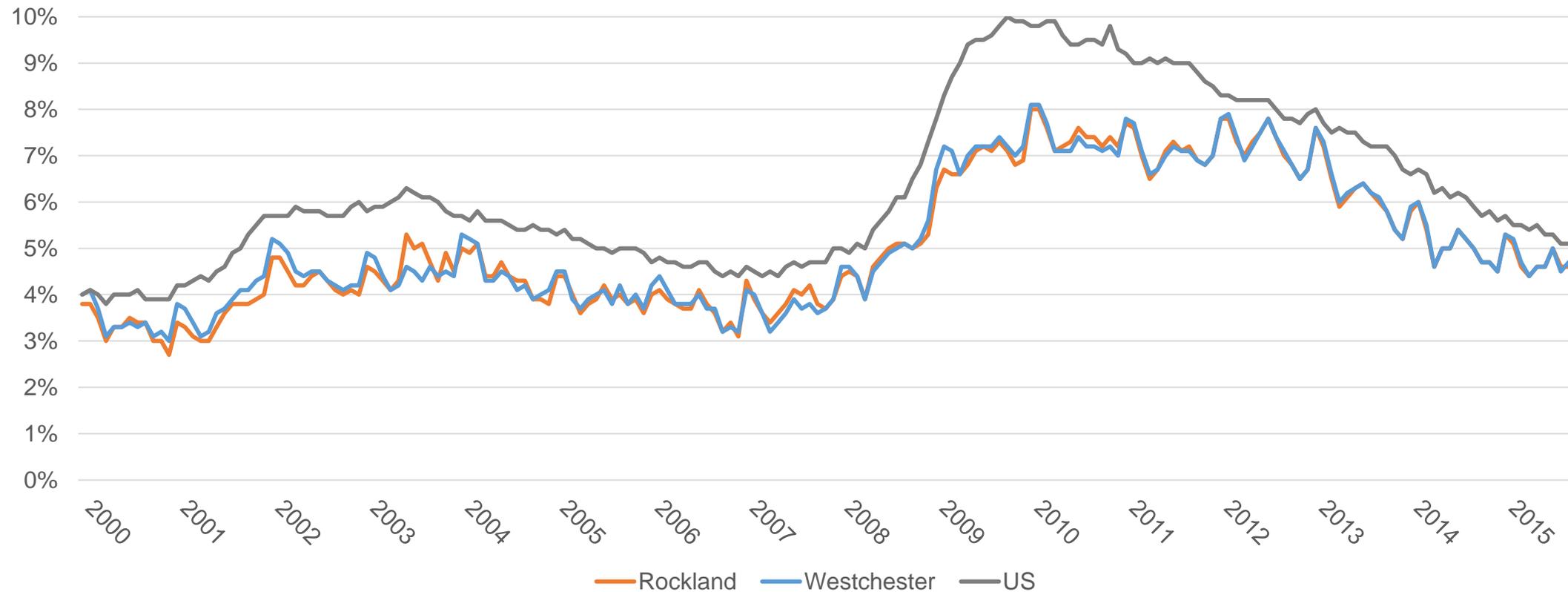
■ Owner occupied ■ Renter occupied ■ Vacant



Data: American Community Survey

# A favorable 4.6% county unemployment rate.

Unemployment rate | Rockland, Westchester, US: 2000-2015



Data: Census, American Community Survey

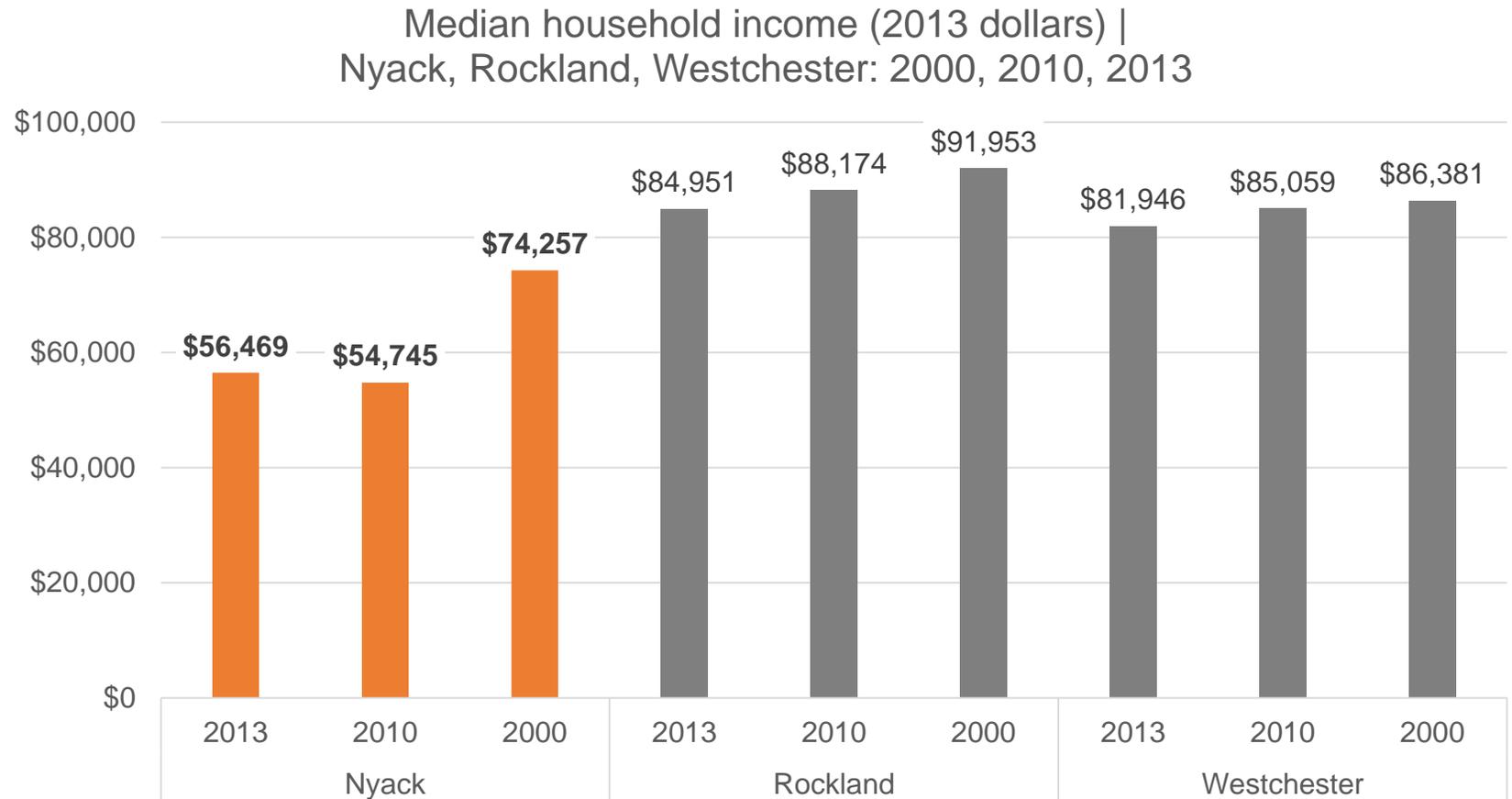
# A recovery in jobs but not in incomes.

**-24%**

Change in HH income  
Nyack: 2000-2013

**-7%**

Change in HH income  
US: 2000-2013



Data: Census, American Community Survey

# Rising rents...

**\$1,274**

Median contract rent  
2013

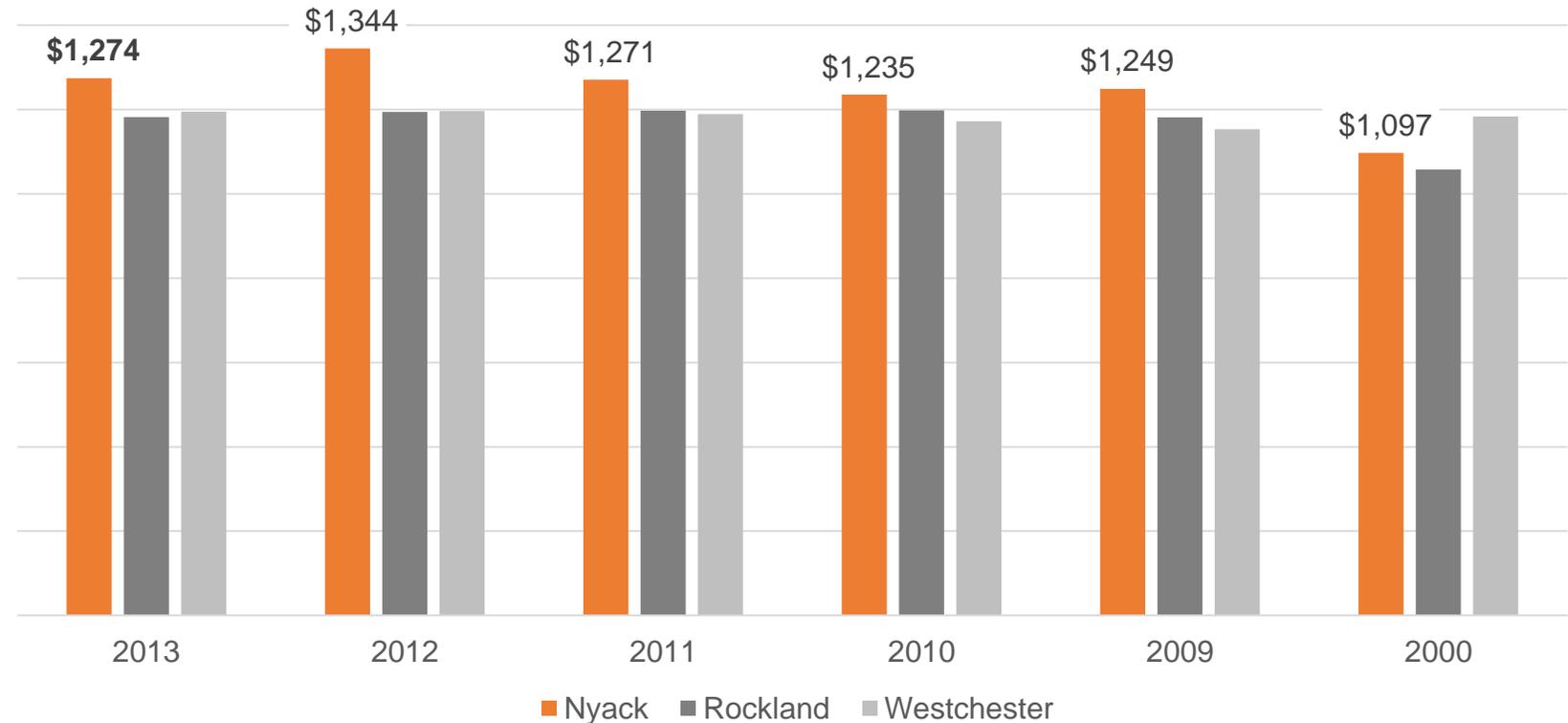
**+16%**

Change in median rent  
2000-2013

**-24%**

Change in HH income  
2000-2013

Median rents (inflation-adjusted) | Nyack, Rockland, Westchester:  
2000, 2010, 2013



Data: Census, American Community Survey

# ...and a rebounding housing market...

**\$400,000**  
Median sale price  
2015 (through Oct)

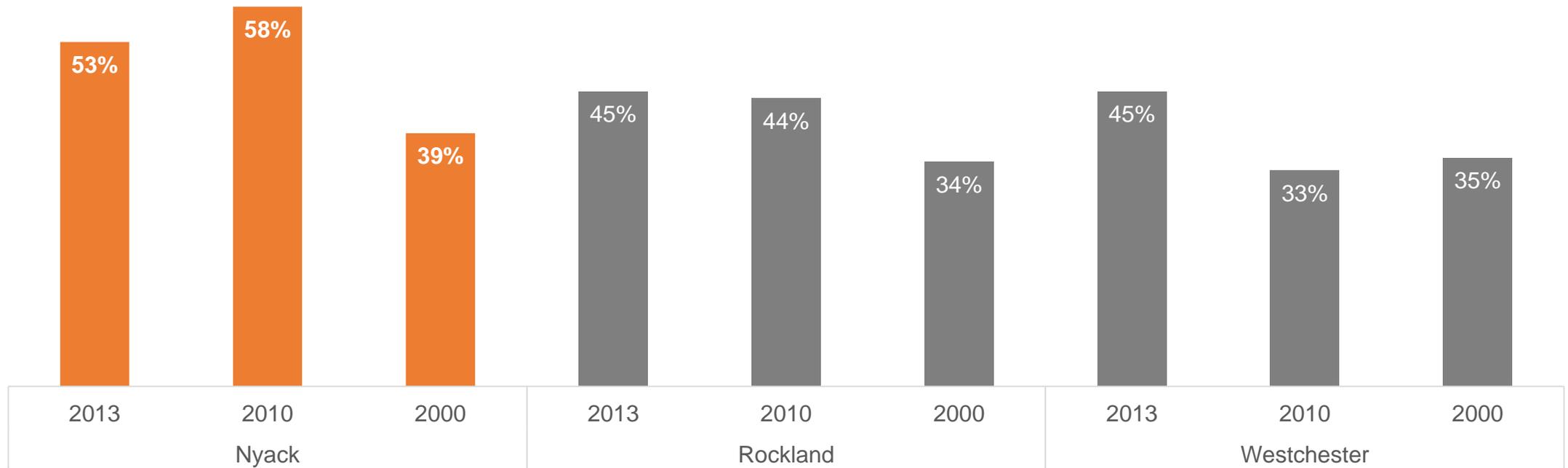
**\$362,500**  
Median sale price  
2014

**+10.3%**  
Change  
2014-2015 (through Oct)



# ...means affordability concerns persist.

Percentage of housing cost-burdened households |  
Nyack, Rockland, Westchester: 2000-2013



Data: Census, American Community Survey

# Future challenges + future opportunities.

## **Challenges**

Access to economic opportunity.

Housing affordability.

Balancing development demand and quality of the public realm.

# Future challenges + future opportunities.

## **Opportunities**

Strategic economic development initiatives.

The right housing choices at the right price points.

Development and public realm strategies to welcome diverse populations and enhance community character.

# Next Steps

1. Update existing conditions based on public input and data analysis
2. Outline issues and opportunities based on public workshop feedback
3. Develop Sustainability Indicators
4. Prepare for upcoming Public Workshops and Interactive Design Sessions
  - Workshops and Interactive Design Sessions will occur monthly, specific dates TBD



# Overview of Roundtable Discussions

## Roundtable Stations

- Socioeconomics and Housing
- Land Use and Zoning
- Environment, Open Space, and Sustainability

## Objectives

- Discuss preliminary *issues and opportunities* for each topic
- Help the consultant team and Village staff identify key challenges and potential solutions to demographic, development and environmental issues



# For More Information:

**Sign in to get on the email list**

**Visit the Village of Nyack website for updates:**

<http://nyack-ny.gov/project/2015-comprehensive-plan-update/>

**Attend future public workshops**

The next workshop will be held on January 13 at the Nyack Center

**Email questions and comments to:**

[dougfooster@nyack-ny.gov](mailto:dougfooster@nyack-ny.gov)