

PLAN NYACK



Blueprint for the Future

Waterfront Development and Ferry Potential

Public Workshop

March 30, 2016



Agenda

1. Welcome (7:00 – 7:10)

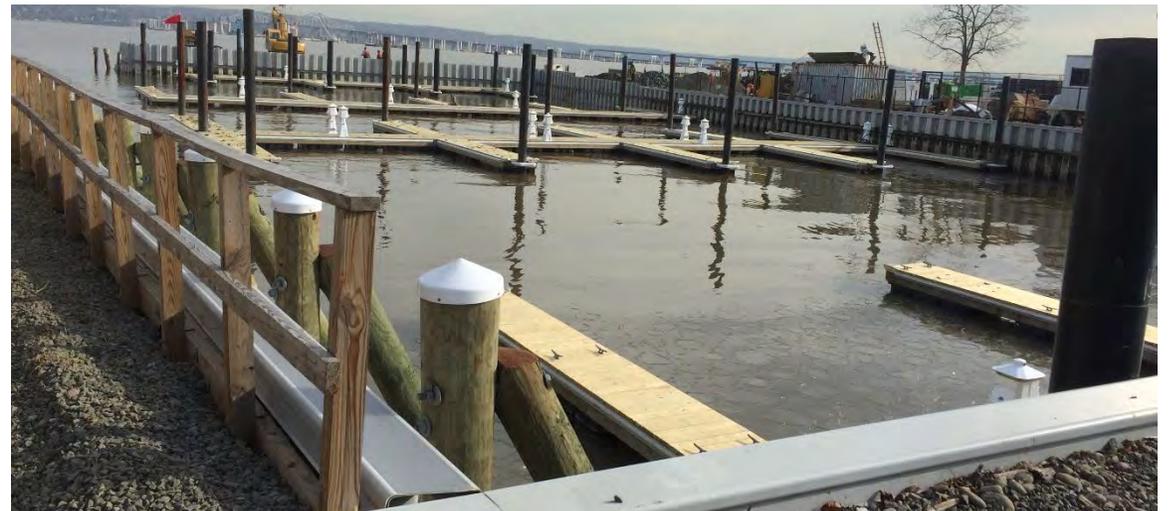
2. Presentation (7:10 – 7:45)

- Introduction, Status Update, Timeline
- Summary of Survey Results
- Existing Waterfront Conditions
- Waterfront Vision and Concept
- Ferry Study

3. Coffee Break (7:45 – 8:00)

4. Roundtable Discussion (8:00 – 9:00)

- Waterfront Development and Ferry Potential



Introductions

Steering Committee

Jen Laird White, Mayor

Doug Foster, Trustee

JC Brotherhood

Bill Batson

Roger Cohen

Paul Curley

Elijah Reichlin Melnick

Frances Rivera

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

Introductions

BFJ Planning

Frank Fish, FAICP

Susan Favate, AICP, PP

Simon Kates, AICP, LEED AP

Perkins Eastman

Eric Fang, AIA, AICP

James Lima Planning + Development

James Lima

Brent Oltz

Appleseed

Hugh O'Neill

Stephen Albonesi

COWI

William Shute, P.E.

Stuart Lewis, P.E.

Comprehensive Plan Status Update

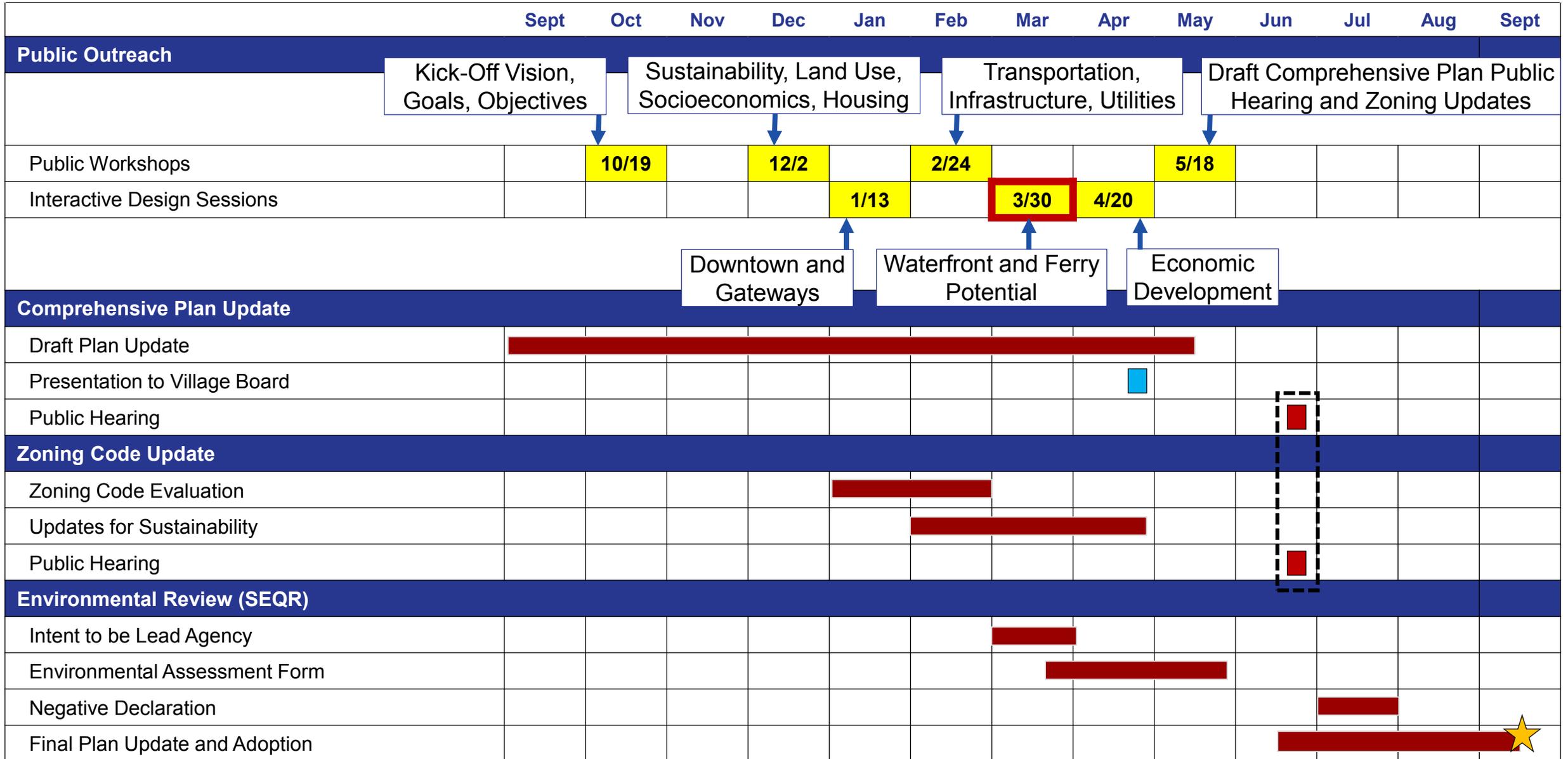
- Tonight is the fifth public workshop out of seven
- Nyack Comprehensive Plan Survey completed on March 7
 - Nearly 1,000 responses, including ~550 Nyack residents
- Team is working on DRAFT comprehensive plan chapters and the Village is posting them online as they are completed.
- DRAFT chapters will be revised based on input at public workshops as the team develops recommendations
- A full DRAFT plan will be completed in late spring/early summer for review by the public

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. *Transportation*
7. Historic, Cultural, and Municipal Resources
8. *Environmental Resources, Parks, and Open Space*
9. Economic Development
10. Future Land Use Plan and Implementation

* Drafts Online * *Drafts Nearing Completion*

Timeline



 Stakeholder Workshop

 Public Hearing

 Plan Adoption

Survey Results

988 total responses

- 56% Nyack residents, 16% South Nyack residents, 16% Upper Nyack residents
- More than half (56%) of respondents have lived in Nyack 10+ years
- Walkable downtown, community feeling, diversity and arts/cultural scene were most cited reasons for living in Nyack
- Key Nyack assets: waterfront and downtown
- Key areas to change: high taxes, need for more parking, better choices of businesses

Survey Results: Waterfront-Related Questions

What symbol or image do you think best represents Nyack?

44% said the Hudson River

Do you use Nyack's Hudson River waterfront?

76% said yes. Common uses include walking, Memorial Park, dining

What new or different transit options would be most beneficial?

Ferry service received second-highest ranking (behind improved sidewalks) and had highest percentage of respondents (42%) ranking it highest.

What would you most like to see change on the waterfront?

47% said passive open space, 22% said restaurants, 7% said active water recreation

How do you think the Village's funds should be allocated for open space?

62% said maintain and upgrade existing parks/open spaces, 28% said acquire land for new parks

Existing Conditions



Potential Opportunities to Strengthen Existing and Provide New Water Dependent Uses

Existing Multi-family Residential

Existing Single Family Residential

Existing Conditions

Laveta Place: Potential Pocket Park and Overlook?



Existing Conditions

Rivercrest/Hook Mountain Yacht Club



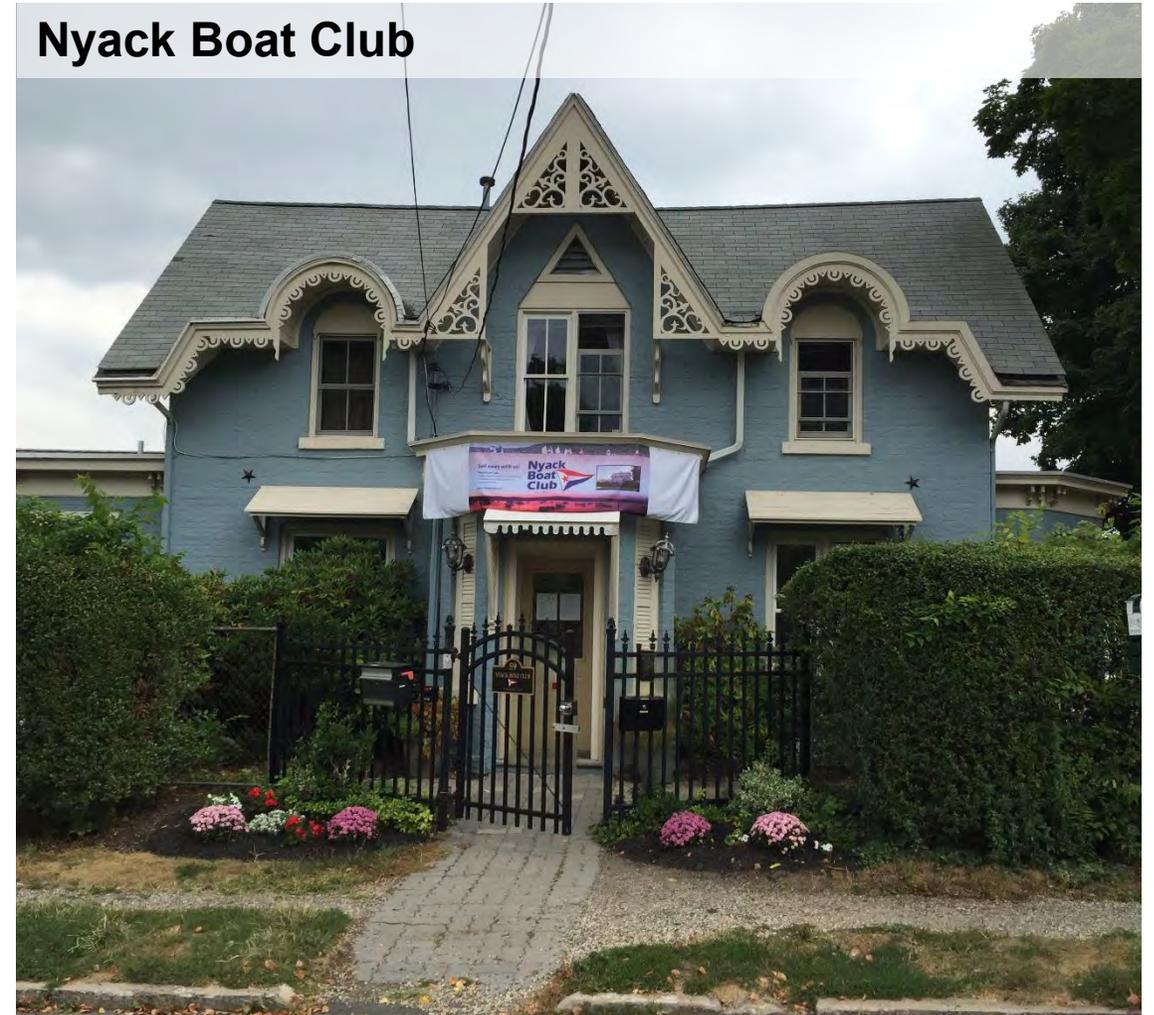
Gedney Street



West Shore Towers



Existing Conditions



Existing Conditions

Clermont



Nyack Seaport



Existing Conditions

Former River Club



Marina



Boat Launch



Pump House



Existing Conditions

Memorial Park



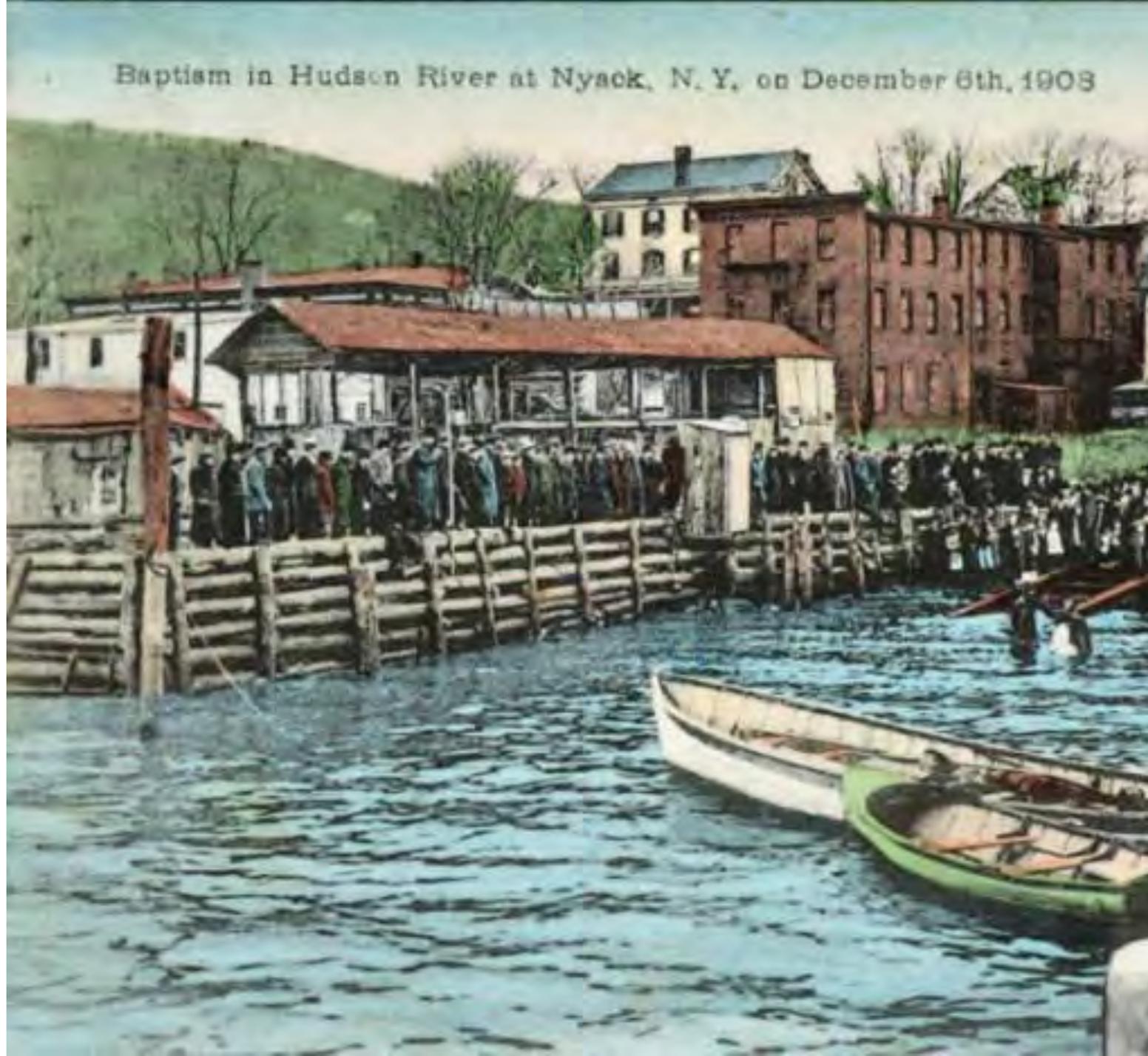
Rockland Rowing Club/State-owned Parcel

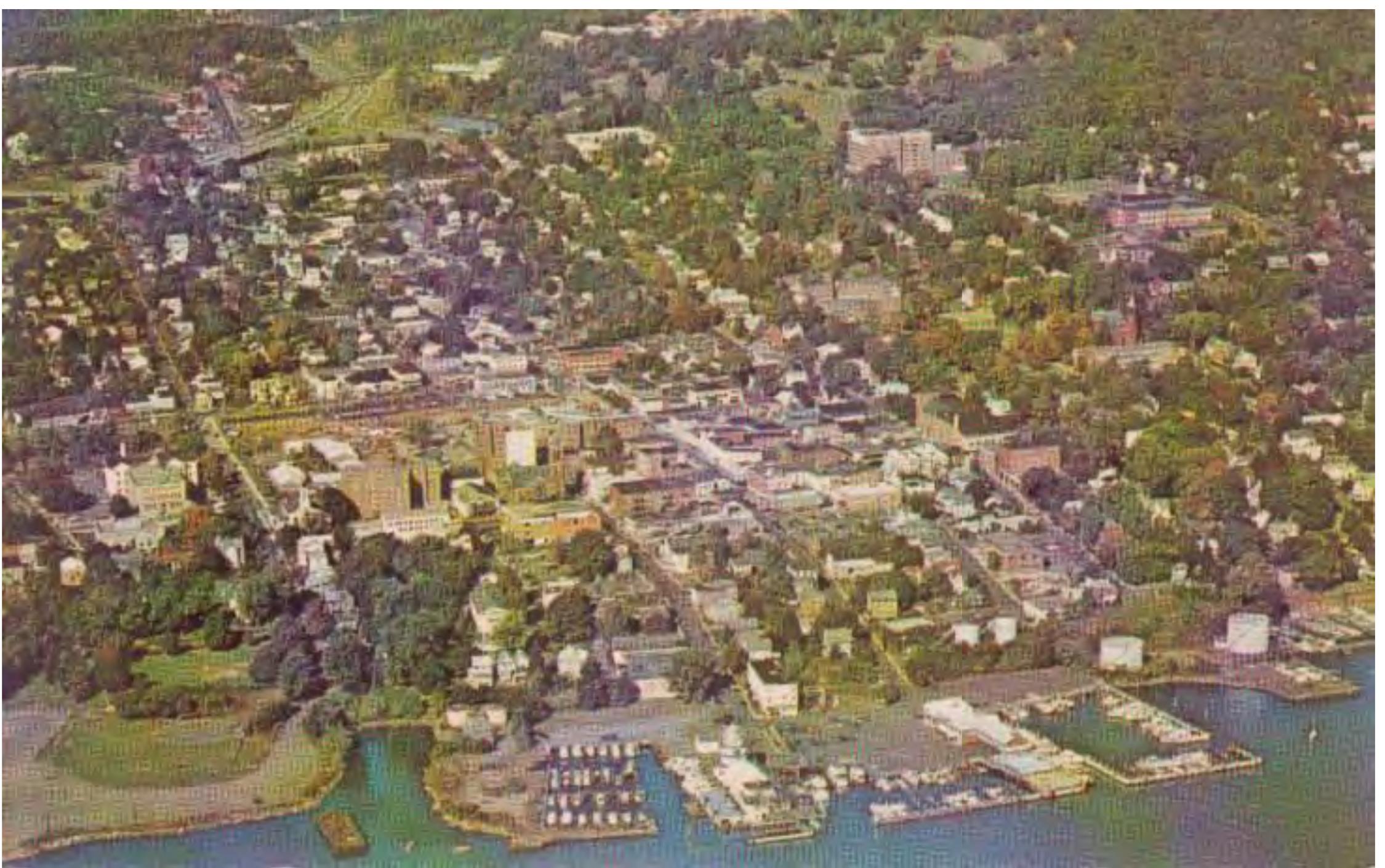


Lower Main Street and Hudson River, Nyack, N. Y.



Baptism in Hudson River at Nyack, N. Y., on December 6th, 1908







Nyack Economic Drivers



Gateway



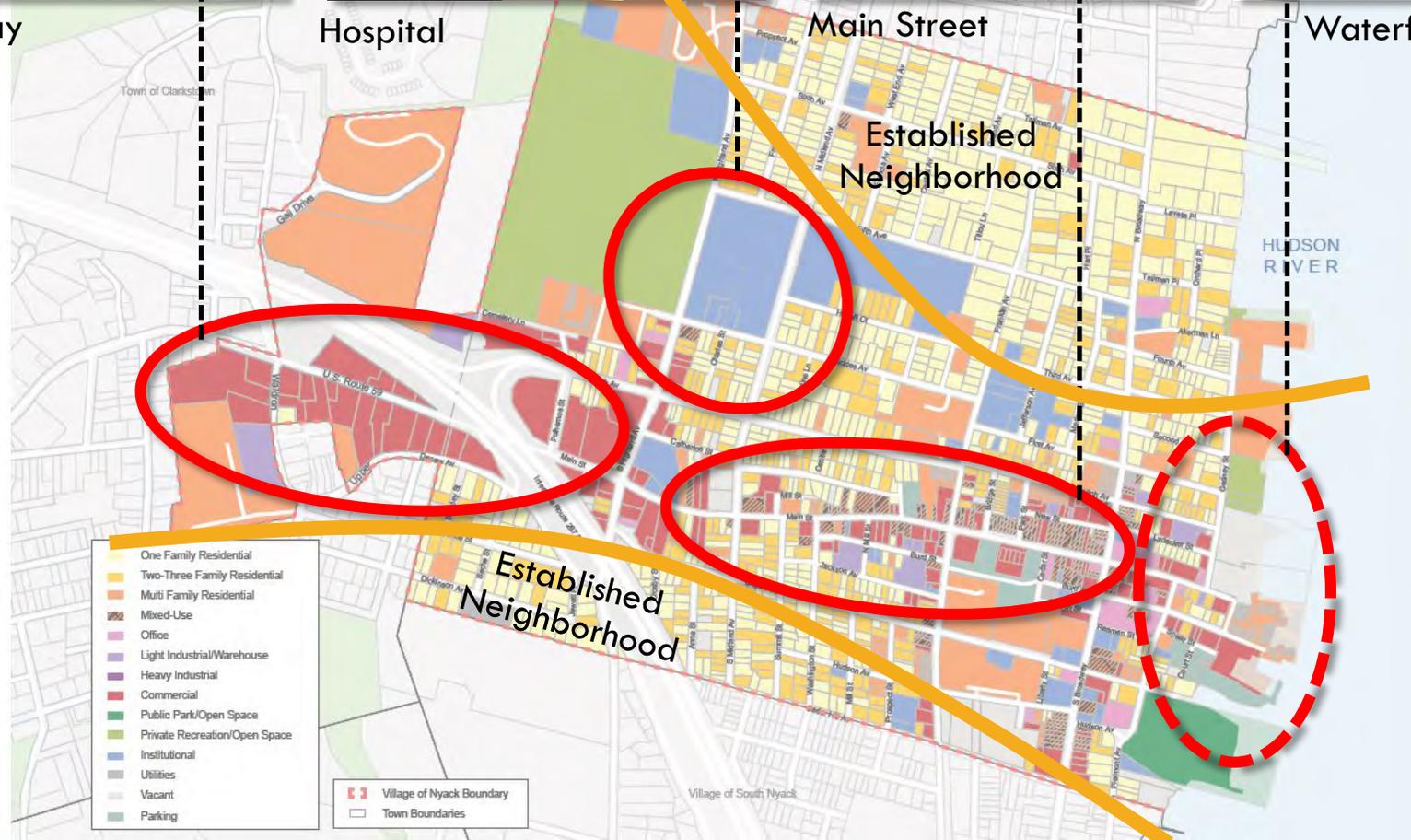
Hospital



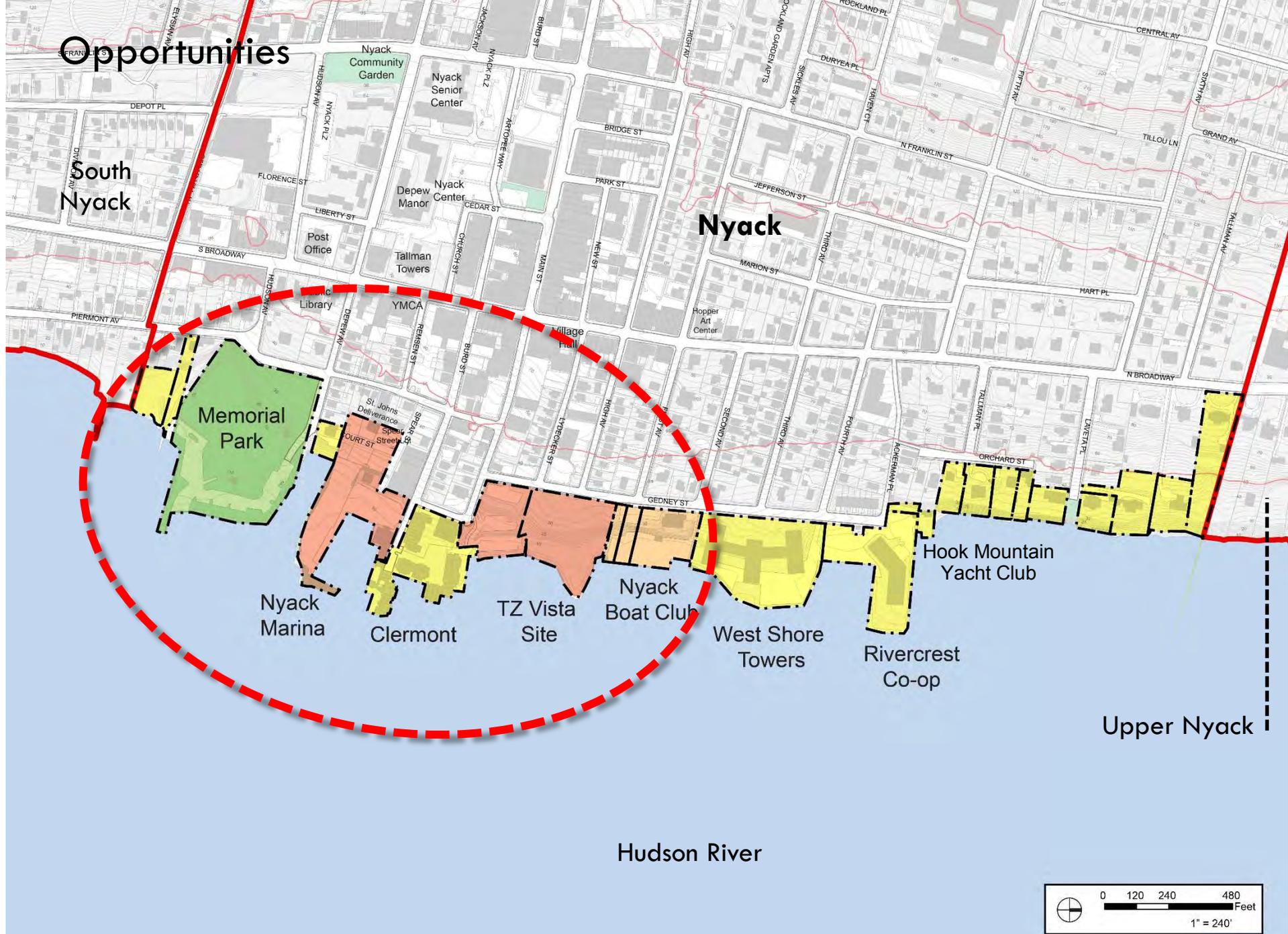
Main Street

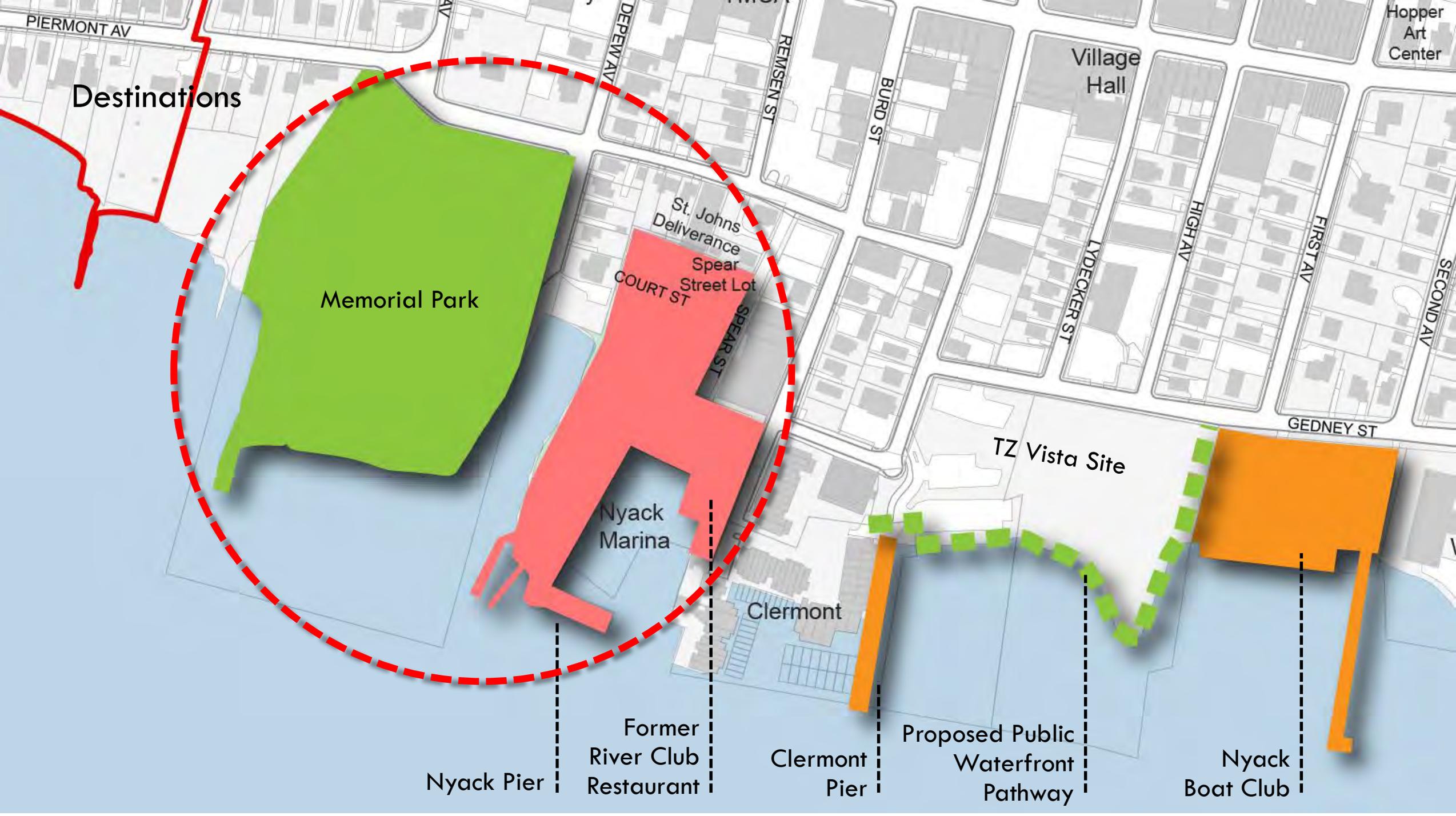


Waterfront



Opportunities





PIERMONT AV

Destinations

Memorial Park

St. Johns
Deliverance
Spear
Street Lot

Nyack
Marina

TZ Vista Site

Clermont

Hopper
Art
Center

Village
Hall

GEDNEY ST

REMSSEN ST

BURD ST

HIGH AV

FIRST AV

SECOND AV

LYDECKER ST

DEPEW AV

Nyack Pier

Former
River Club
Restaurant

Clermont
Pier

Proposed Public
Waterfront
Pathway

Nyack
Boat Club

Re-envisioning Memorial Park



- Creates new “places for people” along the River’s edge
- Replaces parking along the waterfront with pedestrian trail
- Extends Pedestrian trail along Nyack Brook

Waterfront Destinations





Waterfront Destinations



Waterfront Destinations



Water-dependent Uses

**Memorial
Park**

**Nyack
Marina**

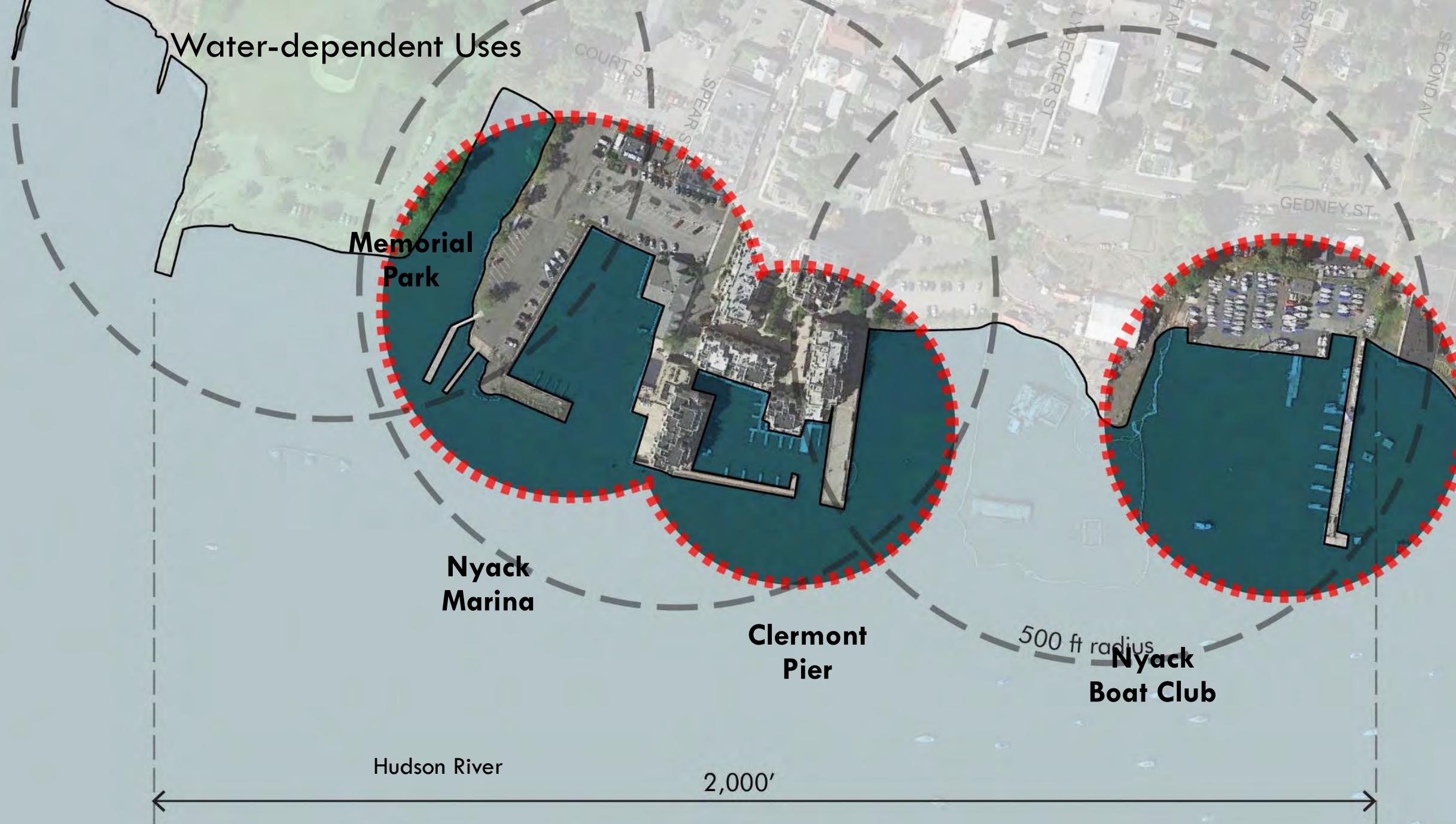
**Clermont
Pier**

**Nyack
Boat Club**

Hudson River

2,000'

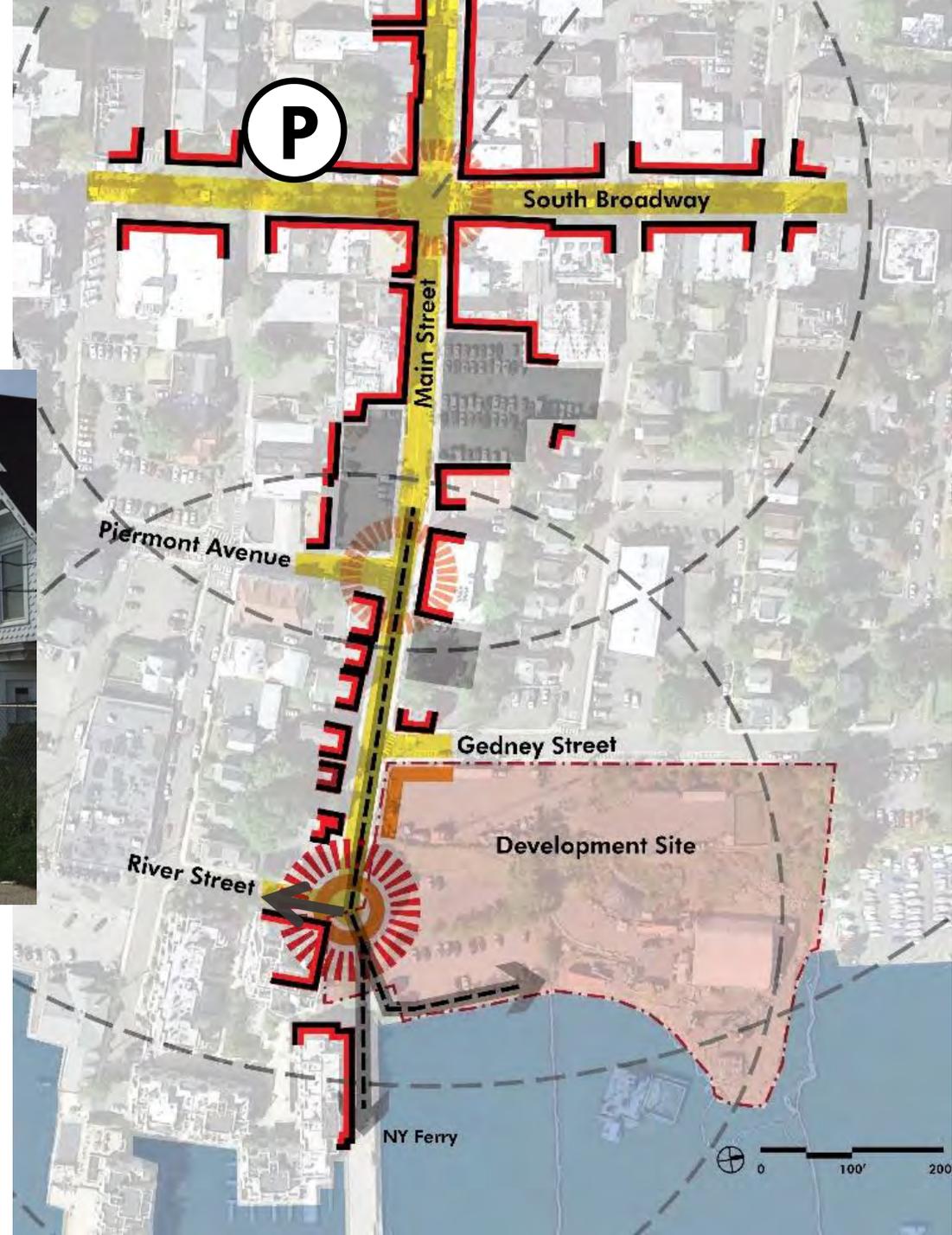
500 ft radius



Waterfront Destinations



Access to the Waterfront: Pedestrian







**PUBLIC ACCESS TO PIER
6:00 AM - 10:00 PM**

**NO SKATEBOARDING
ALCOHOLIC BEVERAGES
BICYCLE RIDING**







Continuous Riverfront Path



Continuous Riverfront Path



Continuous Riverfront Path



Continuous Riverfront Path



Continuous Riverfront Path



Continuous Riverfront Path



Access to the Waterfront: Vehicular



Nyack Marina



St. John's Deliverance



Pump Station



Two Spear Street



Boat Ramp



Former River Club Restaurant

Key Connections



Marina Parcel



Court Street Parking

Convenience Parking



Boat Trailer Parking

Boat Launch & Pier



Marina Parcel

- Reconfigure Court Street Parking and Spear Street Lot to fit more cars

- Incorporate Riverfront trail
- Reconfigure to fit more cars
- Landscape to make more attractive

- Incorporate Riverfront Trail
- Maintain Boat Trailer Parking

Boat Launch & Pier



Ferry Potential

Technical assessment of the feasibility of ferry operations in Nyack:

- Consider potential site locations
- Identify potential ferry service routes
- Discuss vessel particulars and infrastructure requirements
- Present implementation strategies
- Economic feasibility

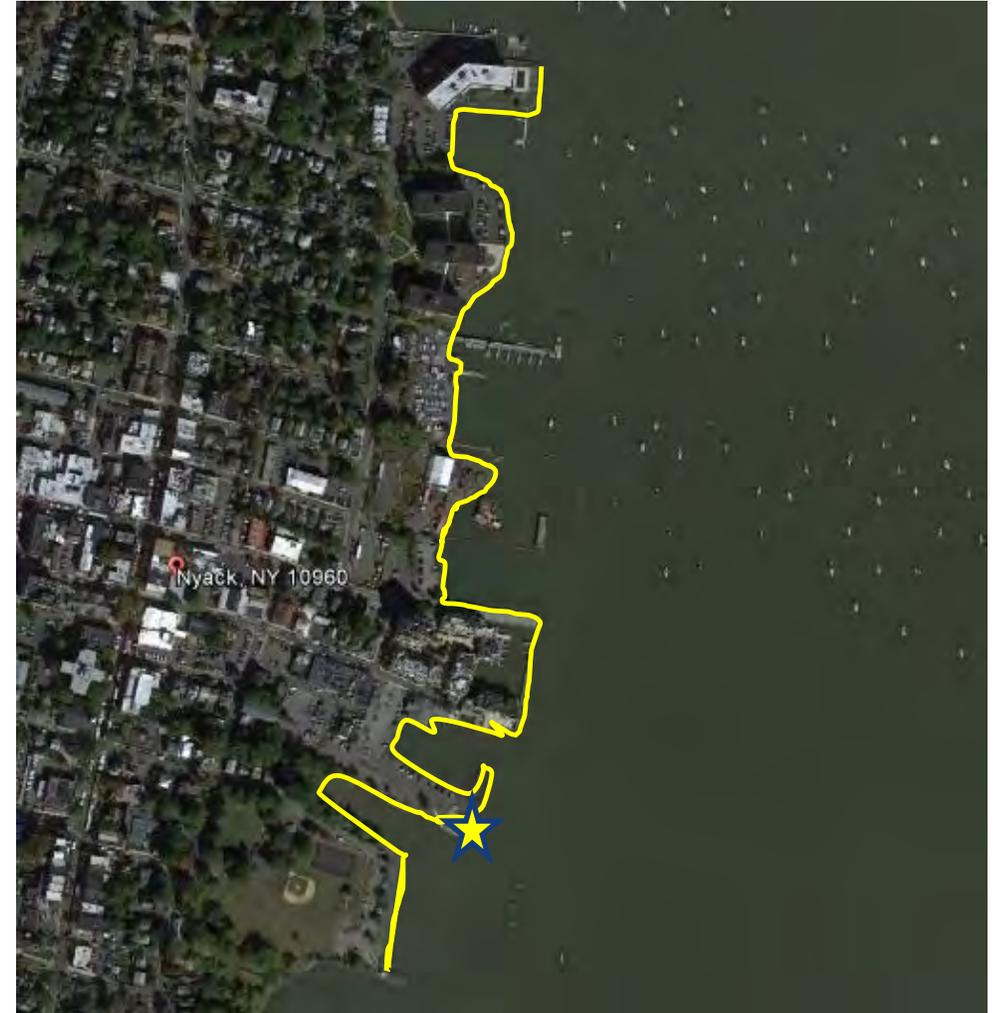
Potential Site Locations

Assessed shoreline locations between Rivercrest Co-op and Memorial Park, considering:

- Accessibility
- Infrastructure
- Adjacent Uses

Preferred Location:

- Adjacent to the Village Marina and Boat Launch



Potential Ferry Routes

Option 1: Seasonal Recreation/Tourism

- Nyack to other Hudson River Villages
- New York City to Nyack

Option 2: Commuter Nyack-Tarrytown

- Provides direct access to Metro-North Railroad
- Comparable to Newburgh-Beacon and Haverstraw-Ossining Cross-River Ferry Operations

Option 3: Commuter Nyack-Manhattan

- Alternative to Automobile and Bus
- Comparable to Highlands, NJ to Wall Street Ferry Operations

Waterside Infrastructure

Waterside Infrastructure is scalable based on the size of operations.

Typical Ferry Berth Infrastructure includes:

- Floating Barge and Support Piles for Ferry Dock
- Gangway to Connect Ferry Dock to Land
- Ticket Kiosk
- Comfort Station
- Electrical Utilities
- Signage/Message Board

Estimated Cost: Approximately \$2.5M - \$3M

Waterside Infrastructure



Implementation—Partner with a Ferry Operator

Ferry Operators within the Region

- Hornblower
- New York Water Taxi
- T.W.F.M Ferry Inc.
- NY Waterways
 - Port Imperial Ferry Corp
 - Billy Bey Ferry Corp
- Circle Line Harbor Cruises
- Seastreak
- NYCDOT – Staten Island Ferry
- Rhode Island Fast Ferry

Work with Operators to develop Service Plan and Implementation

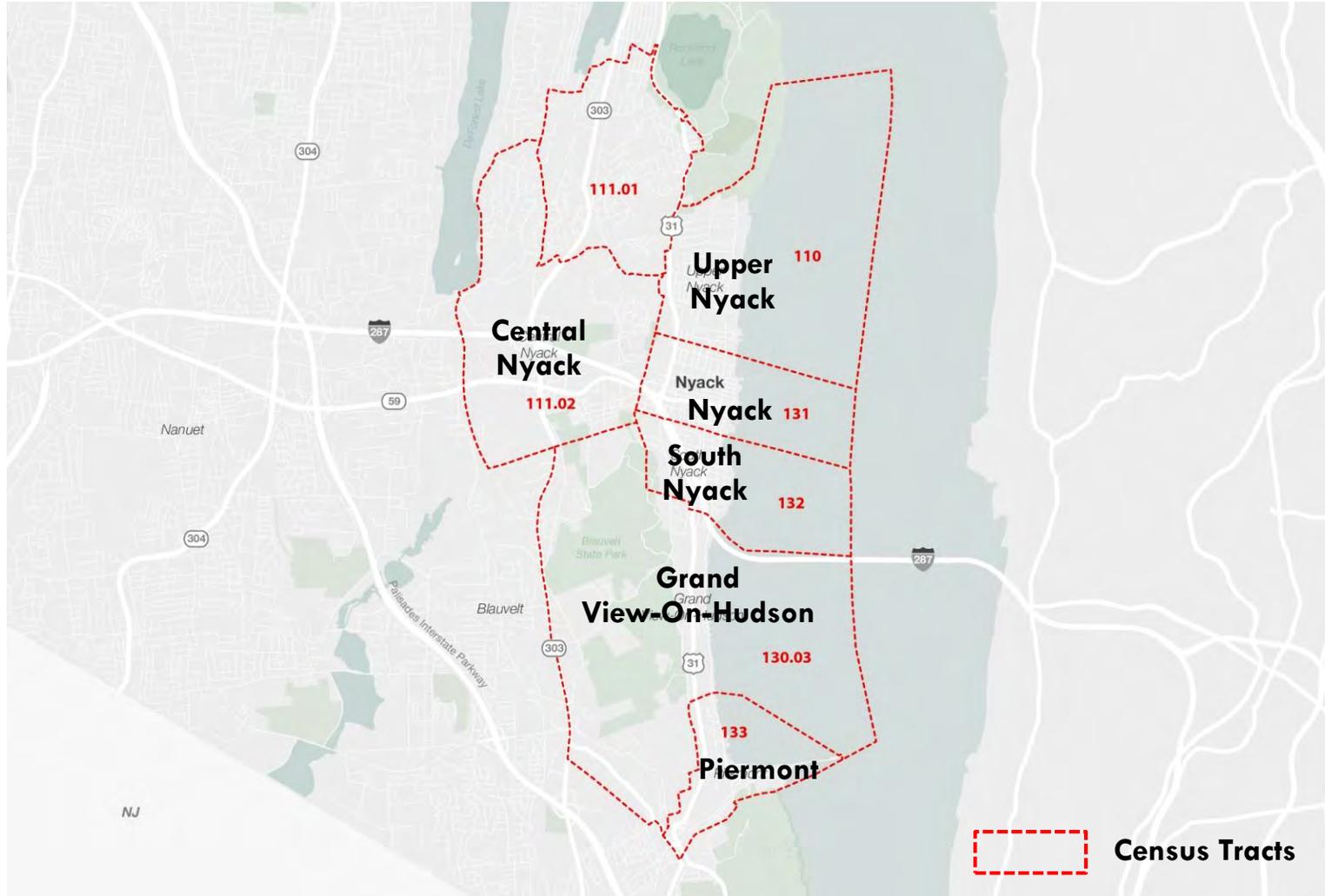
Implementation—Consider Pilot Programs

- Ferry service pilot programs are a common way to gauge public interest
- Partner with a Ferry Operator to provide ferry operations for a short period of time to confirm ridership
- Make long term decisions for infrastructure investment based on actual ridership data and operator feedback.

Implementation—Phased Infrastructure

- Let demand dictate infrastructure requirements
- Initial service requires only critical operational infrastructure
 - Ferry
 - Berth
 - Gangway
 - Utilities
- Allow use and demand dictate future expansion of infrastructure
 - Additional Parking
 - Shuttles
 - Second Ferry Berth

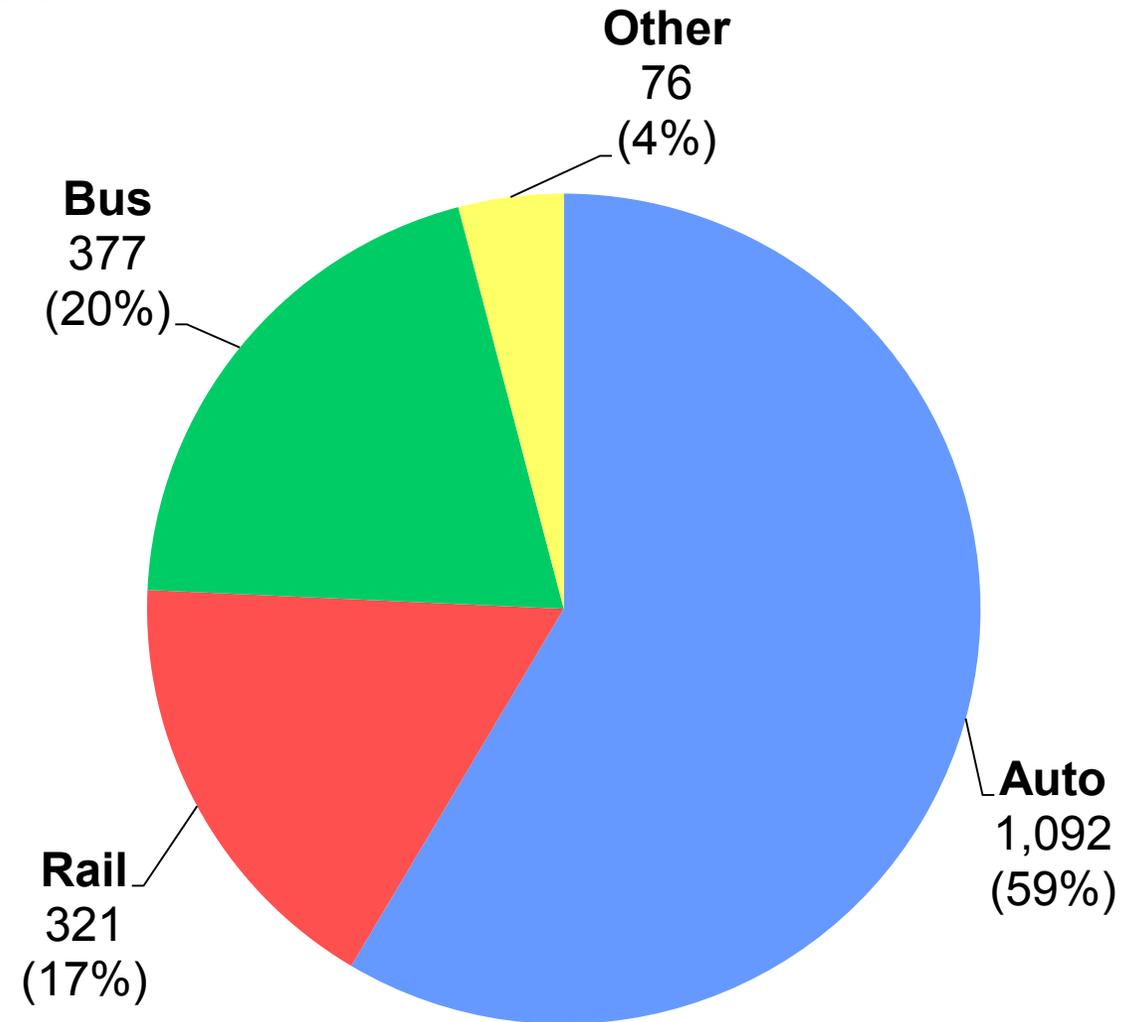
Commuter Ferries: The Local Market Area



Commuter Ferries: The Market

Current commuters: a limited but attractive market

- 1,866 commuters from the Nyack area to the Manhattan CBD
- Travel times: 60-75 minutes Midtown, 75-90 minutes Lower Manhattan
- Percent with household incomes greater than \$150,000: 57%



Source: CTTTP data, based on 2006-2010 5-Year ACS data

Ferry Alternatives: Option 1—Seasonal Recreation/Tourism



Tarrytown

Nyack

Ossining

Haverstraw

Peekskill

Bear Mountain

Cold Spring

Beacon

Newburgh

Option 1—Seasonal Recreation/Tourism

Route Alternatives

Nyack to Neighboring River Towns

- Ferry connection to neighboring Hudson Valley towns such as Piermont, Irvington, Tarrytown, Ossining, Haverstraw, Peekskill etc.

NYC to Nyack

- Weekend Day Trips from Manhattan's West Side
- Comparable to Seastreak's NYC to Sandy Hook Beach Weekend Service

Option 1—Seasonal Recreation/Tourism

Ferry Vessels

Applicable Ferry Vessels within the Region

- Front Bow Loading and Side Loading
- 97 Passenger vessels
- 74 Passenger vessels



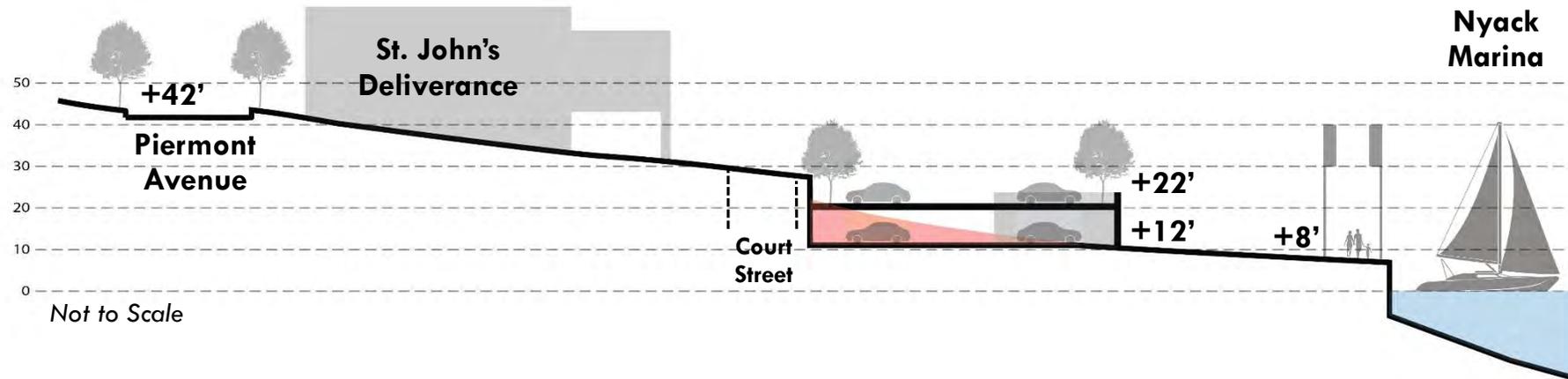
FERRY VESSEL DESIGN PARAMETERS					
VESSEL DIMENSIONS	BOW LOADER (NYWW)	BOW LOADER (NYWW)	SIDE LOADER (NYWW)	BOW LOADER (NYWT 74 P)	BOW LOADER (NYWT 149 P)
LENGTH OVERALL	100 FT.	125 FT.	125 FT.	53 FT.	72 FT.
BEAM OVERALL	30 FT.	34 FT.	34 FT.	19 FT.	27 FT.
DRAFT	6 FT.	6 FT.	6 FT.	3 FT.	4 FT.
FREEBOARD (FULL LOAD)	6 FT.	9 FT.	8 FT.	5.5 FT.	5.5 FT.
FREEBOARD (LIGHT SHIP)	7 FT.	6 FT.	8 FT.	–	–
BOW RADIUS	28 FT.	28 FT.	28 FT.	28 FT.	28 FT.
TONNAGE (LOADED)	100 TONS	156 TONS	156 TONS	–	–

Option 1—Seasonal Recreation/Tourism

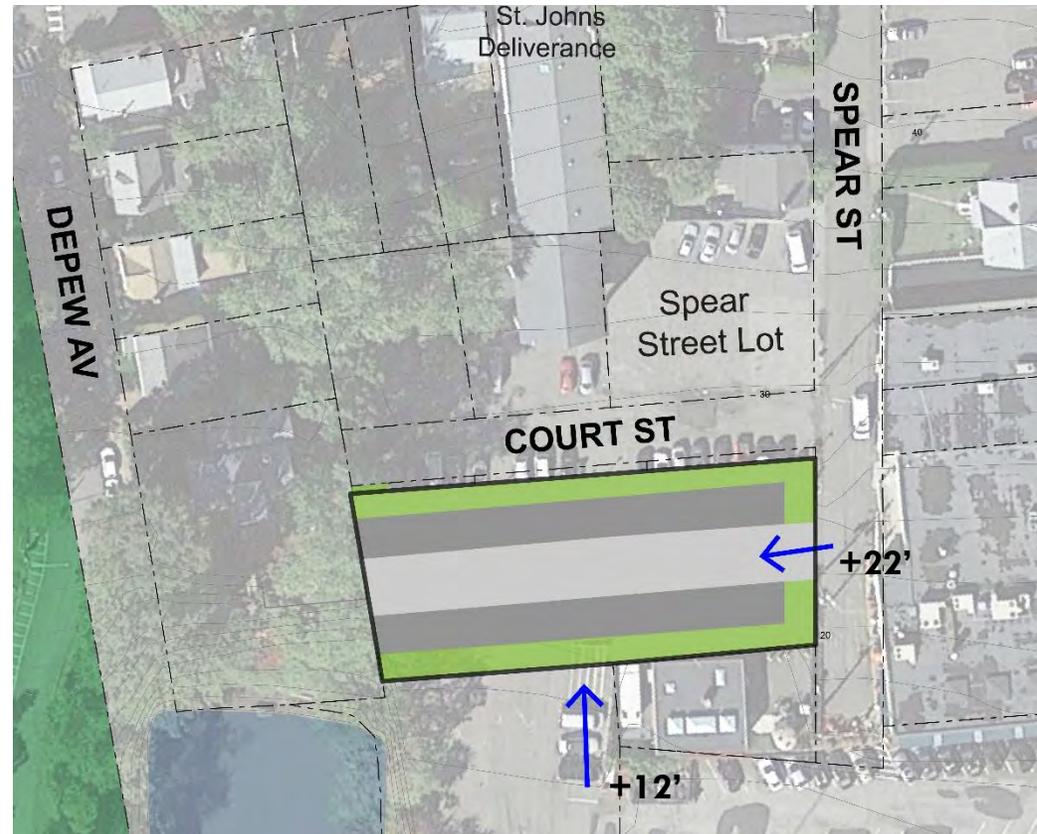
- Nyack is already a regional destination – weekend ferry service could build on this
- Manhattan-to-Nyack weekend service could be feasible at about 400 round trips per weekend
- Could be started as a summer pilot project
- Over time could be expanded to include other river towns



Option 1—Seasonal Recreation/Tourism

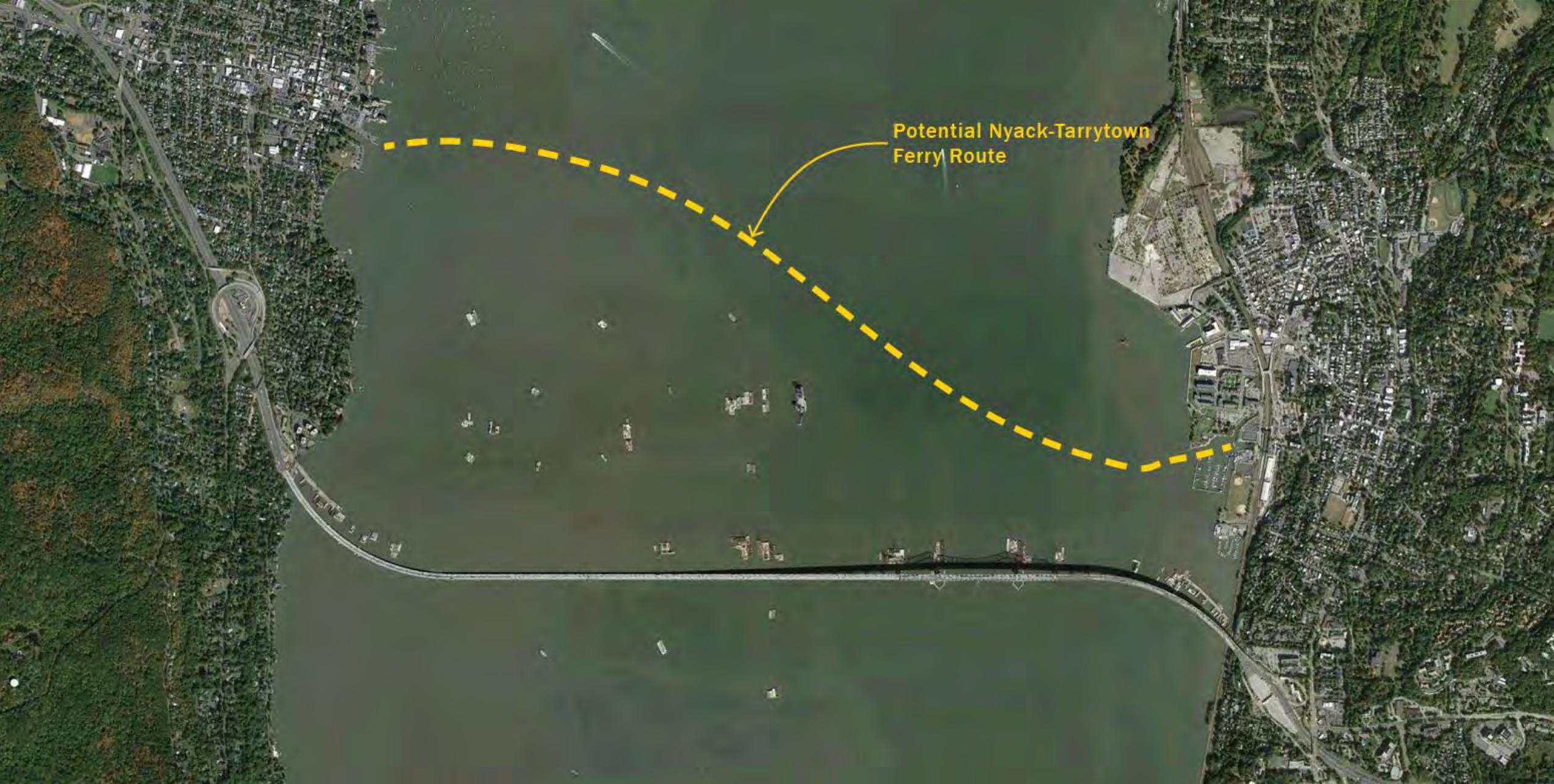


- **Net Gain of Approximately 30-40 spaces**
- **Approximately 85 spaces in Parking Terrace (2 levels)**





Ferry Alternatives: Option 2—Commuter Nyack-Tarrytown



Potential Nyack-Tarrytown Ferry Route

Option 2—Commuter Service Nyack-Tarrytown

Ferry Vessels

Applicable Ferry Vessels within the Region

- Front Bow Loading and Side Loading
- 97 Passenger vessels
- 74 Passenger vessels



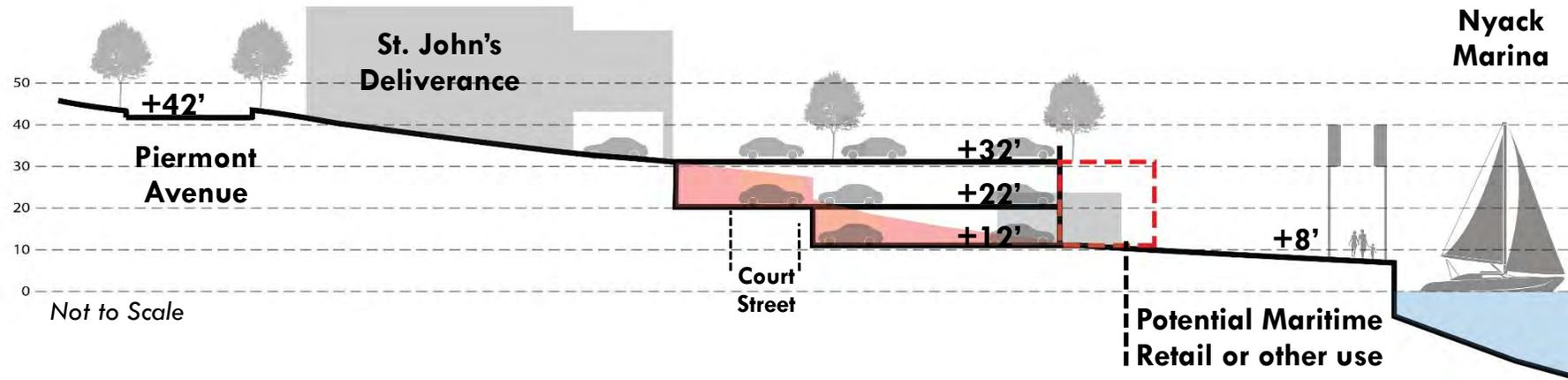
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DRAFT	6 FT.	6 FT.	6 FT.	3 FT.	4 FT.
FREEBOARD (FULL LOAD)	6 FT.	9 FT.	8 FT.	5.5 FT.	5.5 FT.
FREEBOARD (LIGHT SHIP)	7 FT.	6 FT.	8 FT.	–	–
BOW RADIUS	28 FT.	28 FT.	28 FT.	28 FT.	28 FT.
TONNAGE (LOADED)	100 TONS	156 TONS	156 TONS	–	–

Option 2—Commuter Service Nyack-Tarrytown

- Similar to Metro-North Haverstraw-Ossining service
- Only 321 Nyack area residents currently commute by rail
- Haverstraw-Ossining service averages about 245 round trips per weekday (monthly cost of \$60)
- Nyack-Tarrytown service would have to capture high percentage of rail commuters to perform at a level comparable to the heavily-subsidized Haverstraw-Ossining service
- Nyack-Tarrytown ferry service could be more attractive than driving to Tarrytown, including the cost of bridge tolls and parking, *but...*
- May have greater difficulty competing with the also heavily-subsidized TZ Express bus



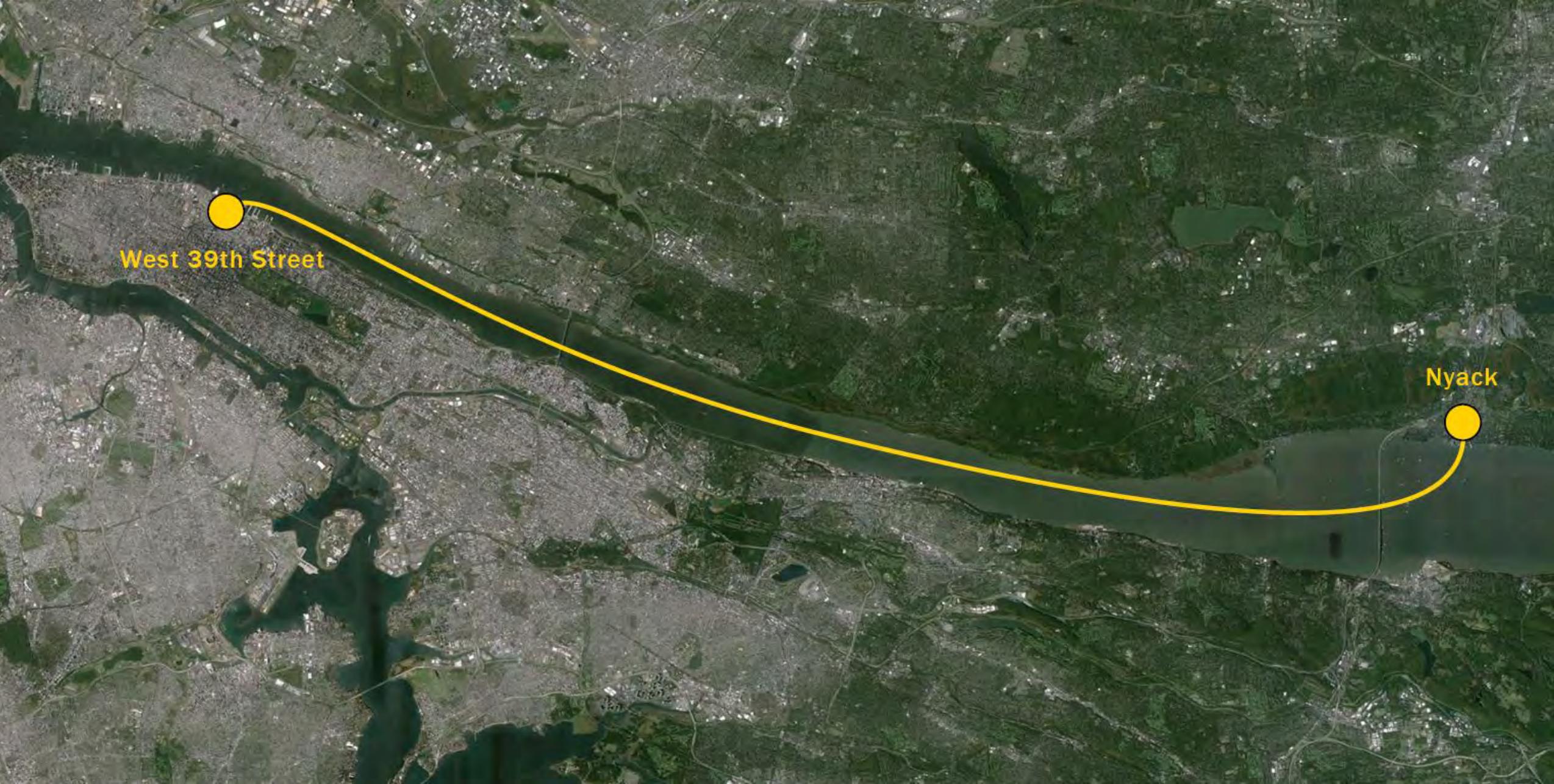
Option 2—Commuter Service Nyack-Tarrytown



- **Net Gain of 100-140 spaces**
- **180-220 parking spaces in 3 level deck**



Ferry Alternatives: Option 3—Commuter Nyack-Midtown Manhattan



West 39th Street

Nyack

Option 3—Commuter Service Nyack-Manhattan

Route Alternatives

Nyack to Midtown Manhattan

Nyack to Financial District...

...Or Both



Option 3—Commuter Service Nyack-Manhattan

Ferry Vessels

Applicable Ferry Vessels within the Region

- Front Bow Loading and Side Loading
- 149 Passenger vessels (shown below)

FERRY VESSEL DESIGN PARAMETERS					
VESSEL DIMENSIONS	BOW LOADER (NYWW)	BOW LOADER (NYWW)	SIDE LOADER (NYWW)	BOW LOADER (NYWT 74 P)	BOW LOADER (NYWT 149 P)
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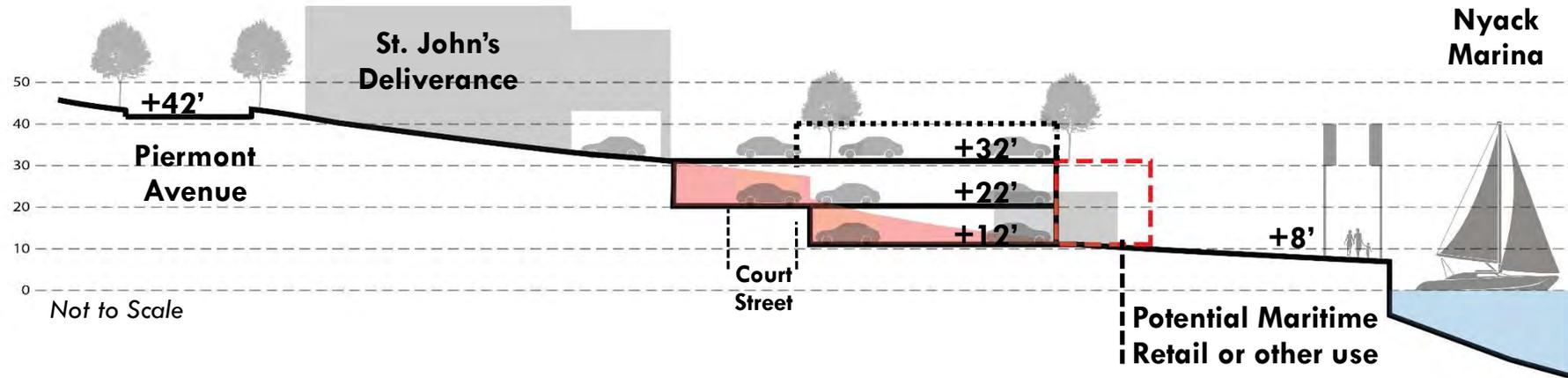


Option 3—Commuter Service Nyack-Manhattan

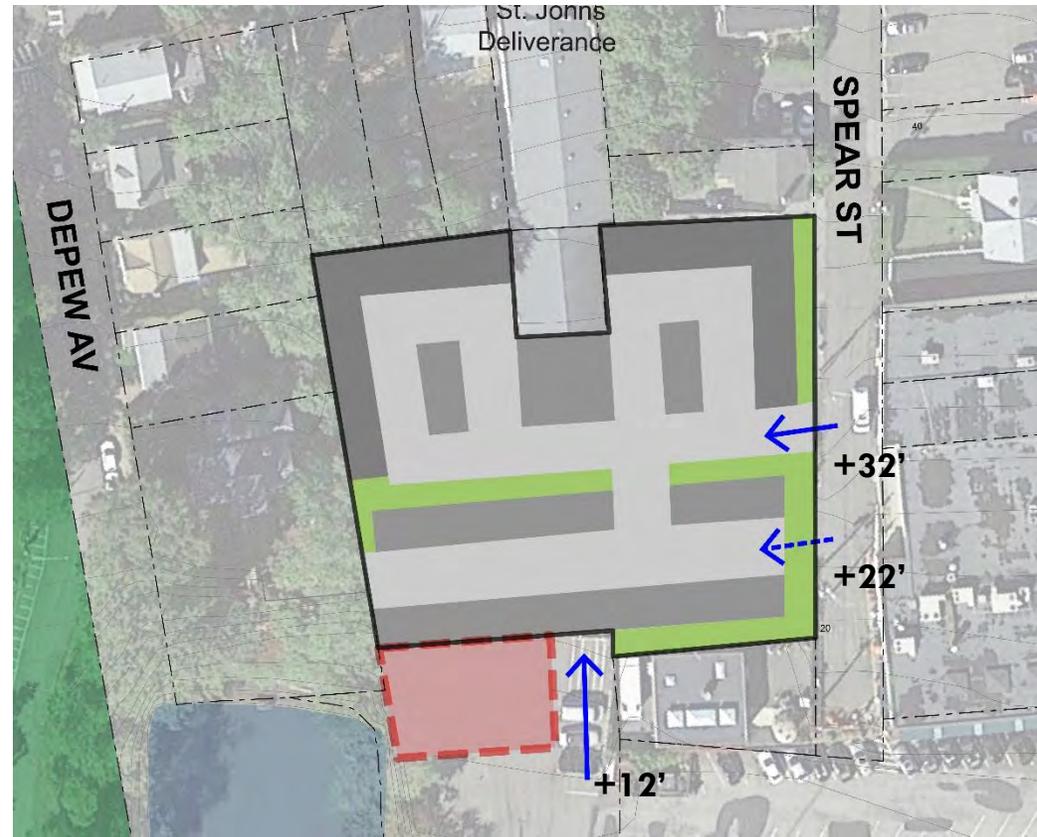
- Attractive alternative for more affluent Nyack-area commuters who work on the West Side or in Lower Manhattan, *however.....*
- Would have to capture large share of existing Nyack area-to-Manhattan commuting population to be viable (400 to 450 round trips per day or approximately 20% - 25% of the commutershed)
- Critical factors for the future – to what extent might the pool of potential Nyack-to-Manhattan ferry riders be increased by:
 - Growth in employment on the West Side of Manhattan
 - Commuting from Nyack more attractive to higher-skilled, higher-income Manhattan workers
 - Attract mid-week leisure travelers



Option 3—Commuter Service Nyack-NYC



- **Net Gain of 100-140 spaces**
- **180-220 parking spaces in 3 level deck**



Ferry Analysis—Summary

Most feasible location: Outside of Municipal Marina

Three potential routes

- Seasonal Recreation/Tourism
- Commuter Nyack-Tarrytown
- Commuter Nyack-Manhattan

Similar boat types and waterside infrastructure

- Boat size depends on length of route

Potential exists to partner with ferry operators, initial implementation of a pilot program, phase infrastructure

Economic feasibility depends upon the type of service, ridership, and subsidies

Ferry Analysis—Summary

Parking and Traffic Impacts

Option 1: Seasonal Recreation/Tourism

- Parking terrace with 85 spaces
- Net gain of 30-40 spaces

Option 2: Commuter Nyack-Tarrytown

- Parking terrace with 180-220 spaces
- Net gain of 100-140 spaces

Option 3: Commuter Nyack-NYC

- Parking terrace with 180-220 spaces
- Net gain of 100-140 spaces

The Vollmer Study proposed a waterfront garage with 500-700 parking spaces

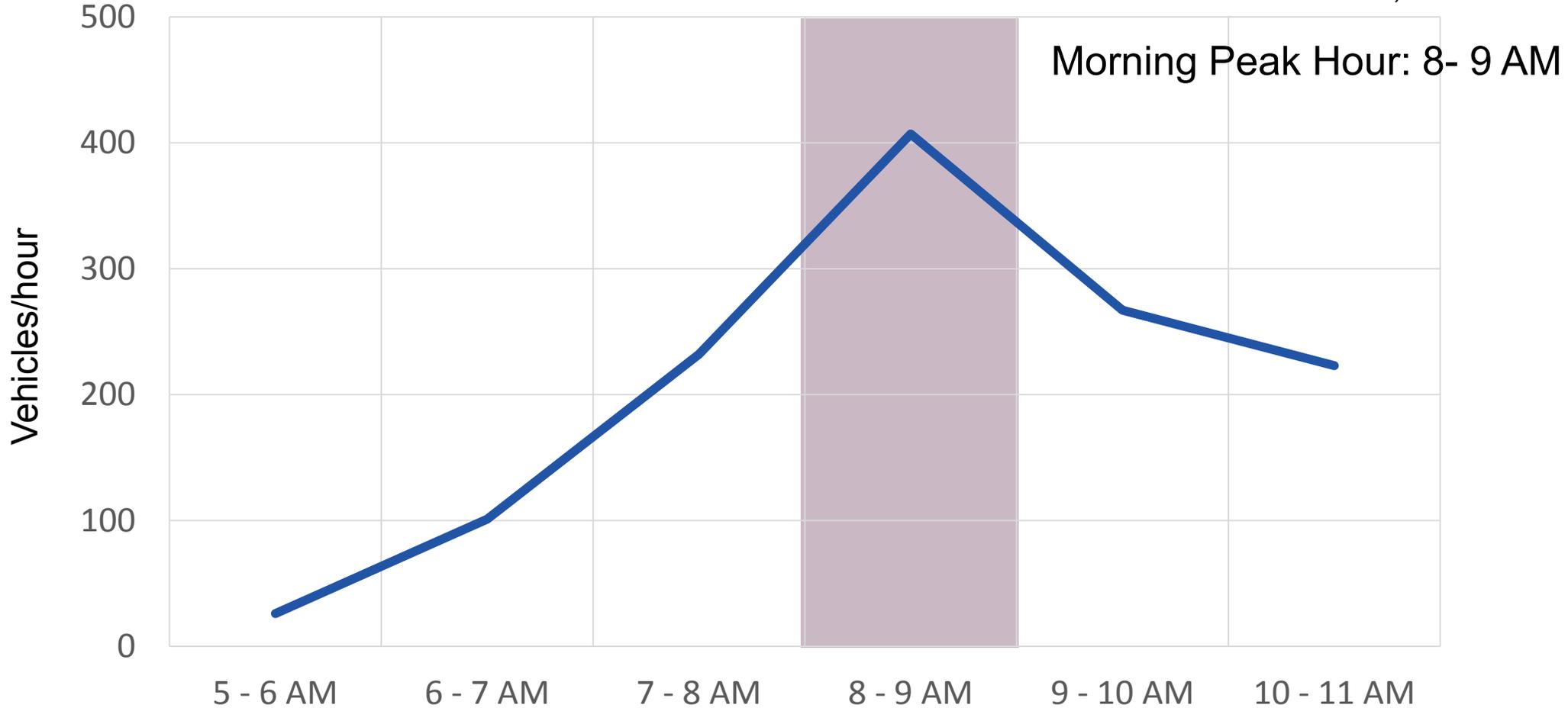
Peak-hour ferry traffic may precede the current morning peak in Nyack

Nyack

Average Weekday Traffic by Hour

N. Broadway

Source: NYSDOT, 2009

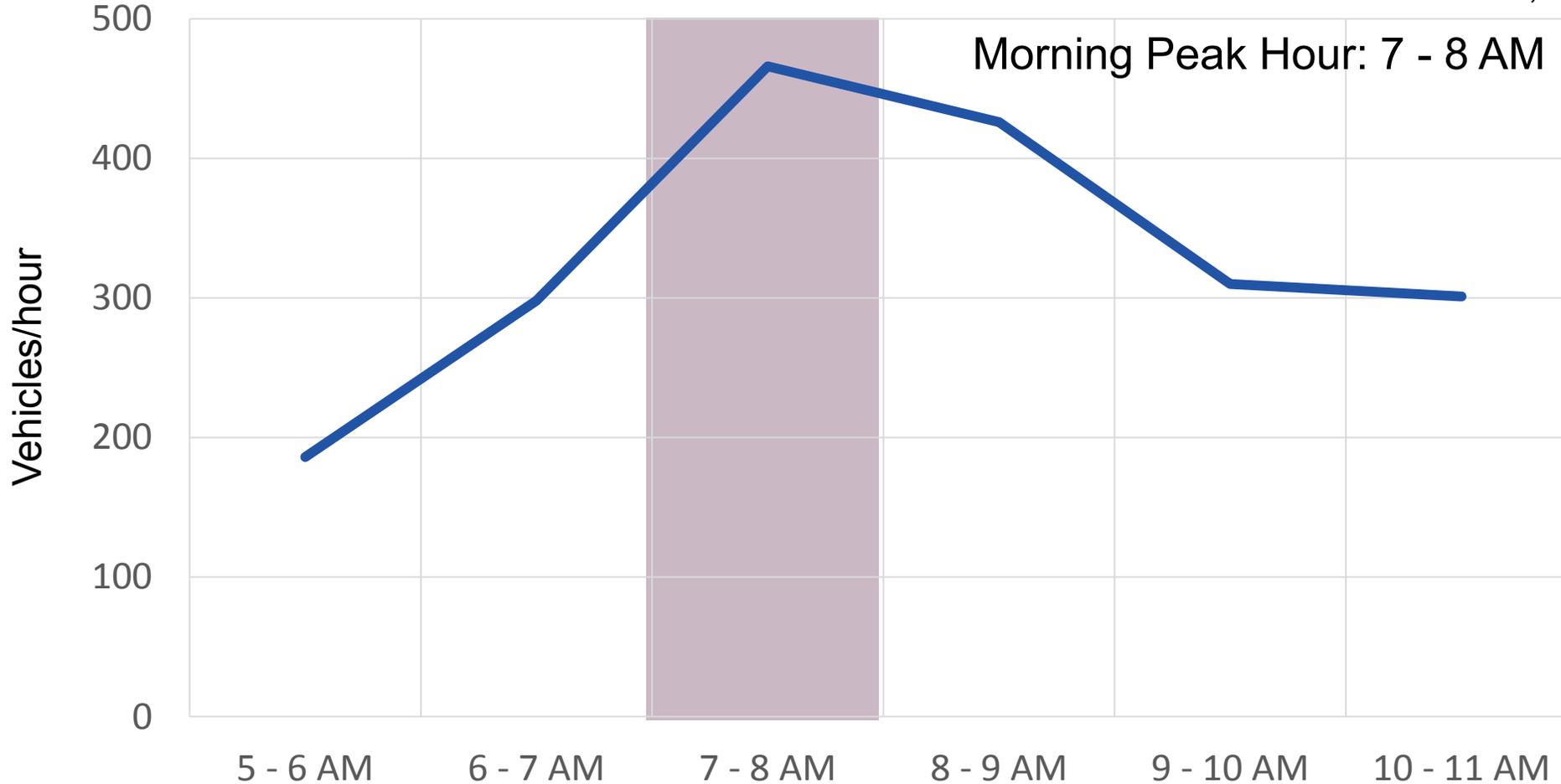


Haverstraw

Average Weekday Traffic by Hour

Short Clove Road (2014)

Source: NYSDOT, 2014

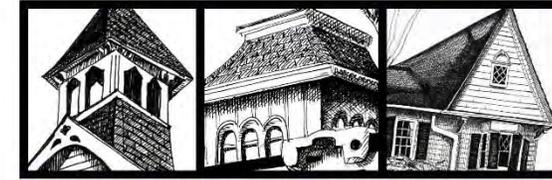


Ferry Departs Haverstraw
5:50 AM
6:20 AM
6:50 AM
7:20 AM
8:05 AM
8:45 AM

Next Steps

1. Continue to work on draft chapters based on public input and data analysis
2. Prepare for upcoming Public Workshop/Public Hearing

PLAN NYACK



Blueprint for the Future

Public Workshops: Save the Dates

Updating the Village of Nyack Comprehensive Plan

The Village of Nyack is updating its **Comprehensive Plan** with a multi-disciplinary consultant team led by BFJ Planning and funding support from the New York State Energy Research and Development Authority (NYSERDA).

The Comprehensive Plan serves as the guiding document of the Village's land use decisions and will cover a broad array of topics, including:

- Nyack's place within the region
- Socioeconomic trends and housing
- Land use, zoning and development
- Infrastructure and utilities
- Environmental, historic, cultural and municipal resources
- Parks, open space and recreation
- Economic development
- Transportation
- Sustainability

The year-long Comprehensive Plan update process is guided by a Steering Committee made up of representatives from the Village and the community. The project incorporates a robust outreach process to identify and understand the vision for the future the Village. This process includes four public workshops and three more focused, interactive design sessions on selected topics.

Public Workshops and Interactive Design Sessions

OCTOBER 19
Kick-Off, Vision, Goals and Objectives



DECEMBER 2
Sustainability, Land Use, Socioeconomics and Housing



JANUARY 13
Downtown and Gateways



FEBRUARY 24
Transportation, Infrastructure and Utilities



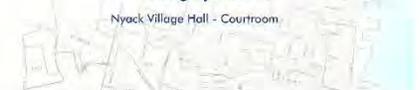
MARCH 30
Waterfront Development and Ferry Potential



APRIL 20
Economic Development



MAY 18
Draft Comprehensive Plan and Zoning Updates



For more info, visit:
<http://nyack-ny.gov/project/2015-comprehensive-plan-update/>

Overview of Roundtable Discussions

Waterfront Development and Ferry Potential

- Each table covers the range of waterfront issues including:
 - Open space
 - Parking
 - Future development
 - Streetscape improvements
 - Ferry potential
- Large-scale maps can be used for reference and to mark-up with comments, issues, potential recommendations
- Columbia University Students will take notes at each station
- Need a volunteer to report back at the end of the session and summarize major concepts/themes discussed at their station



For More Information:

Sign in to get on the email list

Take the Nyack Comprehensive Plan Survey!

<http://nyack-ny.gov/nyack-comprehensive-plan-survey/>

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 April 20 at Village Hall

Email questions and comments to:

dougfooster@nyack-ny.gov