



## **Nyack Local Waterfront Revitalization Program (LWRP) Public Workshop #1: Meeting Summary**

Nyack, NY

**Prepared on behalf of:**

The Village of Nyack

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## Introduction

As part of the planning process for updating its Local Waterfront Revitalization Program (LWRP), the Village of Nyack hosted the first of three public events related to the project on May 2, 2017. The workshop was attended by about 30 participants, many with knowledge of or involvement with the Village's existing LWRP and/or other zoning and land use issues in Nyack. Participants in the town hall discussion provided ideas that helped to inform the planning process.

Mayor Jen White, opened the workshop with introductory remarks explaining the overall project and introducing the Committee. Next, the LWRP consultants, BFJ Planning, presented an overview of the program and process, the LWRP boundary and ideas for projects to be included in the LWRP. The preliminary project list was developed based on feedback from the Committee and Village staff, as well as priorities established during development of the Village's Comprehensive Plan.

Following the presentation and a brief coffee break, BFJ Planning moderated a town hall discussion to hear from members of the community about their vision for the waterfront and potential priority projects. Content from this discussion is summarized below.

The next steps in the LWRP process involve additional meetings between the BFJ team and the Committee in preparation for a second public workshop to be held on June 20, 2017. Based on feedback from the first public workshop, BFJ and the Committee will begin to develop ideas for projects and policies which will then be presented for comment and revision and the second public workshop. Based on feedback at the second public workshop, further discussion with the Committee, and coordination with Village staff, a draft LWRP will be completed for submission to the New York State Department of State.

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## Workshop Agenda

- 1. Introduction**
- 2. Overview and Process**
- 3. LWRP Organization**
- 4. Town Hall Discussion**

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## Presentation

Below is a summary of the consultant team's presentation by Frank Fish and Simon Kates.

### 1. Overview and Process

Frank Fish, Principal of BFJ Planning, provided an overview of the LWRP update process, including background on the LWRP program and reasons for conducting an update of Nyack's LWRP in 2017. The overview also included a description of the project timeline, which includes a public hearing before the Trustees adopt the plan.

### 2. LWRP Organization

Simon Kates, Associate of BFJ Planning, provided an outline of the content of an LWRP, including a discussion of the Waterfront Revitalization Area Boundary, Inventory and Analysis, and waterfront Policies. This section of the presentation also included a description of the types of projects that could be identified in the LWRP, including examples of projects from the 1992 LWRP that have been implemented.

### 3. Workshop Objectives

The presentation concluded with an overview by Frank Fish of the town hall discussion segment of the workshop. The presentation provided an outline of the objectives of the discussion, including comments and feedback on the Nyack's waterfront vision, projects that are currently under consideration and suggestion of new ideas or projects that the committee should consider for inclusion.

## Town Hall Discussion Summary

### Nyack Brook Project

- Clarification about the scope of the potential Nyack Brook Project, which would provide an overflow channel to mitigate flooding in downtown Nyack. The project has been in consideration in the Village for several years, but the Village has been unable to secure grant funding in the past.
- Noted that stormwater flooding is a regional issue that originates upland of Nyack.
- There may be the potential to coordinate daylighting of the Nyack Brook with redevelopment of the Riverspace site in the Superblock.
- Section V of the LWRP, Local Techniques for Implementation, could include information about the Village's stormwater code.

### Pump Stations

- The Spear Street Pump Station is controlled by the Town of Orangetown. Relocating the pump station would improve the marina area, but may be cost prohibitive.
- However, the Village could include such a project in the LWRP as a potential long-term initiative which would require coordination with the Town and potential outside funding sources. One more feasible alternative may be reconstructing the pump station on-site with technology that allows the station to be fully underground, freeing up surface space.

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## Memorial Park

- There was a discussion about whether a pier could be constructed that extends into the Hudson River from the existing observation area in Memorial Park. Such a pier could be a docking location for transient boats travelling on the Hudson.
- One issue may be that NYS DEC has challenged a similar proposal in the past.

## Potential Ferry Service

- Several comments supported the concept of a deep-water pier or dock that could support tour boats or recreational ferry service on the Hudson River. This topic was covered in the Comprehensive Plan, which laid out options for various types of service, ranging from a recreational ferry that primarily brings visitors from NYC and the Hudson Valley, to a commuter ferry that would provide an option for commuters from Nyack and Rockland County to travel to Metro-North in Tarrytown.
- A recreational service has generally received broad public support so far because it could generate economic development but would have limited traffic and parking impacts. A commuter ferry also has public support, but some residents have expressed concern and this type of service would require a low-scale parking terrace at the marina parking lot.

## Waterfront Walkway

- Any future development of waterfront piers, docks or walkways should consider the potential cost of repair or replacement in the event of future storms. Resilient pier construction should be explored.
- The potential waterfront walkway should include strategies to link downtown to the waterfront. Some ideas include sidewalk improvements, wayfinding signage, historical/interpretive signage, and lighting. One precedent example given was the Boston Freedom Trail, which originated as a simple red line painted on sidewalks directing visitors to important historical sites.
- Friends of the Nyacks produced walking maps of the Village in the 1970s (team to explore finding these old maps at the library or Pickwicks Bookstore).
- Planters could be installed to protect walkways from parking areas, in particular in the marina parking lot.
- Reinstating trolley service could promote more visitors to walk down to the waterfront while providing an alternative to walking up the steep slope. Capital funds to purchase a trolley may be available through some grant programs, but operating costs will be more difficult to secure. The Village could seek out funding partners, such as the Historical Society or through an intermunicipal partnership.
- Sidewalks on Gedney should be explored as part of a waterfront walkway.
- Development amenities such as the waterfront walkway and Claremont Pier should be preserved.

## State-owned wetland

- The property south of Memorial Park is owned by NYS and has been explored in the past for wetland restoration and/or passive recreation.
- Nyack may be able to take ownership of the parcel if public access is provided, however this would require approval from upland property owners.

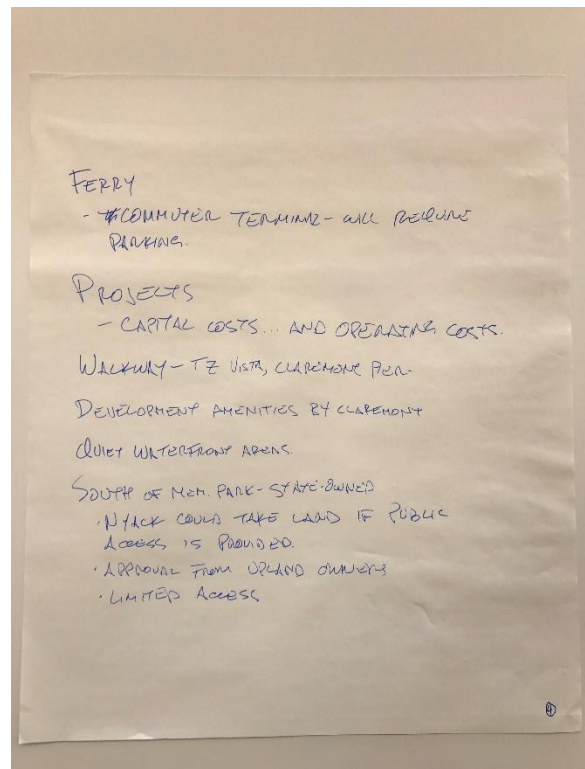
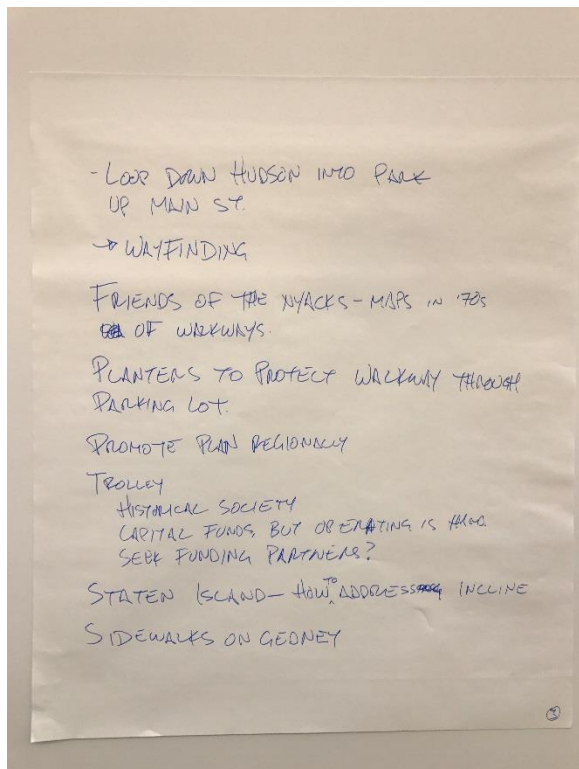
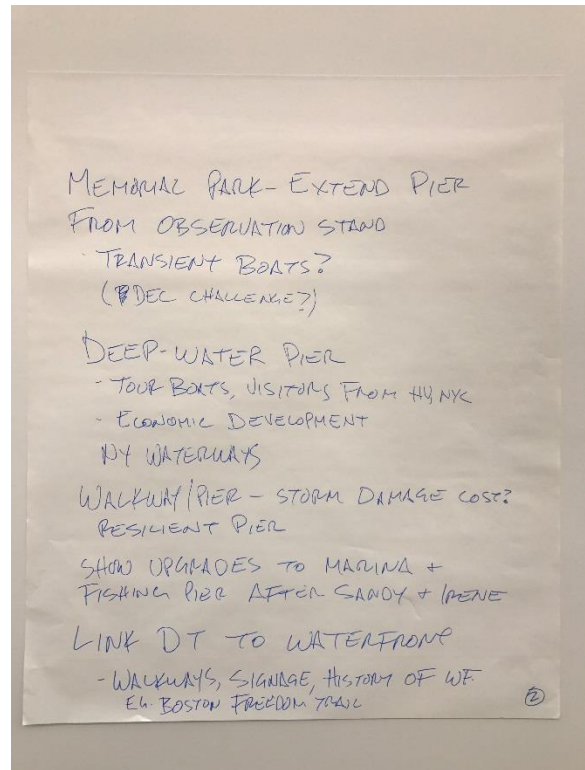
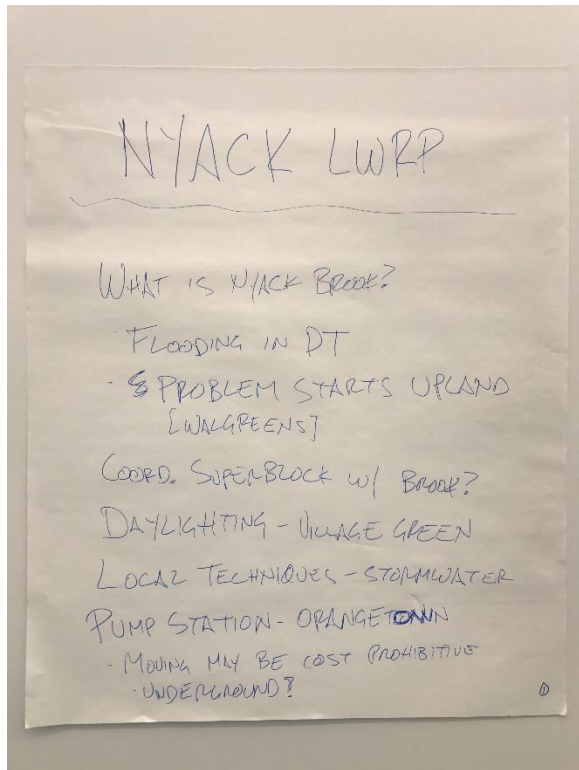
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- Any access to this parcel in the future would be somewhat limited to protect the wetland ecosystem. For example, access may be in the form of a boardwalk that passes through the site, but not allowing visitors to wander on the ground.
- Village could explore Critical Environmental Area (CEA) designation for this site.

### General Comments

- At the next workshop, the team should present an overview of the upgrades that have been completed at the marina and fishing pier after Superstorm Sandy and Hurricane Irene.
- When projects are evaluated, the team should develop general estimates for operating costs (as well as capital construction costs) to determine ongoing impacts to the Village.

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## Conclusion

The first public workshop in the process of updating the Nyack LWRP was extremely helpful in gathering public opinion on the direction of the planning process. The next step in the process of developing the LWRP will be for the Committee to discuss outcomes from the first public workshop and develop a preliminary list of projects to be presented to the public at the second public workshop. The BFJ team is also working on chapters of the draft plan, including finalizing the Inventory and Analysis and updating the State and Local Policies based on priorities discussed with the public and Village staff. The next Committee meeting is scheduled for May 31 at 7:00 pm at Village Hall and the next Public Workshop is scheduled for June 20 at 7:30 pm (location TBD).