

**Village of Nyack TAP
New Connectivities for Nyack
Village of Nyack, NY**

**Site Reconnaissance
Report**

Prepared for:

**Village of Nyack
9 North Broadway
Broadway, NY 10960**

*This report and all documents attached were prepared
for the Village of Nyack with
funding from New York State
Department of Transportation
PROJECT PIN: 8761.28*

**McLaren Project No. 150119.00
October 30, 2015**



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- A. Project Site Photograph Inventory *
- B. Ornamental Feature Inventory*
- C. Arborist Inventory and Photo Log *
- D. Kickoff Meeting Minutes (September 18, 2015)

*Items noted in provided digital copy only

REFERENCES:

- A. Village of Nyack
 1. Tree Inventory Summary Report Village of Nyack New York July 2015
 2. Village of Nyack Parking Study, 2007
 3. Village of Nyack Comprehensive Master Plan, 2007
 4. Sustainable Nyack Action Plan 2015-2016
 5. Nyack Pavion Traffic Study, 2014
 6. Montclare Residential Development Traffic Study, 2015

1.0 INTRODUCTION AND BACKGROUND

1.1 Project Scope

The Village of Nyack is undertaking to develop planned streetscape pedestrian, transit and bicycle pathway improvements along Broadway through the New York's Transportation Alternatives Program (TAP) Project PIN:8761.28. The Project is funded through the Federal Highway Administration for the reconstruction of sidewalks, pedestrian improvements, and bicycling improvements on the entire length of North and South Broadway from the municipal line at the Village of Upper Nyack to the municipal line at Village of South Nyack. The Project location is shown in Figure 1. Figure 2 provides an aerial view of the Village of Nyack. Figure 3 is a GIS map identifying the Project area. The Project will potentially include bus shelters, concrete sidewalks, curbing, handicapped ramps, benches, street trees and bike racks. There will be an emphasis on sustainability in the design of the streetscape. The scope of the Project also includes an evaluation of the existing bike route on South Franklin Street, Artopee Way, Cedar Street, and Church Street. The Project will receive input from the business owners, residents, Village Board members and other stakeholders through the Steering Committee and Public Workshops.

The goals and objectives for the project are as follows:

- Provide pedestrian friendly and safe sidewalks and crossings,
- Enhancement of the business corridor,
- "Center piecing" of the major intersections,
- Softening of the streetscape to a more aesthetically pleasing with uniform features, providing sustainable features as applicable, and where possible improve rainwater runoff treatment and conveyance.
- Evaluate and provide or enhance the existing benches, landscaping, bus shelters,
- Provide additional accommodations for bicyclists,
- Increased traffic flow with parking considerations

1.2 Overall Project Phases

The TAP Project design will be prepared in the following phases.

Phase 01 – Data Collection and Site Reconnaissance

- Topographic and Boundary Surveys
- Documentation of Existing Conditions

Phase 02 – Schematic Design

- Public Workshop #1
- Program Development
- Design Alternatives
- Public Workshop #2
- Selection of Design Alternative
- Public Presentation and Meeting

Phase 03 – Final Design

Phase 04 – Project and Grant Management

- Regular Committee Meetings

- DOT Grant Coordination

Phase 05 – Construction Phase Services

- Contract Bid and Award
- Construction Management
- Public Coordination and Access during Construction

This Report is a deliverable for Phase 01. Not listed in the aforementioned schedule are regular meetings with the Village's Project Steering Committee. The NYSDOT Grant conditions requires construction on the first section to begin by October 2016.

1.3 Project Team Members

In addition to a major role of the public in providing input for the direction of the project and the Village, the project team is composed of the following people and firms.

- Village of Nyack - Board of Trustees
- Village of Nyack Project Steering Committee – To Be Determined

NYSDOT

- Doreen Holsopple - Funding, Agreements and Reimbursement Requests
- Lance Gorney - Preliminary Design, Detailed Design and Environmental Procedures
- Noel Harris - Bidding and Construction/Inspection Procedures/Civil Rights Compliance
- Barbara Knisell - Bidding and Award Documents

Consultant Team

- McLaren Engineering Group -Lead Firm
- B.Thayer Associates - Landscape Architects and Arborists
- AKRF, Inc. - Sustainability and Pedestrian/Bike/Transit

1.4 Purpose of this Report

The first phase includes the collection of existing data and an inventory of the features within the improvement area for the following categories.

- Topographic and Boundary Surveys
- Photographic Inventory of the project area
- Tree Inventory and Ornamental Structures
- Pedestrian, Biking, Transit Inventory
- Underground Utility Inventory
- Cultural Resources
- Potential Issues to be Evaluated

2.0 TOPOGRAPHIC AND BOUNDARY SURVEY

2.1 Topographic Survey

The topographic survey has been underway to secure accurate information for the design of the project area as previously described limits are shown in Figure 2 and Figure 3. The survey includes approximately 50 ft. along the intersection side streets off Broadway.

The survey documents the measured elevation of all significant elements to be able to provide a detailed design for this project. The survey provides 1 ft. contours and spot grades at approximately 25 ft. intervals including the locations of driveways, roads, building first floor elevations, steps, curbs and sidewalks. The survey is based on NAVD88 vertical datum and NYS horizontal coordinates systems.

2.2 Boundary Survey

A detailed boundary survey will be completed within the project limits in order to determine if any land acquisitions or easements will be necessary for the construction of the project. Due to the number of properties on Broadway (over 150), the boundary work is scheduled to be completed by the end of November. It will be completed during the schematic design phase so informed decisions can be made for design elements.

2.3 Photographic Inventory

A photographic inventory of the project area was performed on a block by block fashion. A diagram of this area is shown on Figure 3 with a note stating that the photographs are arranged by the east side or west side of Broadway and by the northern and southern streets, avenue, or places. Due the number of photographs taken, the photographs are provided in digital format see Appendix A. The photographs aid the GIS mapping found in Figure 3a-3e, together they provide a more in-depth understanding of the existing conditions.

3.0 TREE INVENTORY AND ORNAMENTAL FEATURES

3.1 Tree Inventory

Arborist Report Summary

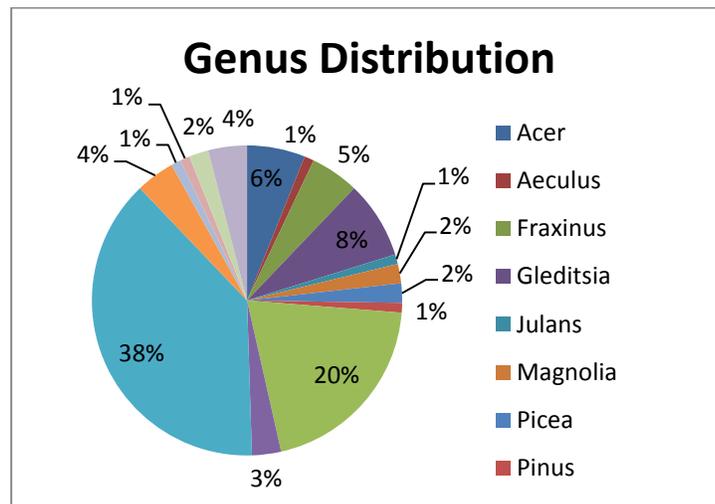
Certified Arborists conducted a tree inventory for the project area in October 2015. All trees in the North and South Broadway corridor from Cedar Hill Avenue to First Avenue were tagged with an ID number, inventoried and assessed as well as trees within 50 feet of the project limits on cross streets and on private property. Trees located in Broadway's residential zones from First Avenue to Tallman Avenue and at Cedar Hill Avenue were also identified and assessed based on potential sidewalk and curb construction impacts. A total of 99 trees were documented and assigned an ID number. This section summarizes the tree inventories general findings. Data was further categorized into urban street trees and residential plantings for identifying issues and recommendations based on specific trees conditions.

Tree Inventory - General Findings

- 99 trees in all were inventoried, with close to two-thirds (64) of the trees located in an urban commercial / business district; the remaining trees (35) were located in the residential zone. Two dominant species comprised of 59% of the project areas total trees: 38 *Pyrus calleryana* (Callery Pear) and 20 *Platanus x acerifolia* (London Planetree). These trees also make up 73% of the total urban tree composition with 28 were *Pyrus calleryana* (Callery Pear) and 19 *Platanus x acerifolia* (London Planetree)
- There were 20 species in all, made up of 16 genera; the majority of trees (88%) were classified as Mature
- Of the 64 trees within the urban corridor, 37 trees ranged between 9 to 17" diameter at breast height (DBH); 18 were in the range of 18-24" DBH and higher. There were 9 total trees classified as Young (0-8"DBH)
- 76% of the overall tree condition ratings ranked from Good to Excellent; in the corridor, 70% of the trees were assessed in Good to Excellent condition
- Six (6) trees were recommended for removal consideration as a result of poor condition ratings and due to anticipated construction impacts. All of these trees were in major decline and exhibited major health deficiencies
- 39% of the trees were recommended for pruning consisting of 14 *Pyrus calleryana* (Callery Pear), 11 *Platanus x acerifolia* (London Planetree), 7 *Gleditsia triacanthos inermis* (Honeylocust), 3 *Fraxinus pennsylvanica* (Green Ash), 2 *Acer platanoides* (Norway Maple), and 1 *Styphnolobium japonicum* (Japanese Pagoda), and 1 *Prunus cerasifera* (Purpleleaf Plum).

Species Diversity:

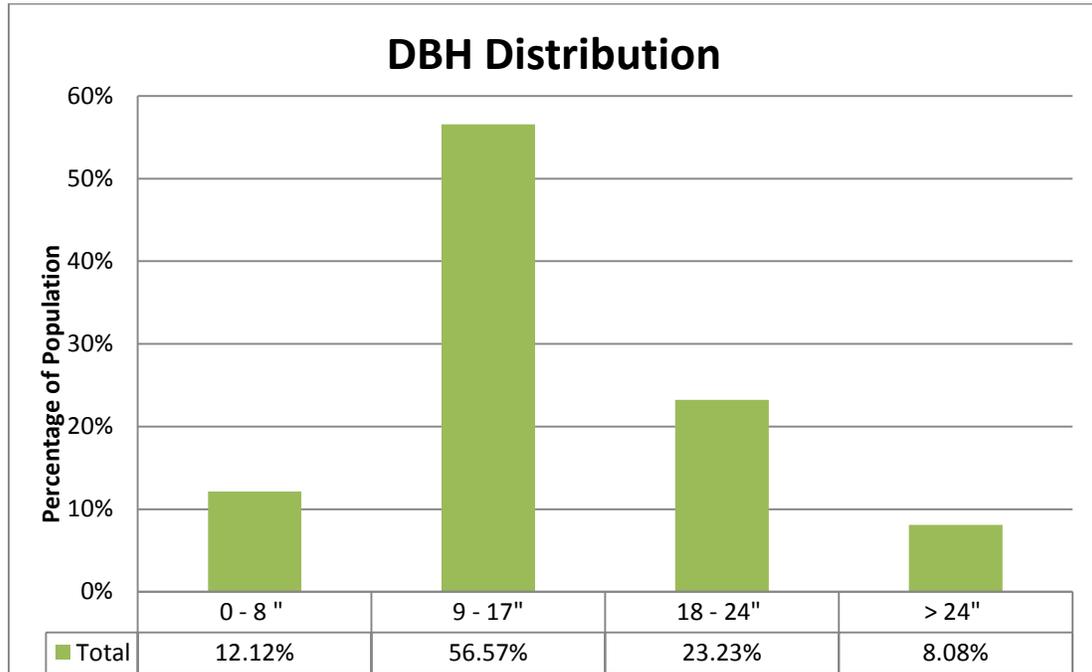
The dominant tree species are *Pyrus calleryana*, (38) Callery Pear trees and *Platanus x acerifolia* (20) London Planetree trees (see Genus Distribution Chart below).



Diameter Size Class Distribution

A tree's diameter at breast height or DBH is important to understand how a tree is maturing and whether or not it is in an adequate growing environment. Over half the trees inventoried (57%)

measured at 9-17" DBH and 88% of the trees were at a Mature Age Class (see DBH Distribution Table).

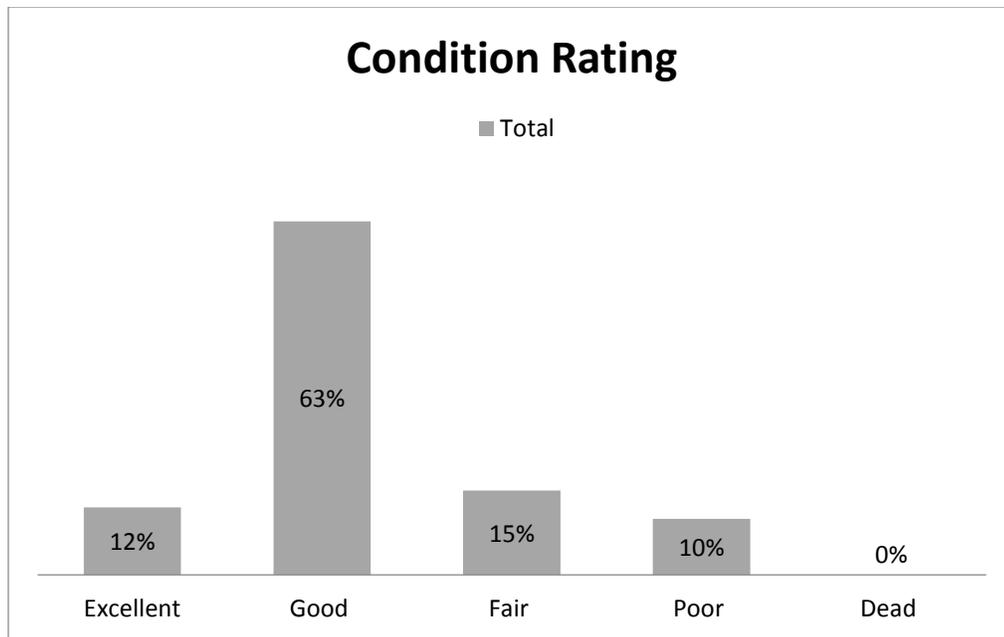


Methodology

A workbook format was used as a basis for collecting data as part of the tree inventory. The workbook data includes the tree’s common name, genus and species, diameter at breast height (DBH), tree height, crown height, and crown radius. The structure, health and condition of tree root systems, tree trunks, and tree scaffold branching, small branches, buds and foliage were assessed individually on a rated scale and tabulated into a total condition rating, with the highest rating a 32 out of 32 (see outlined rating system below). The trees were also evaluated for recommended pruning, transplanting and removal. Comments on each tree were included to provide additional condition assessment information based on environmental conditions and observations noted in the field. This information is found in the Appendix C and the Condition Rating is summarized in the below Table.

Rating System:

- 30-32 Excellent
- 25-29 Good
- 17-24 Fair
- 1-16 Poor
- 0 Dead



Issues

The following tree issues were identified in the tree inventory data and field observations:

1. Most of the urban trees are in Good to Excellent condition and at a Mature Age Class
2. Two tree species are dominant throughout the Broadway corridor
3. Mature street trees were outgrowing their allotted tree pit space
4. Concrete sidewalk heaving is prevalent around tree pits and by concrete shaving at paving joints
5. Tree pits had make-shift planter boxes filled with soil burying the tree root collar
6. Tree pits with plantings results in vegetation competing with the tree for water; plantings in some cases were unkempt
7. Large trees planted under utility wires were severely pruned; trees planted near utility poles were also in conflict with lighting fixtures attached to utility poles.

Recommendations

Several tree mitigation techniques can be employed to maintain and improve existing tree health and site conditions. The following tree mitigation techniques are recommended for consideration where applicable:

1. Excavate soil beneath existing paving around trees and replace with structural soils
2. Apply pneumatic excavation in tree pits to decompact and loosen soils around tree
3. Use hand or pneumatic tools when working within tree critical root zones to reveal tree roots
4. Install biaxial geogrid beneath concrete slabs to prevent tree roots from lifting concrete sidewalk slabs

5. Where applicable, apply root pinning of large tree roots that conflict with new sidewalk grades
6. Increase tree pit size and dimensions whenever possible
7. Expose buried tree root collars; remove vegetation around tree trunk
8. Planting in tree pits around root collar should be temporary and in pots only
9. Install permeable paving and capture stormwater into tree pits to improve runoff and irrigate trees.

A detailed spread sheet of the analysis is found in Figures 4 and 4A.

Appendix C contains the detailed individual tree photograph and condition ratings.

Regulatory Requirements for the Village of Nyack, NY

The regulatory requirements that apply to all existing trees and tree plantings in the Village are documented in the Village of Nyack Code Book. The landscape and tree related sections of the code book was reviewed, and in accordance with the Village Comprehensive Master Plan, an outline of the village standards and requirements that are expected to be utilized. Some of these regulatory issues involve an application process that may include Planning Board submissions for Village board approval.

Tree Removal

Applications for tree removal must be submitted to the Planning Board for approval. Submittal requirements include a copy of the application form, a letter or written statement from a certified arborist licensed in New York State, and one copy of a tree location/removal plan. A permit may be granted where the area proposed for significant tree removal is to be occupied by a power, drainage, sewer or other utility easement or right-of-way; or where the tree removal area is 20 feet or less from either side or around the perimeter of the abovementioned, and only if a significant tree or trees to be removed are replaced elsewhere on the property or in the immediate neighborhood.

A tree removal permit may also be granted for trees which are diseased or dead or which endanger public safety upon an inspection report by a licensed landscape architect or tree professional recognized by the Village of Nyack.

Tree Protection

No application is required however, Section § 360-4.4 subsection C(2)(b) outlines the required protection for trees during development or construction. All significant trees indicated to remain as part of the landscaping plan of an approved site plan shall be protected by a temporary four-foot-high fence constructed of two-inch-by-four-foot posts and rails around the dripline, wrapped with orange plastic mesh, before construction or site work begins.

Shade Trees

No person shall cut down or trim any shade or ornamental tree upon or along any public street or place in said Village, without the permission of the Board of Trustees of said Village, unless in compliance with Tree Trimming Section § 299-18 of the Village ordinances that states trees shall be kept trimmed and maintained by the abutting landowner.

Street Tree Planting

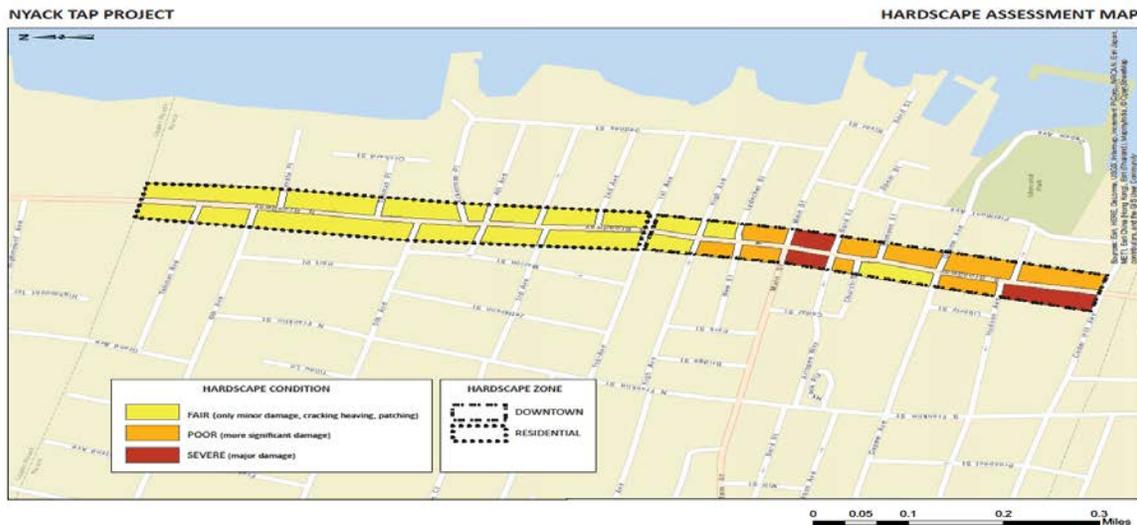
Section § 360-4.5B of the Village of Nyack Code Book outlines the requirements for planting new street trees as decided by the Village Planning Board within designated zoning districts of the Village. Spacing requirements are outlined for planting along street frontage properties, and approval is required by the Village Planning board. Street tree planting within the Downtown Mixed Use (DMU), Residential Mixed Use (RMU), and Commercial Corridor (CC) zoning districts require one deciduous or ornamental street tree for every 40 linear feet of street frontage or portion thereof, with a minimum of two trees per lot for lots that have a minimum width of 60 feet. Street trees shall be planted within the tree lawn portion of the right-of-way with adequate spacing to allow for the mature spread of the trees. When a tree lawn is not provided, trees shall be planted within 10 feet of the back of curb.

Lighting

Section § 360-4.10 of the Village of Nyack Code Book outlines exterior lighting standards and requirements including luminosity emission and the maximum height of lighting poles. All lighting designs and fixtures shall be reviewed by the Architectural Review Board for aesthetic considerations.

3.2 Ornamental Features, Hardscape and Amenities Summary

A site inventory was conducted to document and assess the hardscape and amenities along Broadway in the Village of Nyack. The team assessed the quality and condition of the hardscape, site furnishings, ornamental features, signage, and other streetscape furnishings. The assessment is summarized here and documented in a Hardscape/Amenity Photolog and Hardscape Assessment Map. Photographs of these features are found in Appendix B and is only provided in a digital format.



The Village of Nyack has an established tree-lined downtown center that exhibits genuine historic charm. Broadway can be categorized into two distinct areas: a commercial zone and a residential zone. Broadway’s commercial activity is tied to the Village of Nyack’s downtown core on Main Street. The building heights and roadway width along Broadway form a comfortable pedestrian scale streetscape, providing a safe and welcoming feeling. Broadway and the adjacent streets are lined with a variety of businesses and municipal buildings, including shops, restaurants, a library, a museum, and the Village Hall. The hardscape and amenities along Broadway are varied in type, style and age. This diversity is demonstrated in the care and creativity of business owners who have installed customized tree wells and sidewalk decor; other aspects illustrate repairs and updates that have occurred as needed in isolated areas.

As North Broadway transitions from commercial to residential character, the streetscape changes from two to three-story multi-use buildings to primarily detached homes that are set back from the street. Lawns or hedges separate houses from the right-of-way. The residential hardscape and amenities are minimal. A basic concrete curb with narrow sidewalk predominate throughout. A two to three foot green strip or stone mulch strip buffers pedestrians from the roadway and a few decorative garbage bins highlight the route. Utility poles with cobra head light fixtures are located on one side of the street,, illuminating the street for vehicles.

The existing hardscape conditions and amenities were identified with the following general observations summarized:

Hardscape

A few different types of concrete sidewalks and curbs are present, with varying widths and scoring patterns. Portions of Broadway were paved at different times over the years; the pavement age and wear influences the streetscape quality and appearance. Some sidewalk areas show significant deficiencies with large patched sections and crack repairs. Sidewalk heaving and cracking is prevalent around many street trees presenting fall-tripping hazards to

pedestrians. Curbs are predominantly concrete, with many damaged and in need of an upgrade or repair (see Hardscape Assessment Map for hardscape condition assessment by block).

Amenities

Broadway has a variety of street amenities that create an eclectic streetscape language. These furnishings are documented in the Hardscape Amenity Photo log and include Street Lighting, Signage, Benches, Bike Racks, Trash and Bin Receptacles, and Parking Meters. Issues and recommendations for Hardscape and Amenities are listed below.

Issues

The following issues were identified in the inventory data and field observations:

1. Sidewalks and curbs show damage from age and wear
2. Sidewalks exhibit damage from tree roots with heaving and cracking
3. Inconsistent finish of concrete sidewalks
4. Inconsistent amenities including light fixtures, trash receptacles, and benches
5. Lack of bicycle parking in downtown zone
6. Lack of pedestrian scale lighting in residential area
7. Remnant parking meter posts and sign posts present in tree pits
8. Tree pits have make-shift planter boxes and edging which were made inconsistent and of varying condition.

Recommendations

Prototype Images on the next page illustrate potential solutions.

1. Establish a cohesive approach to paving material and pattern to unify the streetscape
2. Establish a signage and wayfinding program to help simplify signage quantity and use
3. Expand bicycle parking options for cyclists visiting the Village of Nyack
4. Identify strategies for improving tree health, such as using permeable pavers, structural soil beneath new pavement near trees, and increasing tree pit size
5. Implement green infrastructure strategies to manage stormwater runoff and irrigate planting areas
6. Standardize some streetscape amenities to unify certain streetscape amenities while allowing creative expression with others
7. Expand use of the most recent benches installed by the Village - the backless bench with metal base and wood slat seat bench with metal base
8. Establish dual purpose tree pit guards that integrates public seating areas
9. Implement a tree planter program where businesses can adopt a planter to landscape, decorate, and maintain

PROTOTYPES

PAVING SUMMARY

- Incorporate green infrastructure design in the streetscape to help manage stormwater and irrigate planting areas
- Implement design strategies around tree pits to improve tree health
- Create a hierarchy of sidewalk spaces to highlight crosswalks, bicycle parking and other features



Rain gardens with curb cuts drain stormwater into planters



Use green infrastructure design techniques to manage stormwater and enhance the streetscape



Use color to accentuate specific uses and use dark paving surfaces to camouflage wear and use.



Contrasting pavers and concrete to define seating areas and walkways

AMENITIES SUMMARY

- Provide opportunities for community interaction
- Use streetscape amenities to define pedestrian spaces
- Locate streetscape furnishings to support commercial district activities



Planters and bicycle parking provide important amenities and enhance the streetscape



Bicycle parking can be installed in the street



Dual purpose tree pit guards can be beneficial for protecting the trees and providing seating



Standard sidewalk planters can enhance the streetscape

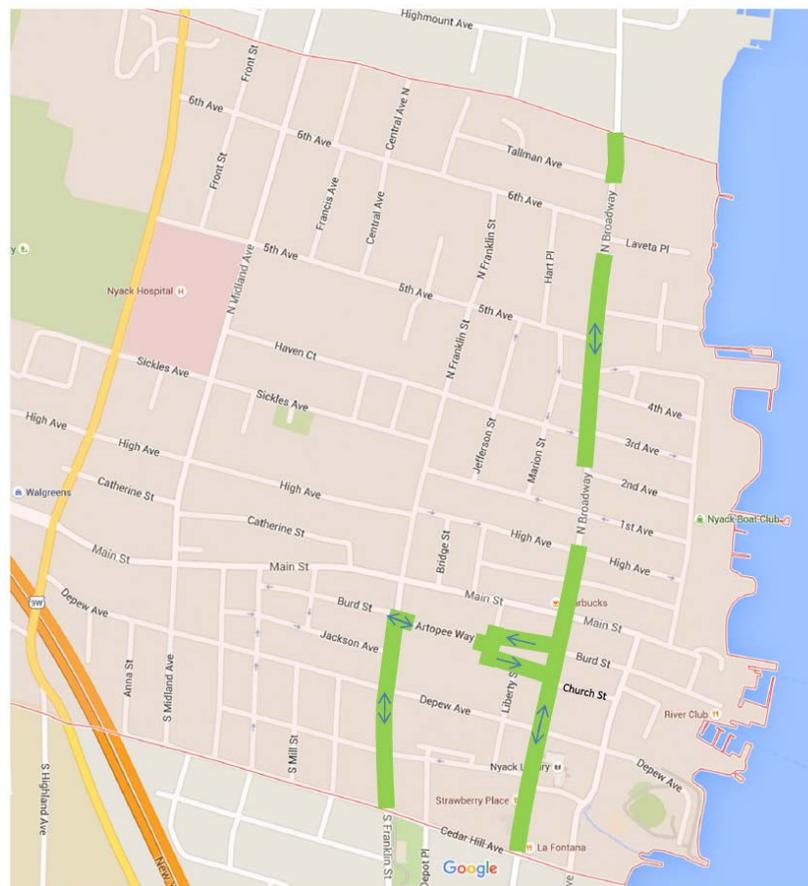
4.0 Pedestrian Access, Biking, Transit and Green Practices

4.1 Introduction

The modes of transportation that have been inventoried are pedestrians, biking (bicycling), and transit. It should be noted that the streetscape project will improve mobility for these alternative transportation modes. Therefore, traffic and parking have been observed, assessed using recent traffic studies and documents, and will be considered as the alternatives analysis progresses.

The pedestrian study area includes the sidewalks on Broadway from the South Nyack border to the Upper Nyack border and crossing Broadway or side streets at intersections. For pedestrians, the quality of sidewalk (good, fair, or poor), quality of asphalt at crossings (good, fair, or poor), desire to cross Broadway (high, medium, or low), pedestrian warning signage, marked crosswalks (standard or high visibility), presence of pedestrian ramps, truncated domes (also called tactile warning strips), pedestrian signals, or pedestrian push buttons, and sight lines between vehicles and pedestrians crossing were observed at each intersection or midblock location, as appropriate. These observations were recorded in the afternoon hours on Wednesday, October 14, 2015. The total width of sidewalks and the effective width (the reduced width of the concrete sidewalk because of obstructions and shy distances is the effective width) were measured on each block.

The bike study area includes South Franklin Street from the South Nyack border to Artopee Way, Artopee Way from South Franklin Street to Cedar Street, Cedar Street between Church Street and Burd Street, and Church Street and Burd Street between Cedar Street and Broadway. The bicycle study area also encompasses Broadway from the South Nyack border to the Upper Nyack border. The bike study area is shown in the figure below. The pavement conditions, effective cycling comfort due to road width, sight lines between vehicles and bikes, grade, and presence of on-street parking were observed in the bike study area. These observations were recorded in the afternoon hours on Monday, October 12, 2015 (Columbus Day).



Bike Study Area

The transit study area is Broadway from the Village of South Nyack border to the Village of Upper Nyack border. The location of bus stops, amenities, and signage were recorded.

4.2 Inventories

4.2.1 Pedestrians

On most blocks in the study area, the existing sidewalks can accommodate users of all abilities since the condition is good to fair, and there is adequate width to allow a wheelchair to pass without obstruction. However, some sidewalks have are narrow and the combination of these areas with the presence of sidewalk furniture, only a stroller can get by. For instance, in the early afternoon on a weekday with school in session in October, when it would be expected that there would be moderate to low foot traffic compared to weekends or summer weekdays, there were observations of pedestrians having to wait and pass single file when other pedestrians were pushing a stroller, which occurred on the east side of Broadway south of Main Street.

There were some sections of some blocks with poor concrete conditions, i.e., cracking, spalling, and heaving, but there were relatively few locations observed to have poor conditions. At intersections, the asphalt conditions at crossings were generally good to fair, with only a few locations on side streets having potholes within crossings, most likely due to poor drainage. There is an ongoing pavement resurfacing, crosswalk striping and corner quadrant reconstruction project that is providing new asphalt pavement on Broadway, and modern perpendicular pedestrian ramps and truncated domes, high visibility crosswalk markings, "STOP" stencils, and stop bars on side streets from Second Avenue to the Upper Nyack border. Continuing these ADA-compliant treatments south of Second Avenue to Cedar Hill Avenue would be an improvement, since many pedestrian ramps, signage and markings observed in the commercial district do not comply with the latest ADA and Manual on Uniform Traffic Control Device standards.

Pedestrians crossing side streets along Broadway can generally be accommodated since there are pedestrian ramps and marked crosswalks on most side streets. Pedestrians crossing Broadway are not provided with marked crosswalks or pedestrian ramps at intersections in the study area north of Third Avenue. However, the desire to cross Broadway in this section of the study area is low because there are few pedestrian generators such as parks, dense housing developments, schools, or houses of worship, and mainly single family homes, with the exception of a preschool at Fifth Avenue.

Where there are more pedestrian generators of this kind plus dense commercial development between from Third Avenue to the South Nyack border at Cedar Hill Avenue, pedestrians are provided with marked crosswalks and pedestrian ramps on at least one leg of most of the intersections in this area. Some crosswalks are skewed, and desire lines could be better accommodated with perpendicular crosswalks and pedestrian ramps on all legs of intersections from Third Avenue to the Cedar Hill Avenue.

The majority of the marked crosswalks are the high visibility style, which looks like zebra stripes. These are more visible than the standard two-line crosswalk, which is more difficult for motorists to see. Standard crosswalks were marked at Main Street and Cedar Hill Avenue; all others were high visibility. The pedestrian ramps north of First Avenue are newly

reconstructed. These all feature truncated domes that are properly oriented to the desire line, i.e., parallel to the adjacent street and connecting the sidewalks on both sides of the street. Most pedestrian ramps south of First Avenue do not include this feature, which provides valuable feedback to the vision-impaired that they are about to cross or have finished crossing the street, if they are properly oriented to desire lines.

At most intersections between Third Avenue and Cedar Hill Avenue, parking is prohibited from occupying the corner, which improves lines of sight between pedestrians and vehicles. Many of the prohibitions are only half a vehicle length, and providing one to two vehicle lengths would improve lines of sight. North of Third Avenue, lines of sight are better since there is at least one vehicle length of parking prohibition approaching intersections, and north of Fifth Avenue, parking is only allowed on the west side of Broadway to the Upper Nyack border.

There is not proper pedestrian warning signage on the northbound and southbound approaches at many marked crosswalks on Broadway at uncontrolled crosswalks, i.e., those where approaching traffic is not under stop sign or traffic signal control. There are outdated yellow signs on some approaches, and modern greenish-yellow signage on some approaches. Only one median "STATE LAW: YIELD TO PEDESTRIANS IN CROSSWALK" signage was located, and it was on a sidewalk and not on the centerline of the street. Consistent greenish-yellow pedestrian warning signs on both approaches of crosswalks, potentially with a median warning sign, should be used at uncontrolled crosswalks.

At the signalized intersections of Main Street, Depew Avenue, and Cedar Hill Avenue, the presence of pedestrian signals, push buttons, and apparent crossing time were observed. At Main Street, there are pedestrian signals on both sides of all crosswalks, and there are no pushbuttons because the pedestrian phases are triggered automatically with each traffic signal phase. The signals are not the countdown timer type, but display the outdated "WALK/FLASHING DON'T WALK/DON'T WALK" messages. The crossing time appears to be adequate for pedestrians to cross each leg of the intersection. At Depew Avenue and Cedar Hill Avenue, there are no pedestrian signals. The crossing time appears to be adequate for pedestrians to cross each leg of the intersections.

Vehicular access to properties was fairly well-managed in the commercial district, with consistent curbs and few driveways, which improves pedestrian safety by reducing conflict points with turning vehicles and poor lines of sight because of buildings. There were a few locations where improvements to site access could be made:

- The driveway exiting the post office is wide and the sidewalk does not continue across it.
- Access to the gas station on the west side of Broadway north of Cedar Hill Avenue is not managed and the crosswalk does not continue across the driveway.
- There are several unused curb cuts servicing the property on the northeast corner of Broadway and Cedar Hill Avenue, which is now a restaurant but used to be a car dealership.

4.2.2 Biking

In general, the pavement quality was good to fair along each of the bike routes. On the westbound, uphill sections of Burd Street and Artopee Way, the grades were manageable, with

lower bike gears providing a comfortable, albeit slow ride. During observations, motorists did not tailgate or drive aggressively around cyclists, and generally passed with several feet between the vehicle and cyclist. Most cyclists were observed to have followed vehicle traffic laws, such as stopping for red lights.

Travelling on a bike northbound on Broadway felt restricted when there was parking on both sides, especially when there were cyclists in both directions. Cyclists must occupy the travel lane because they would have to ride within the "door zone" (door zone is the area next to parked vehicles utilized by motorist as they enter and exit the vehicle). Cyclists should not ride within the door zone due to the high risk of injury. However, cyclists must ride in the door zone if they wanted to allow vehicles to pass. As a result, cyclists have to hold back traffic. North of Fifth Avenue, the parking prohibition on the east side of Broadway allows vehicles to pass cyclists because the road effectively widens. There are acceptable lines of sight between vehicles and cyclists because of parking prohibitions on most of the corners.

The southbound Broadway bike route was comfortable north of Fifth Avenue where there was parking on one side, but tight south of Fifth Avenue because cyclists must occupy the travel lane, and there were frequently cyclists in both directions with cars being held behind them. There are acceptable lines of sight between vehicles and cyclists because of parking prohibitions on most of the corners.

The northbound Franklin Street route feels wider than Broadway, but vehicles seem to travel at higher speeds. The route from Artopee Way to Church Street runs through a parking lot behind the Library. Church Street can accommodate cyclists because there is only parking on one side and it is a one-way street. A future bike route through the parking lot would need to be striped and signed so that buses destined to the Artopee Way Tappan Zee Express stop and motorists backing out of parking spaces would be aware of increased cyclist activity. There are acceptable lines of sight between vehicles and cyclists because of parking prohibitions on most of the corners.

Burd Street can accommodate cyclists because there is only parking on one side and it is a one-way street. As previously state, a future bike route on Artopee Way through the parking lot would need to be striped and signed so that buses destined to the Tappan Zee Express stop and motorists backing out of parking spaces would be aware of increased cyclist activity. The southbound Franklin Street route feels wider than Broadway, but vehicles seem to travel at higher speeds. There are acceptable lines of sight between vehicles and cyclists because of parking prohibitions on most of the corners.

Road cyclists on Broadway were observed to mainly continue through the Village, potentially destined to Rockland Lake State Park to the north. Some road cyclists were observed to stop in the Village and visit businesses on Main Street or Broadway.

It should be noted that NY Bike Route 9 overlaps the study area from Fourth Avenue north to the Upper Nyack border. At Fourth Avenue, NY Bike Route 9 departs from Broadway to run east of Broadway along Gedney Street and Piermont Avenue to the South Nyack border. This route is found in Figure No. 5.

Based on these observations, it is assumed that users of the future New York Bridge Shared Use Path will access the Village core two different ways based on their ability and the

perceived safety of the route based on separation from vehicular traffic. Recreational users and families will most likely use the Esposito Trail to South Franklin Street, where at least the first block from Cedar Hill Avenue to Hudson Avenue will continue the trail as a shared use path on the east side of South Franklin Street, which will be built concurrent with the redevelopment of that property into a residential development. If this path can be continued through the Nyack Community Garden block and the subsequent Depew Avenue to Artopee Way block, these more cautious users will be able to continue along lower-speed and lower-traffic routes to reach Broadway by taking Artopee Way, Cedar Street, and Church Street. Experienced road cyclists will most likely proceed from the Shared Use Path to Broadway via Clinton Avenue, and bypass the Esposito Trail, which is a crushed gravel surface that is used by slower recreational cyclists, walkers and joggers.

4.2.3 Transit

There is one bus stop on southbound Broadway within the study area, and one bus stop on northbound Broadway. The Coach USA southbound 9/9A Routes to the George Washington Bridge Station pick up passengers at the stop on the west side of Broadway between Church Street and Depew Avenue. Just outside the study area on the west side of Broadway south of Cedar Hill Avenue, there is another stop on these routes that also services the Coach USA southbound 9W Route to the Port Authority Bus Terminal. There are signs, benches and parking prohibitions to accommodate the bus at these two locations. There is frequent service from 6 to 8 AM with headways as short as 20 minutes, and hourly service after 8 AM until 9 PM. There is hourly service on Saturday and Sunday between 6 AM and 10 PM. Because the northbound route is for drop-offs, there are no signed bus stops or benches because passengers quickly alight and there are no passengers waiting to board. Northbound service goes hourly from 8 AM until 11 PM daily. Also within the Village, there is a Tappan ZeeXpress bus stop on Artopee Way, which has a bus shelter, and a Coach USA bus stop at Route 9W and Main Street, which has no shelter or benches. The transit routing of the project area is shown in Figure 6.

4.3 Regulatory Issues

ADA compliance is the main issue for pedestrians, biking and transit in the study area. The AASHTO 2012 Bike Guide and 2009 Manual on Uniform Traffic Control Devices will be used as the standard for signage and striping. Other relevant documents such as FHWA's Pedestrian Safety Guide for Transit Agencies will be used for guidance.

4.4 Information From Other Studies

The following documents were provided by the Village of Nyack:

- Village of Nyack Parking Study, 2007
- Village of Nyack Comprehensive Master Plan, adopted 2007
- Sustainable Nyack Action Plan for 2015-2016
- Montclare Residential Development Traffic Study, 2015
- Nyack Pavion Traffic Study, 2014

Specific pedestrian, traffic, bike and transit volumes were not available from these documents at locations within the Broadway study area, with the exception of the Pavion project. That

project has traffic volumes and analysis at Hudson Avenue and Cedar Hill Avenue at Broadway. According to that traffic study, existing and future conditions without and with the project will operate at acceptable levels of service.

5.0 GREEN INFRASTRUCTURE PRACTICES

5.1 Introduction

A site visit was performed on October 23, 2015 to investigate the storm drainage pattern along Broadway between the Village of Upper Nyack and Village of South Nyack borders and investigate opportunities to enhance the street by implementing green infrastructure practices. The practices are intended to filter pollution and reduce the quantity of runoff, increasing groundwater recharge and reducing impacts on local streets and sewer systems when it rains.

5.2 Green Infrastructure Inventories

5.2.1 DRAINAGE Area Characteristics

The general characteristic of the drainage pattern of Broadway within the study area flows west to east towards the Hudson River. The Broadway road profile slope ranges between 2% to 5% with a high point at 1st Avenue and low points at Ackerman Place and Hudson Avenue. The low point near Hudson Avenue is in the location of Nyack Creek.

In the study area, Broadway is crowned and runoff is intercepted by curb inlets. In some areas there are curb inlets on both sides of the street. The storm drainage system in Broadway conveys runoff from west to east similar to its general terrain.

5.2.2 Infrastructure

Trees and grass strips are present along most of the study area. Tree roots were observed extending under some parts of the sidewalk resulting in lifting of the pavement. Roof downspouts for the residential buildings north of 1st Avenue discharge into lawn areas, eventually draining to Broadway; and commercial buildings south of 1st Avenue are connected into the storm sewer system in Broadway. Vaults were observed on the sidewalk for commercial buildings that probably provide access to basements.

5.3.3 Site Constraints

Soil within the study area is urban fill, which may result in varying soil permeability and could complicate the design and siting green infrastructure practices. In addition, existing structures, not limited to the presence of basements, shall be factored in when designing green infrastructure practices.

5.3 Regulatory Issues

The green infrastructure practices recommended on this project will be intended to comply with NYS Department of Environmental Conservation standards and the guidelines presented in the Sustainable Nyack Action Plan for 2015-2016.

5.4 Information From Other Studies

The following documents were provided by the Village of Nyack:

- Village of Nyack Comprehensive Master Plan, adopted 2007
- Sustainable Nyack Action Plan for 2015-2016

6.0 UTILITY INVENTORY

6.1 Village of Nyack Water System

The Village's water system is operated and maintained by the Village Water Department. The system mapping of the hydrant locations valves and water mains is found in Figure 7 of this report. The mapping of the detailed connection for individual buildings are identified in Figure 7a - 7b.

6.2 Village of Nyack Sewage Collection System

The Town of Orangetown maintains the sewage collection system within the Village boundaries. The layout of the collection system is shown in Figure 8 and an older map from February 1943 shown in Figure 8a.

6.3 Village of Nyack Stormwater System

The Village of Nyack is recognized and regulated by the New York State Department of Environmental Conservation as a MS4 (Municipal Separate Stormwater System). The mapping of the MS4 is shown in Figure 9 and 9A.

6.4 Orange and Rockland Utilities Inc.

The Village of Nyack is serviced with electricity and natural gas from Orange and Rockland Utilities. Request for the information has been made and upon receipt of the data, the information will be utilized for the design.

7.0 CULTURAL AND ENVIRONMENTAL RESOURCES

As part of their participation and responsibilities in administering the TAP grant, NYSDOT will coordinate with other state agencies and prepare the document regarding cultural and environmental resources in the project area for use in a Finding of No Significant Impact as part of the Federal NEPA determination. The following is a preliminary summary of the cultural and environmental resources:

7.1 Historical Sites

A review of data from the New York State Office of Parks, Recreation and Historic Preservation was conducted. Based on this initial search, three sites were identified within the project area.

1. Tappan Zee Playhouse- located on the South Western corner of South Broadway and Church, shown in Figure 3A.

2. United State Post Office- located on the North Western corner of South Broadway and Hudson Avenue, shown in Figure 3A.
3. Hopper House located on the West side of North Broadway between 1st Avenue and 2nd Avenue, shown in Figure 3B.

7.2 Archeological Sensitive Areas

Due to the nature of the work being in a previously disturbed area, none are expected.

7.3 Threatened and Endangered Species

Due to the nature of the work being in a previously disturbed area, none are expected.

8.0 POTENTIAL ISSUES TO BE IDENTIFIED

In addition to the data collection and field surveys, other meetings and site walk-overs revealed specific areas of concern. It is expected that more will be revealed upon receipt of public comment in Phase 02. Specific items are detailed below, and general categories and typical examples are presented in Section 8.0.

8.1 Items Established During the Kickoff Meeting and Village Walk

The kick-off meeting and site walk occurred on September 18, 2015. The following points were raised; the minutes of the meeting are attached in Appendix D.

- There is a need for additional parking around the Broadway and Main Street intersection.
- The curbed bump outs located on Main Street are an obstacle for plowing
- The existing planting beds did not have a maintenance plan and adequate maintenance must be included in the planning of additional planting beds.
- The Belgium Block curbing on Main Street is problematic as they are easily dislodged.
- Dependent on the sidewalk surface, they can be easily stained with gum.
- The diamond shape pavers settled differently from the other pavers.
- The concrete sidewalks have deteriorated quickly at some locations.
- Crosswalk signs are needed.
- Heavy concentrations of pedestrians and vehicles occur at the same times.
- Mid-block pedestrian crossings should be evaluated.
- Banner Supports were snapped off the light poles from passing trucks
- Additional recycle and trash containers are needed.
- The lower planters do not provide as good a benefit as the raised planter, which can double as a bench seat.
- The Village now has a sustainable maintenance staff to provide maintenance items such as planters, future planning of planter beds must conform to the limited maintenance schedule.
- Desired signage to identify water front parking areas and possible business locations.
- The striped no parking areas were large and there is a potential to convert some of these areas to provide for alternate uses.

8.2 Items of Concern Noted During the Site Reconnaissance

8.2.1 General

- Road Settlement near the Nyack Creek crossing under Broadway between Cedar Hill Avenue and Hudson Avenue needs to be evaluated.
- A few sidewalks are back pitched toward the buildings on the east side of South Broadway.
- The turning radius for the side streets near Village Hall should be evaluated.
- The existing roof drains and/or sump pumps discharge through curbs.
- Snow removal on Broadway near the Village Hall is difficult due to current parking configuration.
- The sidewalks along Broadway contain underground vaults. Consideration must be given to these existing vaults.

8.2.2 Pedestrian Safety

- The Village guidance in permitting outside uses, such as restraint seating, is to maintain a 5 ft. separation between ornamental features and the seating.
- A few existing building access ways include a step that is excessive.
- The sidewalk located in front of the Library has been ground down to prevent trip hazards. This shifted sidewalk does not appear as a result from tree roots.

8.2.3 Utilities and Stormwater

- Vandal proof electrical outlets next to street trees and light poles would eliminate potential hazards from the current decorative lighting arrangement.
- There are no stormwater catch basins on the east side of North Broadway.
- Stormwater ponding occurs at the corner of 4th Ave and on the western side of North Broadway
- Rainwater travels over the sidewalk in front of the Church located at 67 South Broadway. This is immediately north of Hudson Street on the East side of South Broadway.

9.0 GENERAL CATEGORIES OF STREETScape CONCERN

The following photographs provide general examples of conditions within the Project areas we are observing the reconnaissance phase and will be addressed during the Project design.

1. Sidewalk Width



Sidewalk Eastside of Broadway, Between Burd and Main Streets

2. Obstruction in Sidewalks Reduce Width



Corner of Main and Broadway



Sidewalk Depew and Broadway

3. ADA Ramps and Coordinated Crosswalks



Corner of Hudson and Broadway

4. Competing Uses For Sidewalk Space



Corner of New and Broadway

5. Trip hazards of low planting areas and survivability of plantings

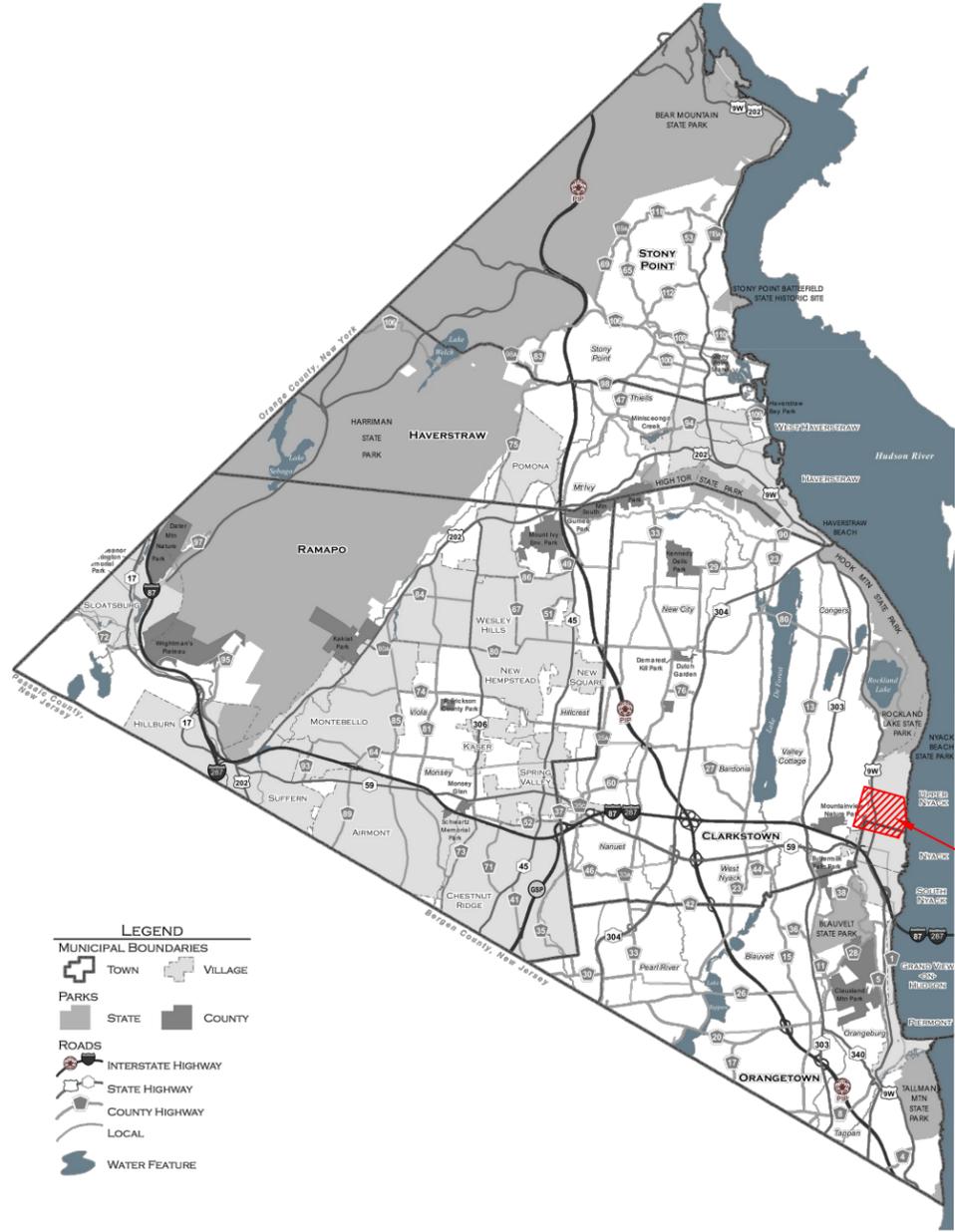


Sidewalk of Broadway Between Main and Burd



Corner of Main and Broadway

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LEGEND

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[Symbol]	VILLAGE
PARKS	
[Symbol]	STATE
[Symbol]	COUNTY
ROADS	
[Symbol]	INTERSTATE HIGHWAY
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[Symbol]	COUNTY HIGHWAY
[Symbol]	LOCAL
[Symbol]	WATER FEATURE

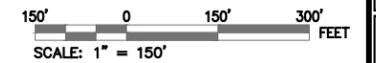
ROCKLAND COUNTY
N.T.S.

VILLAGE OF NYACK



VILLAGE OF NYACK
N.T.S.

PROJECT LOCATION



- NOTE:**
1. REFERENCE TO "ROCKLAND COUNTY BASE MAP" PREPARED BY THE ROCKLAND COUNTY PLANNING DEPARTMENT-GIS, JULY 2013.
 2. REFERENCE TO "VILLAGE OF NYACK - ROCKLAND COUNTY, NEW YORK" PREPARED BY THE ROCKLAND COUNTY PLANNING DEPARTMENT-GIS, JUNE 2015

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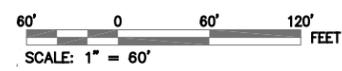
NYACK TAP
NEW CONNECTIVITIES
FOR NYACK PROJECT
NEW YORK
VILLAGE OF NYACK

PROJECT LOCATION MAP

PROJECT NO.	150119
SCALE	AS NOTED
DATE	10/23/15
DRAWN BY	SAZ
CHECKED BY	RH

FIG-1
OF 1 SHEETS

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NO.	DATE	REVISION

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NYACK TAP
NEW CONNECTIVITIES
FOR NYACK PROJECT
VILLAGE OF NYACK, NEW YORK

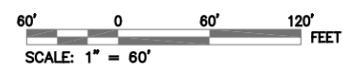
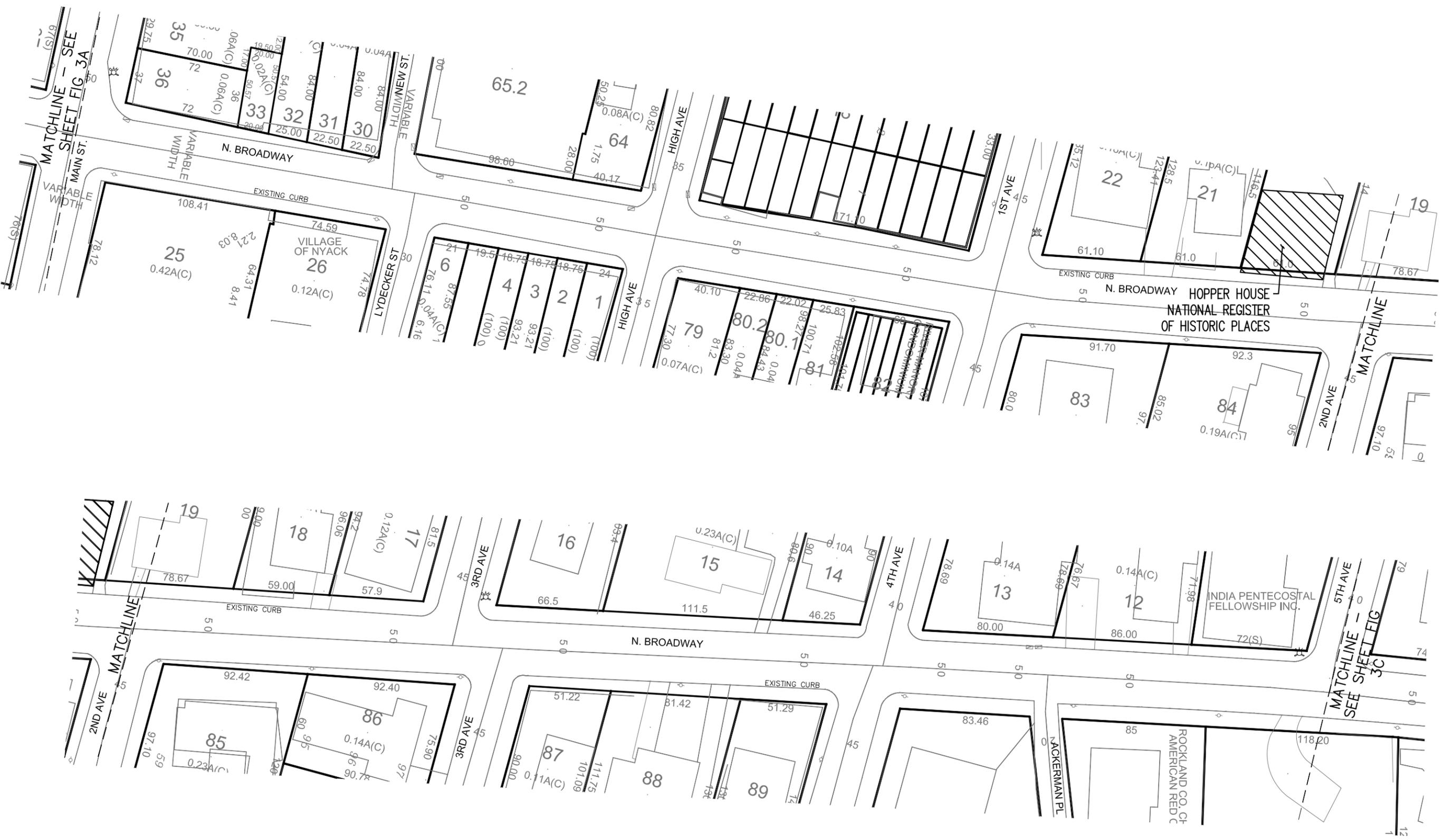
AREA TITLE

GIS PROJECT AREA
BY BLOCK

PROJECT NO.	150119
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DATE	10/23/15
DRAWN BY	SAZ
CHECKED BY	RH
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FIG-3A

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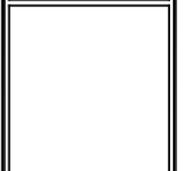
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PROJECT
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FOR NYACK PROJECT
VILLAGE OF NYACK, NEW YORK

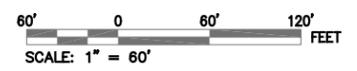
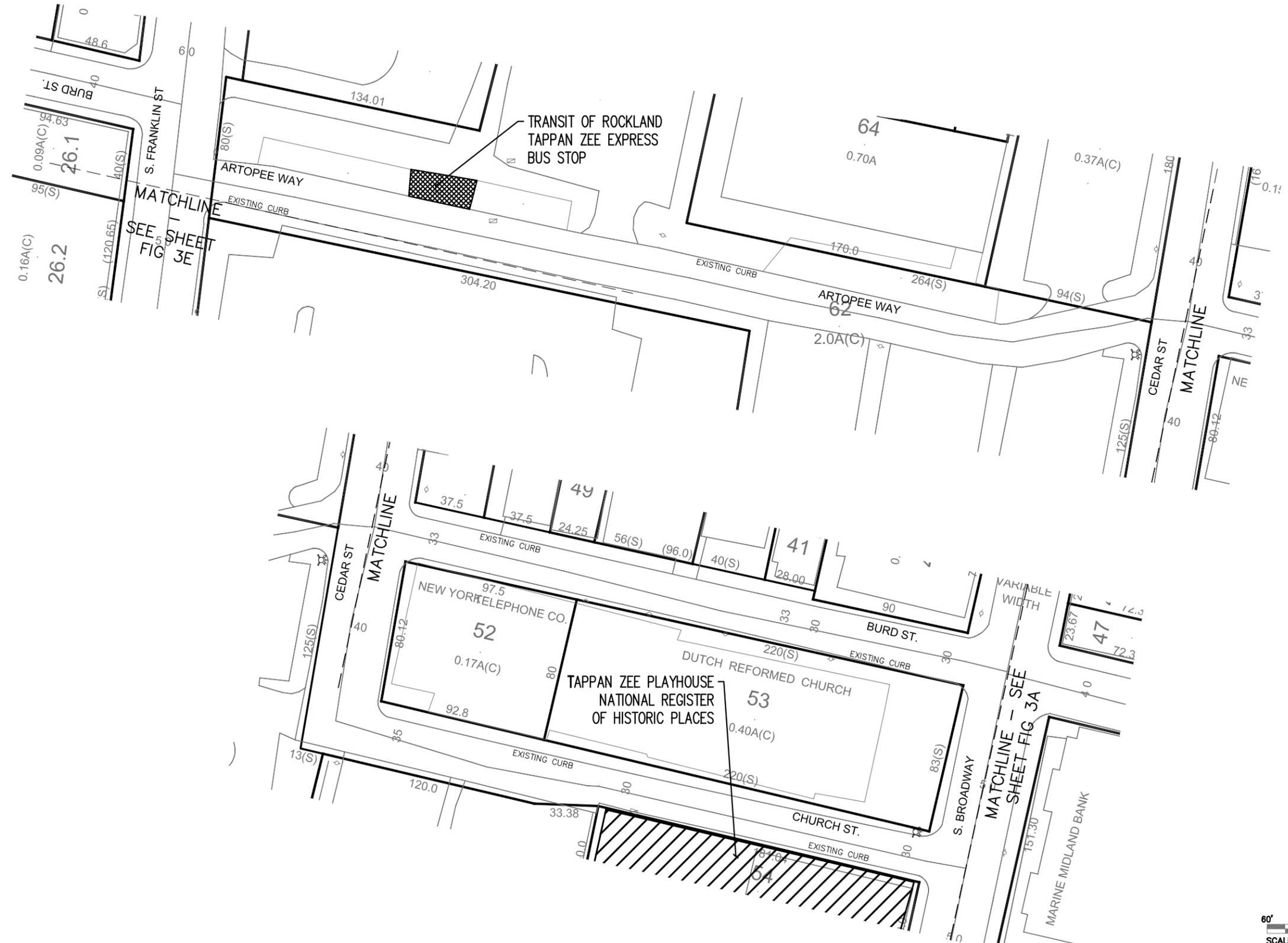


SHEET TITLE
GIS PROJECT AREA
BY BLOCK

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DRAWING NO.	

FIG-3B

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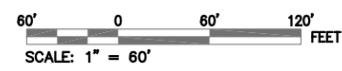


SHEET TITLE
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BY BLOCK

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FIG-3D
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PROJECT
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FOR NYACK PROJECT** NEW YORK
VILLAGE OF NYACK,

SHEET TITLE
**GIS PROJECT AREA
BY BLOCK**

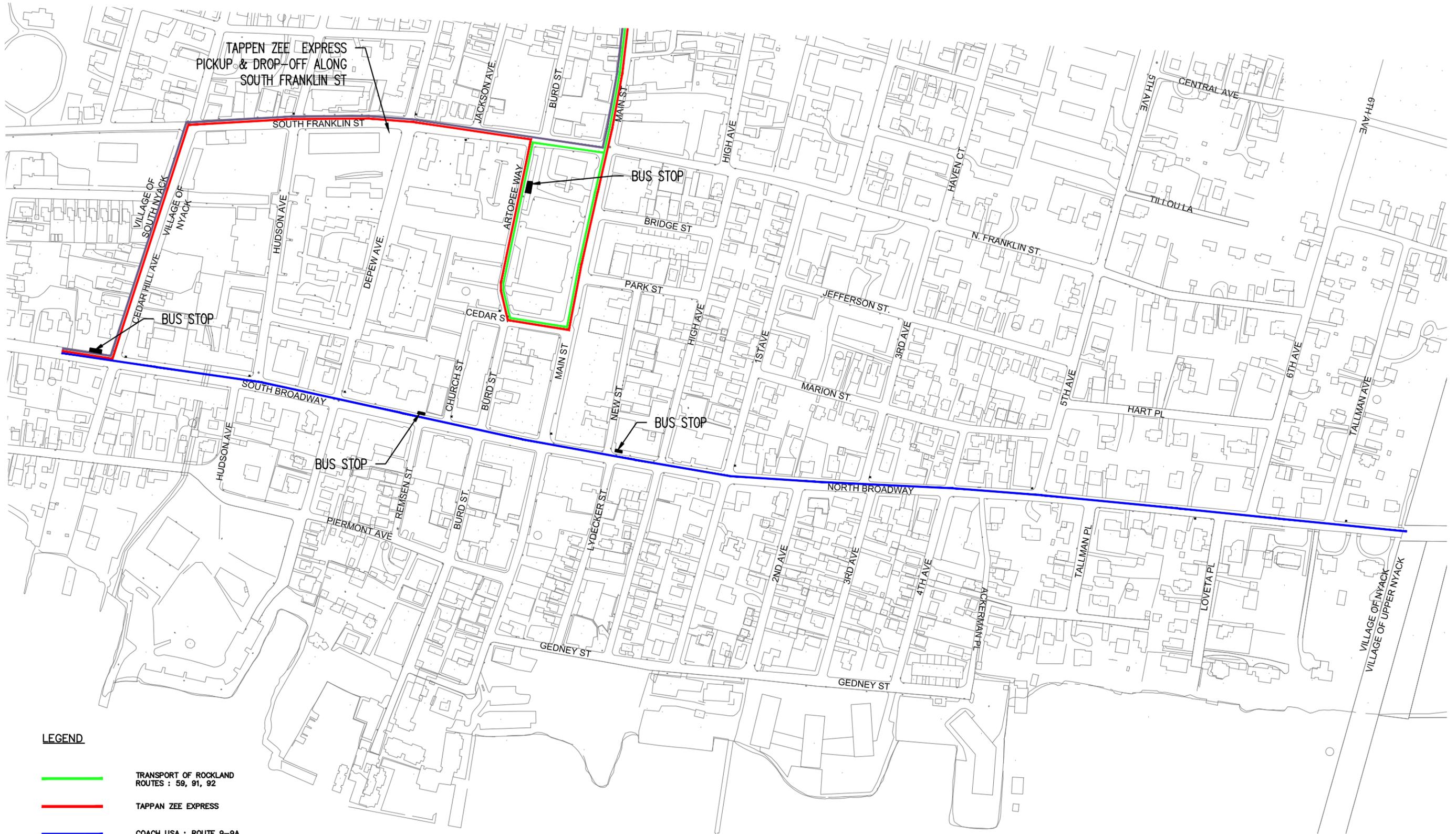
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FIG-3E
OF SHEETS

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TREE #	Village of Nyack, NY		D.B.H. (INCHES)	TOTAL TREE HEIGHT (FT)	CROWN HEIGHT (FT)	CROWN WIDTH (FT)	AGE CLASS	PRUNING ANSI A-300							REMOVAL	TRANSPLANT	CONDITION										COMMENTS		
	PROJECT_ID	SPECIES						COMMON NAME	Y<-20%	M-20-80%	OM->80%	Cleaning	Raising	Reducing			Restoring	Structural	Thinning	ROOTS		TRUNK		SCAFFOLD BRANCHES		SMALL BRANCHES (1-4)		BUDS & FOLIAGE (1-4)	SUBTOTAL (32)
																				Structure (1-4)	Health (1-4)	Structure (1-4)	Health (1-4)	Structure (1-4)	Health (1-4)				
1		<i>Gleditsia triacanthos inermis</i>	HONEYLOCUST	20.0	50	15	22	M	X	X							4	3	7	4	4	8	3	3	6	3	27	MINOR DEAD LOWER BRANCHES; INCLUDED BARK; MINOR DAMAGE TO EXPOSED ROOTS IN ROW	
2		<i>Gleditsia triacanthos inermis</i>	HONEYLOCUST	16.0	45	12	16	M	X								4	4	8	4	3	7	3	4	7	3	28	MINOR DEAD LOWER BRANCHES	
3		<i>Prunus cerasifera</i>	PLUM, PURPLELEAF	6.0	15	5	6	M	X								4	3	7	4	3	7	3	3	6	3	25	MINOR TRUNK DAMAGE; DEAD SMALLER BRANCHES; POOR FOLIAGE	
4		<i>Prunus cerasifera</i>	PLUM, PURPLELEAF	8.0	20	4	8	M									4	3	7	4	3	7	4	3	7	4	28	BASAL SPROUTS; MINOR TRUNK DAMAGE	
5		<i>Platanus x acerifolia</i>	LONDON PLANETREE	23.0	40	15	15	M	X								3	4	7	3	3	6	4	3	7	3	4	27	BURIED ROOT COLLAR IN RAISED PLANTER; MAJOR VINE COVERAGE; CANOPY IN CONFLICT WITH POWER LINES; PARKING METER POST IN TREE PIT
6		<i>Zelkova serrata</i>	ZELKOVA, JAPANESE	10.0	40	10	15	M									4	3	7	3	3	6	4	3	7	4	4	28	BURIED ROOT COLLAR; INCLUDED BARK; CANOPY IN CONFLICT WITH POWER LINES
7		<i>Fraxinus pennsylvanica</i>	ASH, GREEN	11.0	35	12	12	M	X								3	3	6	3	3	6	2	3	3	3	23	LEANING TOWARDS STREET; WATERSPROUTING AT OLD PRUNING CUTS; CANOPY IN CONFLICT WITH STREET LIGHT; UNDERSIZED TREE PIT	
8		<i>Platanus x acerifolia</i>	LONDON PLANETREE	25.0	55	12	24	M	X								3	3	6	4	4	8	4	4	7	3	4	28	SIDEWALK HEAVING FROM ROOTS; MINOR DEAD BRANCHES; TRUNK SCARS; UNDERSIZED TREE PIT
9		<i>Platanus x acerifolia</i>	LONDON PLANETREE	24.0	45	10	25	M	X								4	3	7	4	3	7	3	3	6	3	3	27	MINOR SIDEWALK HEAVING, DEAD SMALLER BRANCHES; WATERSPROUTING ON TRUNK; TRUNK SCARS; CANOPY IN CONFLICT WITH POWER POLE
10		<i>Platanus x acerifolia</i>	LONDON PLANETREE	18.0	35	12	25	M									3	3	6	2	1	3	2	1	3	2	2	16	MAJOR LEADER DEAD AND PARTIALLY BROKEN OFF; MAJOR TRUNK DECAY; MAJOR DEAD BRANCHES
11		<i>Platanus x acerifolia</i>	LONDON PLANETREE	22.0	45	18	20	M	X								3	2	5	3	3	6	3	3	6	3	4	24	MAJOR SIDEWALK HEAVING; TRUNK DAMAGE; MAJOR PRUNING DUE TO POWER LINES
12		<i>Platanus x acerifolia</i>	LONDON PLANETREE	23.0	45	15	30	M									4	3	7	3	3	6	4	3	7	4	4	28	MINOR SIDEWALK HEAVING
13		<i>Platanus x acerifolia</i>	LONDON PLANETREE	25.0	45	15	35	M									3	3	6	3	3	6	3	3	6	3	4	25	MAJOR SIDEWALK HEAVING AND CRACKING; TRUNK DAMAGE
14		<i>Platanus x acerifolia</i>	LONDON PLANETREE	17.0	35	17	25	M	X								4	3	7	3	3	6	3	2	3	3	2	23	THIN IRREGULAR SHAPED CROWN; MINOR DEAD BRANCHES; EUONYMOUS AT BASE AND CLIMBING TRUNK
15		<i>Platanus x acerifolia</i>	LONDON PLANETREE	18.0	35	15	15	M	X								4	4	8	3	3	6	4	3	7	3	3	27	MAJOR VINE COVERAGE; MINOR DEAD BRANCHES
16		<i>Platanus x acerifolia</i>	LONDON PLANETREE	24.0	45	20	18	M	X								2	3	5	2	2	4	2	2	4	1	2	16	CROOKED MAIN LEADER; THIN CROWN; MAJOR DEAD BRANCHES; EUONYMOUS AT BASE AND CLIMBING TRUNK
17		<i>Platanus x acerifolia</i>	LONDON PLANETREE	11.0	35	20	15	M	X								4	3	7	3	3	6	2	3	3	3	3	24	MAJOR DAMAGE TO TRUNK; THIN CROWN; MINOR DEAD BRANCHES; WATERSPROUTING ON TRUNK
18		<i>Pyrus calleryana</i>	PEAR, CALLERY	9.0	3	15	10	M	X								4	3	7	4	3	7	3	2	5	2	3	24	DEAD SCAFFOLD BRANCH; MINOR DEAD BRANCHES; THIN CROWN; INCLUDED BARK; WATERSPROUTING ON TRUNK
19		<i>Fraxinus pennsylvanica</i>	ASH, GREEN	4.0	22	8	6	Y									4	4	8	4	3	7	3	3	6	3	2	26	BURIED ROOT COLLAR; MINOR DEAD BRANCHES
20		<i>Quercus acutissima</i>	OAK, SAWTOOTH	4.0	23	6	7	Y									4	4	8	4	4	8	4	4	8	3	4	31	BURIED ROOT COLLAR
21		<i>Gleditsia triacanthos inermis</i>	HONEYLOCUST	12.0	35	18	15	M	X								3	3	6	3	3	6	3	3	6	3	2	23	BURIED ROOT COLLAR IN RAISED PLANTER; MINOR DEAD BRANCHES; INCLUDED BARK
22		<i>Styphnolobium japonicum</i>	JAPANESE PAGODA TREE	16.0	35	15	18	M	X								3	3	6	3	2	5	3	2	5	2	2	20	BURIED ROOT COLLAR IN RAISED PLANTER; MAJOR SCAFFOLD DAMAGE; MINOR DEAD BRANCHES; THIN CROWN
23		<i>Pyrus calleryana</i>	PEAR, CALLERY	8.0	30	12	10	M	X								4	3	7	4	4	8	4	3	7	3	3	28	MINOR DAMAGE TO EXPOSED ROOTS; MINOR DEAD BRANCHES; INCLUDED BARK
24		<i>Pyrus calleryana</i>	PEAR, CALLERY	8.0	30	15	10	M									4	4	8	4	3	7	4	3	7	4	4	30	MINOR TRUNK WOUND
25		<i>Pyrus calleryana</i>	PEAR, CALLERY	7.0	30	12	8	M	X								4	4	8	4	4	8	3	3	6	3	3	28	MINOR DEAD BRANCHES; VEHICLE DAMAGE TO SCAFFOLD BRANCHES; NEW PLANTER BOX WITH MUMS IN POTS
26		<i>Pyrus calleryana</i>	PEAR, CALLERY	8.0	26	10	12	M	X								4	4	8	4	3	7	3	3	6	3	4	28	MINOR DEAD BRANCHES; THIN CROWN
27		<i>Pyrus calleryana</i>	PEAR, CALLERY	9.0	30	12	10	M	X								4	3	7	3	4	7	3	3	6	3	3	26	CODOMINANT LEADERS; INCLUDED BARK; THIN CROWN; CANOPY IN CONFLICT WITH LAMP POST
28		<i>Pyrus calleryana</i>	PEAR, CALLERY	9.0	30	12	10	M									4	4	8	3	4	7	3	3	6	3	3	27	CODOMINANT LEADERS; INCLUDED BARK; THIN CROWN; EXPOSED ROOTS WITH MINOR DAMAGE
29		<i>Pyrus calleryana</i>	PEAR, CALLERY	8.0	30	12	10	M									4	3	7	3	3	6	3	3	6	2	3	24	BROKEN MINOR BRANCH; THIN CROWN; ; EXPOSED ROOTS WITH MINOR DAMAGE
30		<i>Pyrus calleryana</i>	PEAR, CALLERY	17.0	35	15	25	M	X								4	3	7	3	3	6	3	3	6	3	4	26	VEHICLE DAMAGE TO SCAFFOLD BRANCHES; DEAD LOWER BRANCHES; MINOR TRUNK SCAR
31		<i>Pyrus calleryana</i>	PEAR, CALLERY	16.0	35	12	20	M	X								3	3	6	3	3	6	3	3	6	3	3	24	MAJOR TRUNK DAMAGE; DEAD BRANCHES; SIGN POST IN TREE PIT
32		<i>Pyrus calleryana</i>	PEAR, CALLERY	14.0	35	15	16	M	X								3	2	5	2	1	3	2	2	4	2	2	16	MAJOR TRUNK DAMAGE; VEHICLE DAMAGE TO SCAFFOLD BRANCHES; POOR CANOPY STRUCTURE
33		<i>Picea abies</i>	SPRUCE, NORWAY	31.0	80	15	25	OM									3	3	6	3	3	6	3	3	6	4	3	25	PRIVATE PROPERTY; IVY GROWING UP TRUNK; DEAD BRANCHES
34		<i>Acer platanoides</i>	MAPLE, NORWAY	30.0	70	15	25	OM									4	3	7	3	3	6	4	3	7	4	4	28	PRIVATE PROPERTY; MINOR TRUNK DAMAGE
35		<i>Juglans nigra</i>	WALNUT, BLACK	22.0	75	12	30	OM									4	4	8	4	3	7	3	3	6	3	3	27	PRIVATE PROPERTY
36		<i>Quercus palustris</i>	OAK, PIN	21.0	60	15	20	M									4	4	8	4	4	8	4	3	7	4	3	30	PRIVATE PROPERTY
37		<i>Quercus palustris</i>	OAK, PIN	12.0	40	15	18	M									4	4	8	4	4	8	3	3	6	4	3	29	PRIVATE PROPERTY
38		<i>Acer rubrum</i>	MAPLE, RED	22.0	60	15	30	OM									4	4	8	4	3	7	3	3	6	3	3	27	PRIVATE PROPERTY; MINOR DEAD BRANCHES
39		<i>Picea abies</i>	SPRUCE, NORWAY	32.0	70	12	28	OM									4	4	8	4	4	8	4	3	7	3	4	30	PRIVATE PROPERTY
40		<i>Prunus cerasifera</i>	PLUM, PURPLELEAF	10.0	24	10	12	M									4	4	8	3	3	6	4	3	7	3	4	28	PRIVATE PROPERTY
41		<i>Magnolia stellata</i>	MAGNOLIA, STAR	4.0	4	15	6	M									4	4	8	4	4	8	3	3	6	4	4	30	PRIVATE PROPERTY
42		<i>Pyrus calleryana</i>	PEAR, CALLERY	13.0	30	6	10	M									4	4	8	4	4	8	3	3	6	3	3	28	PRIVATE PROPERTY
43		<i>Pyrus calleryana</i>	PEAR, CALLERY	13.0	30	6	12	M									4	4	8	4	4	8	3	3	6	3	3	28	PRIVATE PROPERTY
44		<i>Pyrus calleryana</i>	PEAR, CALLERY	13.0	30	8	12	M									4	4	8	4	4	8	3	3	6	3	3	28	PRIVATE PROPERTY
45		<i>Pyrus calleryana</i>	PEAR, CALLERY	13.0	30	6	12	M									4	4	8	4	4	8	3	3	6	3	3	28	PRIVATE PROPERTY
46		<i>Pyrus calleryana</i>	PEAR, CALLERY	12.0	30	6	12	M									4	4	8	4	4	8	3	3	6	3	3	28	PRIVATE PROPERTY
47		<i>Pyrus calleryana</i>	PEAR, CALLERY	10.0	28	6	10	M									4	4	8	4	3	7	3	3	6	3	3	27	PRIVATE PROPERTY; IVY GROWING UP TRUNK
48		<i>Syringa reticulata</i>	LILAC, JAPANESE TREE	4,3,3	20	5	12	M									4	4	8	4	3	7	3	3	6	3	3	27	PRIVATE PROPERTY; IVY GROWING UP TRUNK
49		<i>Aesculus hippocastanum</i>	HORSECHESTNUT	20.0	35	12	15	M									4	4	8	4	4	8	3	3	6	2	2	26	LEAF SCORCH; HEAVILY PRUNED
50		<i>Pinus strobus</i>	PINE, EASTERN WHITE	39.0	85	20	25	OM									4	4	8	4	4	8	4	3	7	4	3	30	PRIVATE PROPERTY
51		<i>Quercus palustris</i>	OAK, PIN	52.0	75	35	40	OM		</																			

FILE NAME: P:\Proj150\150119\10_Dwg\CAD\150119-0105 Existing Conditions 11x17.dwg PLOT TIME: Fri, 30 Oct 2015 - 5:12pm LAST SAVE: Fri, 30 Oct 2015 - 4:33pm Plt: Scaling



- LEGEND**
- TRANSPORT OF ROCKLAND ROUTES : 59, 91, 92
 - TAPPAN ZEE EXPRESS
 - COACH USA : ROUTE 9-9A
 - COACH USA : ROUTE 9T-9TA



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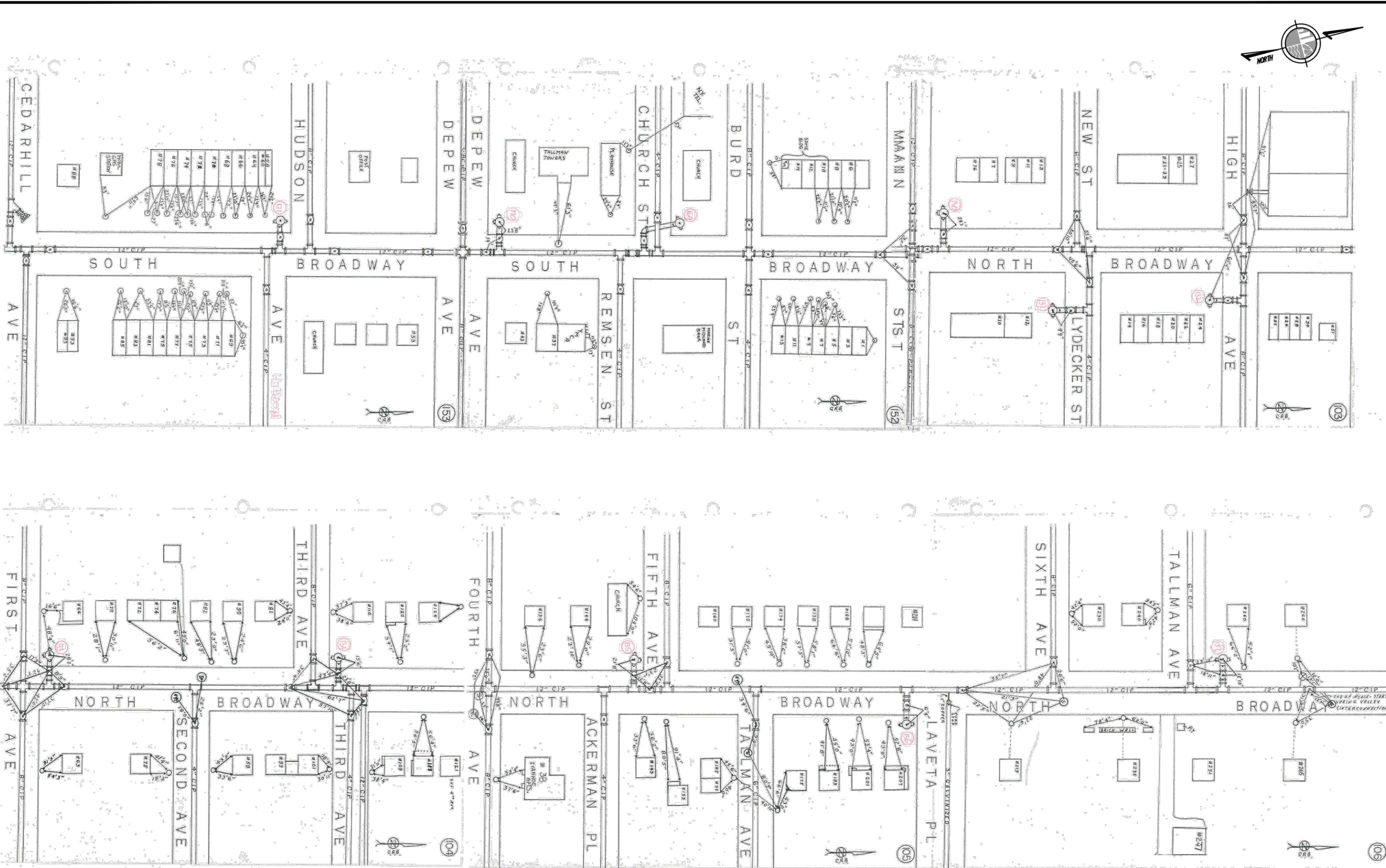
**NYACK TAP
NEW CONNECTIVITIES
FOR NYACK PROJECT**

VILLAGE OF NYACK, NEW YORK

**PUBLIC TRANSIT
ROUTES**

PROJECT NO.	150119
SCALE	AS NOTED
DATE	10/23/15
DRAWN BY	SAZ
CHECKED BY	RH

FIG-6



NOTE:
1. REFERENCE TO WATER MAPS PROVIDED BY H2M ARCHITECTS AND ENGINEERS.



PROJECT NO.	150119
SCALE	N.T.S.
DATE	10/23/15
DRAWN BY	SAZ
CHECKED BY	RH
DRAWING NO.	FIG-7A

McLaren
ENGINEERING GROUP
applied ingenuity
M. G. McLAREN, P.C.
100 Shake Hill Road, West Nyack, NY 10994
T: (845) 353-5400 F: (845) 353-5509 www.mgmlaren.com

NYACK TAP
NEW CONNECTIVITIES
FOR NYACK PROJECT
VILLAGE OF NYACK, NEW YORK

RECORD WATER
SYSTEM MAP

FIG-7A



NOTE:
1. REFERENCE TO SEWER MAPPING, ROCKLAND COUNTY GIS PORTAL.



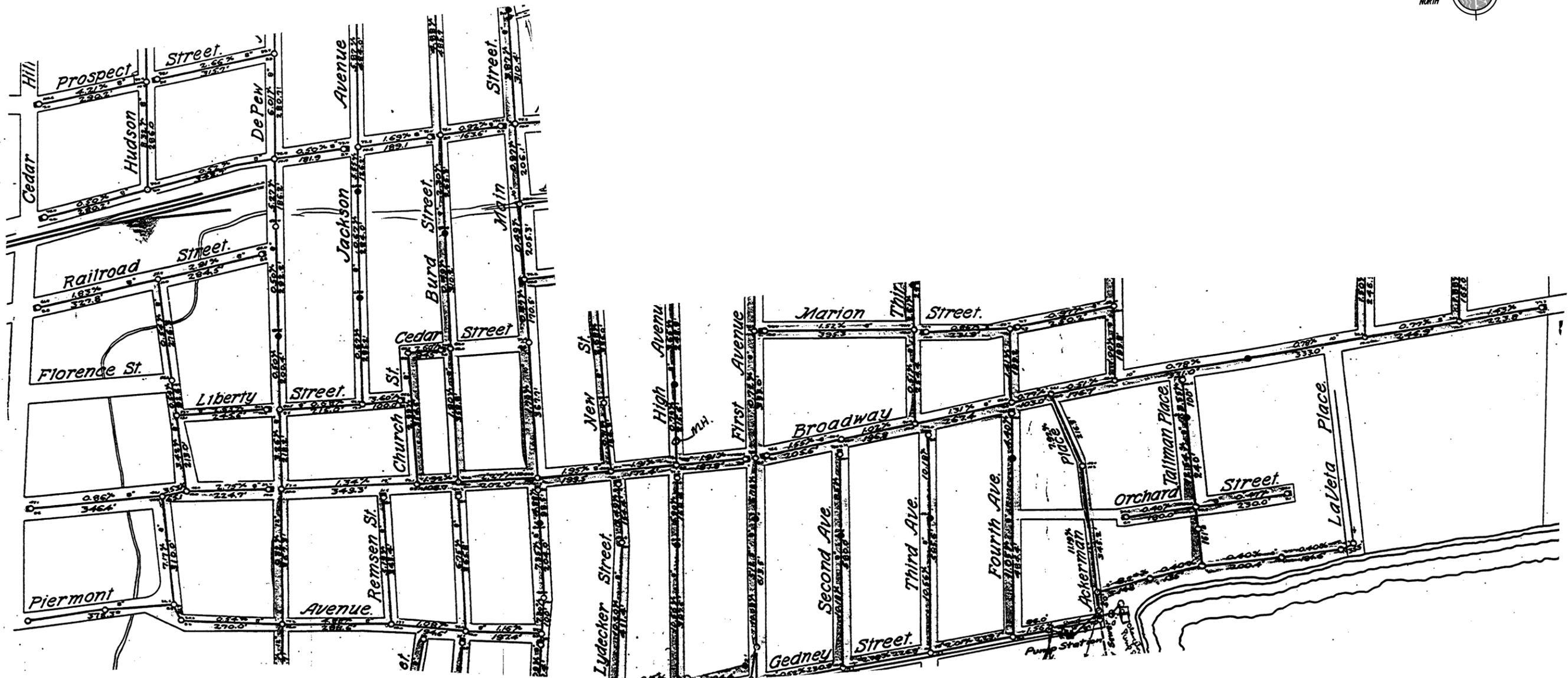
**NYACK TAP
NEW CONNECTIVITIES
FOR NYACK PROJECT** NEW YORK
VILLAGE OF NYACK, NEW YORK

**RECORD ORANGETOWN
SEWAGE COLLECTION
SYSTEM**

PROJECT NO. 150119
SCALE N.T.S.
DATE 10/23/15
DRAWN BY SAZ
CHECKED BY RH

FIG-8

FILE NAME: P:\Proj150\150119\10_Dwg\CAD\Figures.dwg PLOT TIME: Fri, 30 Oct 2015 - 5:17pm LAST SAVE: Fri, 30 Oct 2015 - 5:05pm BY: SAZ



NOTE:
 1. REFERENCE TO "SEWER MAP OF THE VILLAGE OF NYACK" DATED FEBRUARY 1943.



NYACK TAP
 NEW CONNECTIVITIES
 FOR NYACK PROJECT
 VILLAGE OF NYACK, NEW YORK

PROJECT NO.	150119
SCALE	N.T.S.
DATE	10/23/15
DRAWN BY	SAZ
CHECKED BY	RH
DRAWING NO.	FIG-8A

Appendix A
Project Site Photograph Inventory *

*Items provided only in digital format

Appendix B
Ornamental Features Inventory

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Village of Nyack

ARBORIST AND LANDSCAPE ARCHITECTURE SERVICES
FOR NYACK STREETScape IMPROVEMENTS

HARDSCAPE AND AMENITIES ASSESSMENT
APPENDIX



OCTOBER 2015

PREPARED BY:



B. THAYER ASSOCIATES

SIDEWALK AND CURB

West Broadway - Cedar Hill Avenue to Hudson Avenue

SUMMARY

- Cracking, Patching, Shaved Areas
- 2 Empty Tree Pits



Concrete Sidewalk at transition to Residential Area
Location: NW Corner of Cedar Hill Ave.



Concrete Ramp and Curb
Location: NW Corner of Cedar Hill Ave.



Exposed Aggregate Driveway with Empty Tree Pit
Location: Gas Station North of Cedar Hill Ave.



Cracked Exposed Aggregate Concrete Driveway
Location: Gas Station North of Cedar Hill Ave.

The paving on this section of Broadway changes from typical concrete to exposed aggregate. A large driveway provides access to the Citgo gas station. There are signs of wear which include extensive cracking, patching and areas where heaved concrete has been shaved down. Two empty tree pits are present.

SIDEWALK AND CURB

West Broadway - Cedar Hill Avenue to Hudson Avenue (continued)

SUMMARY

- Cracking, Patching, Shaved Areas
- 2 Empty Tree Pits



Concrete Sidewalk with shaved areas/heaving
Location: Between Cedar Hill Ave. and Hudson Ave.



Detail of Shaved Areas
Location: Between Cedar Hill Ave. and Hudson Ave.



Exposed Aggregate Sidewalk with Concrete Patches
Location: Between Cedar Hill Ave. and Hudson Ave.



Exposed Aggregate Sidewalk with Empty Tree Pit
Location: NE Corner of Hudson Ave.

SIDEWALK AND CURB

East Broadway - Cedar Hill Avenue to Hudson Avenue

SUMMARY

- Cracking, Patching, Shaved Areas
- 2 Empty Tree Pits



Stone Curb and Cracked Concrete
Location: NW Corner of Hudson Ave.



Detail Stone Curb
Location: ~100' From NW Corner of Hudson



Heaving Sidewalk, Patched and Shaved
Location: Between Cedar Hill Ave. and Hudson Ave.



Typical Concrete, Converted Driveway
Location: SW Corner of Cedar Hill Ave.

SIDEWALK AND CURB

West Broadway – Hudson Ave. to Depew Ave.



Concrete Sidewalk with shaved areas/heaving
Location: Between Hudson Ave. and Depew Ave.



Shaved Concrete Area/Heaving Adjacent to Tree
Location: Between Hudson Ave. and Depew Ave.



5' Sidewalk with Small Tree Pits
Location: Between Hudson Ave. and Depew Ave.



Shaved Concrete Sidewalk, Significant Heaving
Location: NE Corner of Depew Ave.

SIDEWALK AND CURB

East Broadway – Hudson Ave. to Depew Ave.



Concrete Sidewalk w/Patch at Church Entry
Location: SE Corner of Hudson Ave.



Mid-block Ramp and Enhanced Paving at Library
Location: Between Hudson Ave. and Depew Ave.



5' Sidewalk with 1' Parkway
Location: NW Corner Depew Ave.



Shaved Concrete Sidewalk, Heaving at Library
Location: Between Hudson Ave. and Depew Ave.

SIDEWALK AND CURB

West Broadway – Depew Ave. to Church St.



Exposed Aggregate Sidewalk with Typ. Concrete Patches
Location: SW Corner of Depew St.



Concrete Sidewalk and Curb
Location: Between Depew Ave. and Church St.



Stamped Concrete Accent Paving
Location: Brick House, NW Corner Church Ave.



Detail Stamped Concrete
Location: NW Corner Church Ave.

SIDEWALK AND CURB

West Broadway – Church St. to Burd Ave.



Concrete Sidewalk with Small Tree Wells
Location: SW Corner of Church St.



Concrete Sidewalk with Shaved Areas
Location: SW Corner of Church St



Concrete Sidewalk with Cracks and Shaved Areas
Location: Brick House, NW Corner Church Ave.

SIDEWALK AND CURB

East Broadway – Depew Ave. to Remsen St.



Concrete Sidewalk with Patch around Tree Well
Location: NE Corner of Depew Ave.



Heaving and Shaved Concrete at Tree
Location: Between Depew Ave. and Remsen St.



Typical Concrete Sidewalk & Curb at YMCA
Location: SE Corner of Remsen St.



Concrete Curb at YMCA
Location: SE Corner of Remsen St.

SIDEWALK AND CURB

East Broadway – Remsen St. to Burd St.



Typical Concrete Sidewalk, Ramp to Bank Parking
Location: NE Corner of Remsen St.



Heaving and Shaved Concrete Sidewalk
Location: Between Remsen St. and Burd St.



Concrete Sidewalk with Significant Shaved Areas
Location: SE Corner Burd St.



Detail Shaved Concrete at Tree Well
Location: Between Remsen Ave. and Burd St.

SIDEWALK AND CURB

West Broadway – Burd St. to Main St.



Sidewalk and ADA Ramp, Extensive Patching
Location: SE Corner of Burd St.



Variety of Concrete Types, Extensive Patching
Location: Between Burd St. and Main St.



Sidewalk meeting Accent Paving
Location: NW Corner of Main St.



ADA Ramp with Stone Curb, Stamped Concrete
Crosswalk
Location: NW Corner of Main St.

SIDEWALK AND CURB

East Broadway – Burd St. to Main St.



Concrete Sidewalk
Location: Between Burd St. and Main St.



Concrete Ramp, Stamped Concrete Crosswalk
Location: NE Corner Main St.



Ramp and Large Concrete Patch
Location: SE Corner Burd St.



Cracking, Shaved Concrete and Raised Tree Planter
Location: Between Burd St. and Main St.

SIDEWALK AND CURB

West Broadway – Main St. to New St.



Crosswalk with Stamped Concrete, ADA Ramp
Location: SW Corner Main St.



Sidewalk with Small Tree Well, Awning Overhang
Location: SW Corner Main St.



Empty Tree Well, Patched Concrete
Location: Between Main St. and New St.



Planter Edging at Tree Well, Plants in Pots
Location: NW Corner of New St.

SIDEWALK AND CURB

East Broadway – Main St. to Lydecker St.



Concrete Sidewalk, transitions to Exposed Aggregate
Location: NE Corner Lydecker St.



Crosswalk Ramp, Broken Curb
Location: NE Corner Lydecker St.



Exposed Aggregate Sidewalk and Curb
Location: SE Corner Main St.



Large Concrete Patch
Location: SE Corner Main St.

SIDEWALK AND CURB

West Broadway – New St. to High Ave.



Typical Concrete Sidewalk, Ramp to Bank Parking
Location: NW Corner of New St.



Heaving and Shaved Concrete Sidewalk
Location: Between New St. and High Ave.



Concrete Sidewalk with Significant Shaved Areas
Location: SW Corner High Ave.



Detail Shaved Concrete
Location: SW Corner High Ave.

SIDEWALK AND CURB

East Broadway – Lydecker St. to High Ave.



Sidewalk and Curb, Raised Planter
Location: NE Corner High Ave.



Raised Planter, Possible Salt Pitting on Concrete
Location: NE Corner High Ave.



Patches at Tree Wells, Crosswalk Ramp
Location: SE Corner Lydecker St.



Raised Planter
Location: Between Lydecker St. and High Ave.

SIDEWALK AND CURB

West Broadway – High Ave. to First Ave.



Sidewalk Width Varies with Building Facade
Location: SW Corner High Ave.



Heaving and Shaved Concrete
Location: Between High Ave. and First Ave.



Wider Sidewalk Condition
Location: Between High Ave. and First Ave.



Cross-slope Greater Than Normal Down to Curb
Location: NW Corner First Ave.

Sidewalk has greater than normal cross-slope from building down to curb.

SIDEWALK AND CURB

East Broadway – High Ave. to First Ave.



Crosswalk Ramp
Location: SE Corner First Ave.



Garden Edging at Tree Well, Soil at Grade
Location: SE Corner First Ave.



Cracking and Patch at Tree Well
Location: Between High Ave. and First Ave.



Raised Tree Planter
Location: NE Corner High Ave.

SIDEWALK AND CURB

Commercial Transition to Residential Zone – 1st Ave. to 5th Ave.



Typical Concrete Sidewalk, Ramp to Bank Parking
Location: SE Corner of Depew Ave.



Sidewalk in front of Baptist Church
Location: NW Corner of Fifth Ave.



New ADA Crosswalk Ramp
Location: NE Corner Ackerman Lane



Parkway with Gravel, Only Occurs at this Residence
Location: East Side Between 4th Ave. and 3rd Ave.

Parkway starts at 5th Ave. on West side, at 3rd Ave on East Side.

SIDEWALK AND CURB

Residential Area – 5th Ave. to Tallman St.



Exposed Aggregate Sidewalk and Driveway
Location: West Side Between 5th Ave. and 6th Ave.



Exposed Aggregate Sidewalk and Stone Curb
Location: West Side Between 5th Ave. and 6th Ave.



New ADA Crosswalk Ramp
Location: SW Corner Tallman Ave.



Parkway with Gravel, Only occurs this Residence
Location: East Side Between 4th Ave. and 3rd Ave.

The concrete sidewalks in this area are in good condition, with minimal cracking and patching near tree locations. The turf parkway starts at 5th Ave. on the west side of Broadway, and at 3rd Ave. on the east side. Curbs are concrete with small sections of stone curb present. New ADA Crosswalk Ramps are present throughout this section of Broadway.

BENCHES

SUMMARY

- 2 concrete base benches with wooden slat seat and back rests are present
- 2 metal base benches with wooden slat seats and back rests are present at the Nyack Library
- 1 metal base bench with wooden slat seats is present on Main Street, in front of Starbucks, in an area that was recently refurbished



Wood Slat and Concrete Base Bench
Location: Apts. Depew/Church



Wood Slat and Metal Base Bench
Location: The Nyack Library



Wood Slat and Concrete Base Bench
Location: Village Hall



Wood Slat and Metal Base Bench
Location: Starbucks on Main St.

Benches in the downtown area are located at popular gathering spots, such as the municipal building, the library, and a coffee shop. Some benches show more wear than others. The Village of Nyack could promote social activity, and establish a more cohesive look along the streetscape by installing one bench style throughout the downtown blocks.

TRASH RECEPTACLES

SUMMARY

- 5 different types of trash receptacles in commercial and residential zones
- 2 different types of recycling receptacles located in the commercial zone



Metal Trash Receptacle and Plastic Recycling Receptacle
Location: Downtown Blocks



Wooden Frame Trash Receptacle and Metal Recycling Receptacle
Location: South of Cedar Hill Ave.



Metal Trash Receptacle with Ash Tray Lid
Location: Downtown Blocks



Square Trash Receptacle with Stone Side Panels
Location: The Nyack Library



Customized Wood Frame Trash Receptacle
Location: Residential area



Customized Metal Trash Receptacle
Location: Residential area

There are many trash and recycling receptacles along Broadway in the downtown area and a few in the residential area. The Town has a fair number of trash receptacles, with some variability to their design. The Village of Nyack could establish a more cohesive look along the streetscape by installing one trash receptacle and one recycling receptacle style throughout the downtown blocks.

BICYCLE PARKING

SUMMARY

- 2 bicycle parking rack types present
- Ad hoc bicycle parking
- Unsecured bicycle parking features



Black Bicycle Rack
Location: SW Corner Church Ave.



Bicycle Racks
Location: NE Corner High Ave.

There were only two locations where bicycle parking was observed, evidence that there is limited bicycle parking present in the Village. Furthermore, the bicycle racks may be a security risk for users because the racks are not securely fastened to the ground surface. Considering that Nyack is a popular destination for cyclists it may be advisable to install secure, aesthetically integrated bicycle parking. There is a great opportunity to integrate bicycles into the street infrastructure.

STREET LIGHTING

SUMMARY

- Cobra head lighting fixtures on utility poles throughou
- Cobra head lighting fixtures on light poles in commercial zone
- Pedestrian-scale decorative light poles in commercial zone, ranging from 10'-18' high



Cobra Head on Light Pole with Banner
Location: Downtown Blocks



Cobra Head on Utility Pole
Location: Residential Area



Pedestrian Scale Light Pole with Caged Acorn Fixture (approx.18' high)
Location: Downtown blocks



Pedestrian Scale Light Pole w/Acorn Fixture (approx. 14' high)
Location: Between High Ave. & First Ave



Pedestrian Scale Light Pole w/square Acorn Fixture (approx. 10' high)
Location: Downtown Blocks

There is no pedestrian scale lighting in residential area. Installing pedestrian-scale lighting may improve user experience. Establishing one type of street lamp along the downtown blocks also may help unify the streetscape.

SIGNAGE

SUMMARY

- Extensive parking signage
- Signage presents visual clutter for pedestrians
- A lot of seasonal/temporary event signage on light poles, parking meters, and trees



Sign and Meter with Flag Holder
Location: Downtown Blocks



Flag Holder Mounted to Meter
Location: Downtown Blocks



Banner Mounted to Street Lamp Post
Location: Downtown Blocks



Pedestrian Crossing Sign
Location: Downtown Blocks



Parking Wayfinding Sign
Location: Downtown Blocks



Historic Wayfinding Sign
Location: NE Corner of Main and Broadway

There is signage throughout the Village, consisting of various permanent and temporary sign types. The temporary signage is typically fastened to the existing signage announcing upcoming events. There is some temporary signage fastened to trees, as well. An example of historic wayfinding is also present at the northeast corner of Main Street and Broadway.

PARKING METERS

SUMMARY

- Three types of parking meters in commercial zone
- Potentially hazardous remnant parking meter posts



ADA Parking Meter and Signage
Location: Downtown Blocks



Red Parking Meter
Location: Village Hall



Automated Parking Meter and Signage
Location: Downtown Blocks



Parking Meter Post
Location: Downtown Blocks

Parking meters are present throughout the downtown zone. There are three types of parking meters in the project area: blue ADA meters, red Village Hall parking meters, and automated parking meters. The ADA parking meters control one single parking space that is reserved for handicapped drivers. The automated parking meters control multiple parking spaces along the street, and they operate with coins and cards for payment. There are some remnant parking meter posts along the project area on Broadway, which may be hazardous to pedestrians. It may be advisable to saw cut the posts flush with the sidewalk.

BIN RECEPTACLES

SUMMARY

- Newspaper and flyer kiosks are present along the sidewalk
- Various receptacles, including post office boxes and donation boxes



Newspaper and Flyer Kiosks
Location: Post Office



Post Boxes
Location: Apts. Depew/Church



Shipping and Donation Receptacles
Location: Citgo Gas Station

There are newspaper and flyer kiosks and Post Office Boxes along Broadway in the downtown area.

RIGHT-OF-WAY USE

SUMMARY

- Private business features
- Tree pit embellishment
- Restaurant seating



Signage and Ash Tray Stand
Location: Downtown Blocks



Planters and Trash Receptacle
Location: Downtown Blocks



Restaurant Seating
Location: Downtown Blocks



Business Wares for Sale and Planters
Location: Downtown Blocks



Embellished Tree Pit
Location: Downtown Blocks



Embellished Tree Pit
Location: Downtown Blocks

There are many things within the public right-of-way that represent the care and attention of private businesses. Some businesses have placed promotional materials and/or decorative items on the sidewalk. Restaurants may have outdoor seating on the sidewalk. And, some tree pits have been embellished with planter boxes and/or additional landscaping.

Appendix C
Arborist Inventory and Photo Log

Village of Nyack

ARBORIST AND LANDSCAPE ARCHITECTURE SERVICES FOR NYACK STREETScape IMPROVEMENTS

ARBORIST INVENTORY REPORT



OCTOBER 2015

PREPARED BY:



Tree: <i>Gleditsia triacanthos inermis</i> Name: HONEYLOCUST Caliper (DBH): 20	Location: 36 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 1
Comments: MINOR DEAD LOWER BRANCHES; INCLUDED BARK; MINOR DAMAGE TO EXPOSED ROOTS IN ROW Condition: 27/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

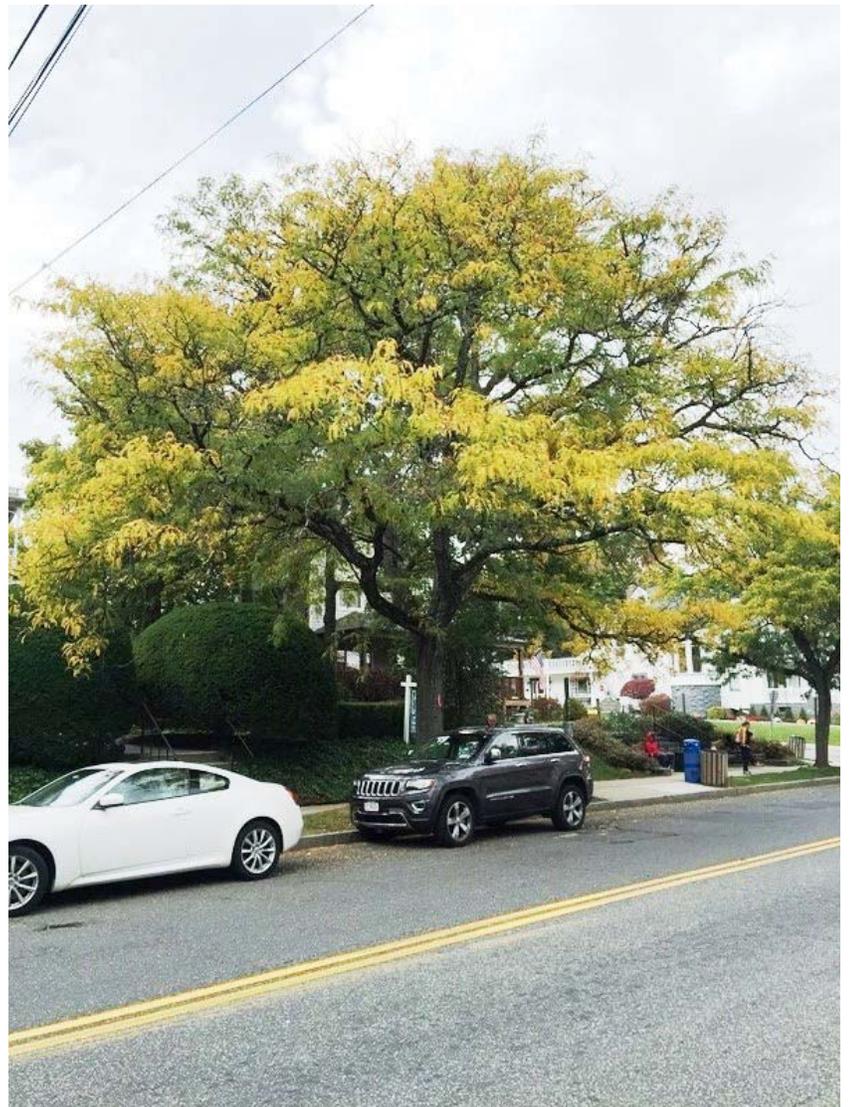
PHOTOS



Minor dead lower branches



Root collar in grass ROW



Gleditsia triacanthos inermis

HONEYLOCUST

Tree: <i>Gleditsia triacanthos inermis</i> Name: HONEYLOCUST Caliper (DBH): 16	Location: 37 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 2
Comments: MINOR DEAD LOWER BRANCHES Condition: 28/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

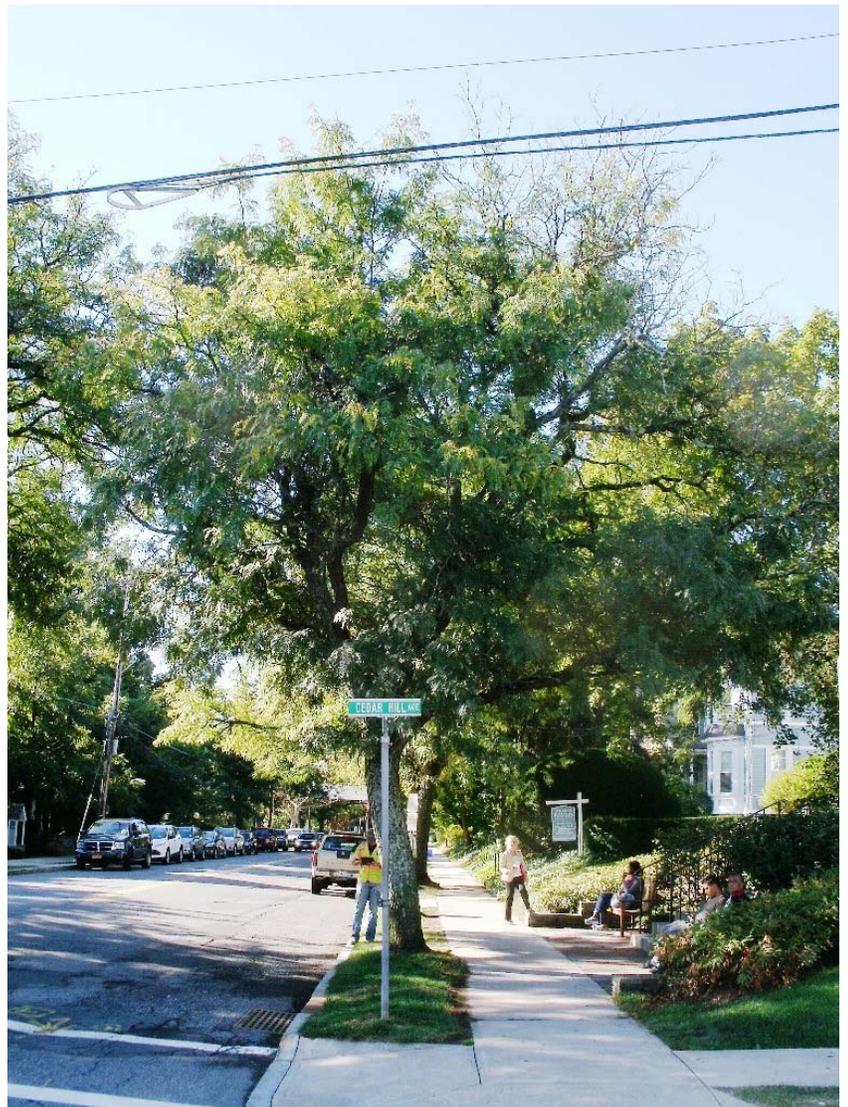
PHOTOS



Dead lower branches



Root collar in grass ROW



Gleditsia triacanthos inermis

HONEYLOCUST

Tree: <i>Prunus cerasifera</i> Name: PLUM, PURPLELEAF Caliper (DBH): 6	Location: 38 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 3
Comments: MINOR TRUNK DAMAGE; DEAD SMALLER BRANCHES; POOR FOLIAGE Condition: 25/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Dead branches



Tree pit



Prunus cerasifera

PLUM, PURPLELEAF

Tree: <i>Prunus cerasifera</i> Name: PLUM, PURPLELEAF Caliper (DBH): 8	Location: 39 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 4
Comments: BASAL SPROUTS; MINOR TRUNK DAMAGE Condition: 28/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

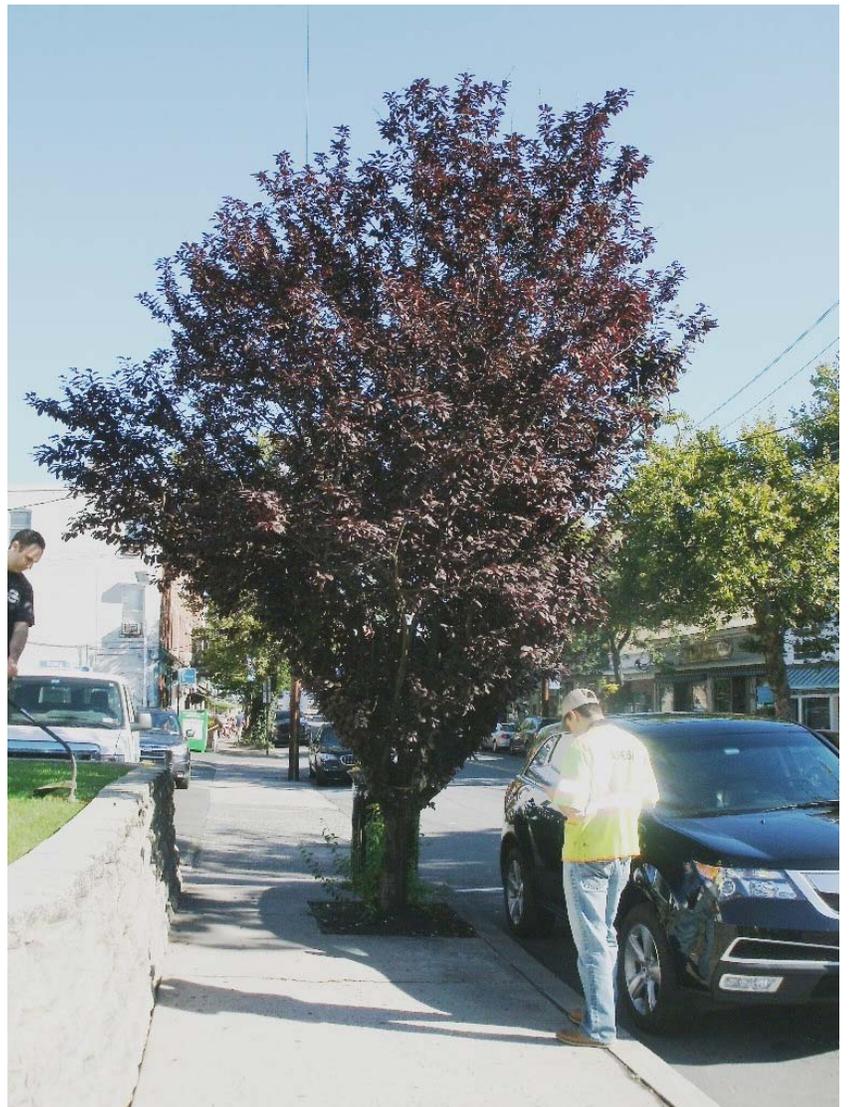
PHOTOS



Trunk damage



Tree pit



Prunus cerasifera

PLUM, PURPLELEAF

Tree: <i>Platanus x acerifolia</i> Name: LONDON PLANETREE Caliper (DBH): 23	Location: 40 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 5
Comments: BURIED ROOT COLLAR IN RAISED PLANTER; MAJOR VINE COVERAGE; CANOPY IN CONFLICT WITH POWER LINES; PARKING METER POST IN TREE PIT Condition: 27/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Vines climbing trunk



Buried root collar in raised planter



Platanus x acerifolia

LONDON PLANETREE

Tree: <i>Zelkova serrata</i> Name: ZELKOVA, JAPANESE Caliper (DBH): 10	Location: 41 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 6
Comments: BURIED ROOT COLLAR; INCLUDED BARK; CANOPY IN CONFLICT WITH POWER LINES Condition: 28/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Included bark



Tree pit with buried root collar



Zelkova serrata

ZELKOVA, JAPANESE

Tree: <i>Fraxinus pennsylvanica</i> Name: ASH, GREEN Caliper (DBH): 11	Location: 42 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 7
Comments: LEANING TOWARDS STREET; WATERSPROUTING AT OLD PRUNING CUTS; CANOPY IN CONFLICT WITH STREET LIGHT; UNDERSIZED TREE PIT Condition: 23/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Canopy in conflict with street light



Swollen root collar in tree pit



Fraxinus pennsylvanica

ASH, GREEN

Tree: <i>Platanus x acerifolia</i> Name: LONDON PLANETREE Caliper (DBH): 25	Location: 43 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 8
Comments: SIDEWALK HEAVING FROM ROOTS; MINOR DEAD BRANCHES; TRUNK SCARS; UNDERSIZED TREE PIT Condition: 28/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

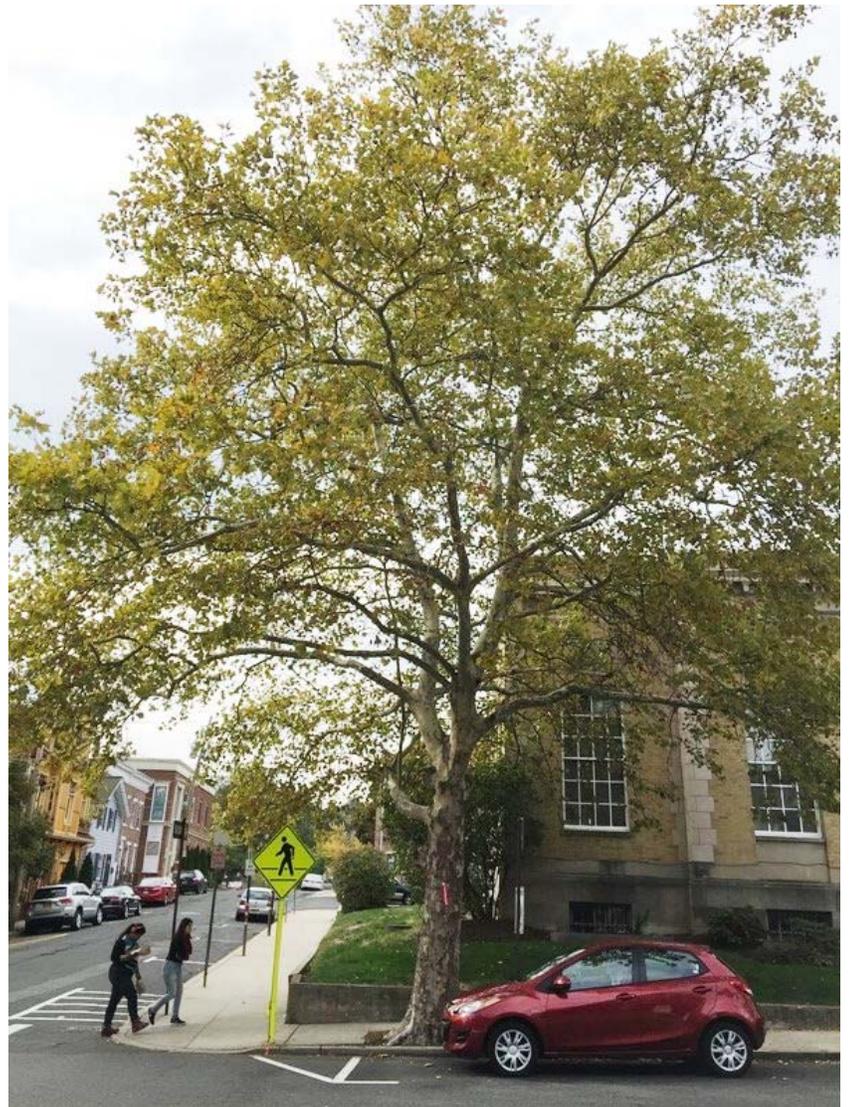
PHOTOS



Trunk scars and heaving sidewalk



Undersized tree pit



Platanus x acerifolia

LONDON PLANETREE

Tree: <i>Platanus x acerifolia</i> Name: LONDON PLANETREE Caliper (DBH): 24	Location: 44 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 9
Comments: MINOR SIDEWALK HEAVING, DEAD SMALLER BRANCHES; WATERSPROUTING ON TRUNK; TRUNK SCARS; CANOPY IN CONFLICT WITH POWER POLE Condition: 27/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

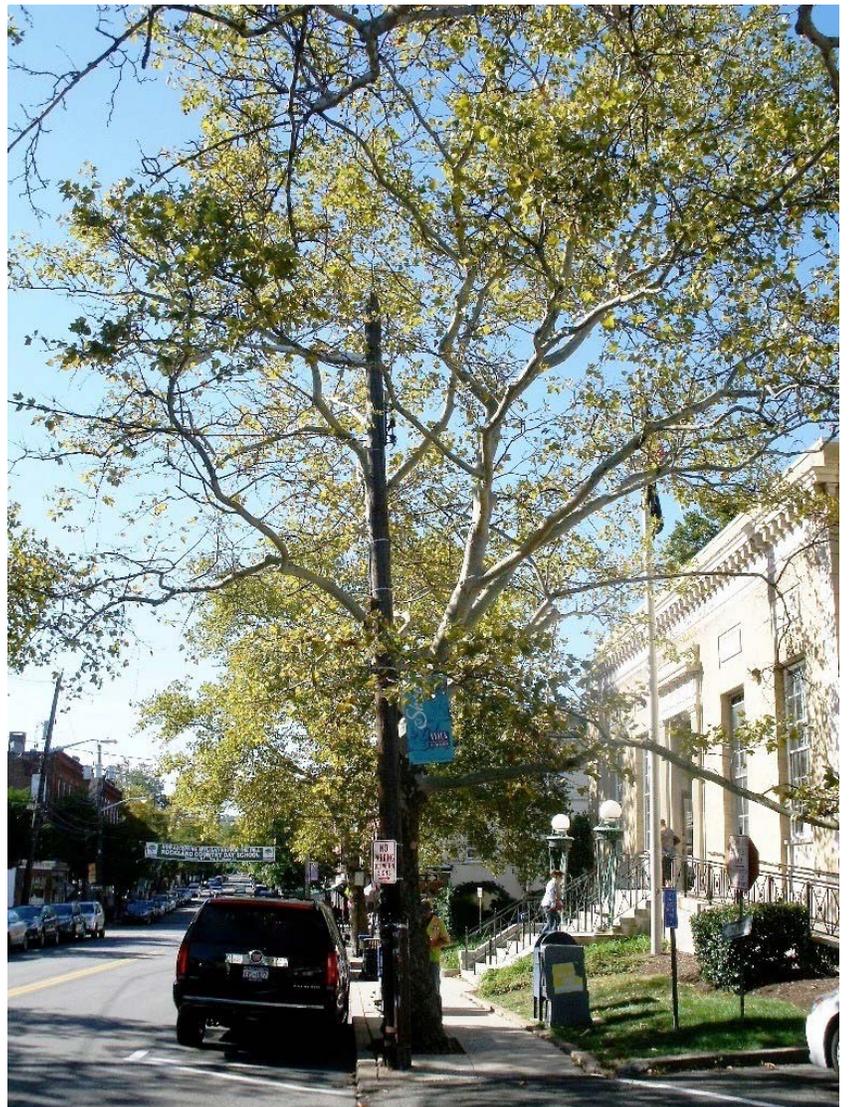
PHOTOS



Watersprouting on trunk



Undersized tree pit



Platanus x acerifolia

LONDON PLANETREE

Tree: <i>Platanus x acerifolia</i> Name: LONDON PLANETREE Caliper (DBH): 18	Location: 45 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 10
Comments: MAJOR LEADER DEAD AND PARTIALLY BROKEN OFF; MAJOR TRUNK DECAY; MAJOR DEAD BRANCHES Condition: 16/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Dead leader and branches



Undersized tree pit



Platanus x acerifolia

LONDON PLANETREE

Tree: <i>Platanus x acerifolia</i> Name: LONDON PLANETREE Caliper (DBH): 22	Location: 46 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 11
Comments: MAJOR SIDEWALK HEAVING; TRUNK DAMAGE; MAJOR PRUNING DUE TO POWER LINES Condition: 24/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Trunk damage



Undersized tree pit



Platanus x acerifolia

LONDON PLANETREE

Tree: <i>Platanus x acerifolia</i> Name: LONDON PLANETREE Caliper (DBH): 23	Location: 16 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 12
Comments: MINOR SIDEWALK HEAVING Condition: 28/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Heaving sidewalk



Undersized tree pit



Platanus x acerifolia

LONDON PLANETREE

Tree: <i>Platanus x acerifolia</i> Name: LONDON PLANETREE Caliper (DBH): 25	Location: 17 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 13
Comments: MAJOR SIDEWALK HEAVING AND CRACKING; TRUNK DAMAGE Condition: 25/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Trunk damage



Undersized tree pit



Platanus x acerifolia

LONDON PLANETREE

Tree: <i>Platanus x acerifolia</i> Name: LONDON PLANETREE Caliper (DBH): 17	Location: 18 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 14
Comments: THIN IRREGULAR SHAPED CROWN; MINOR DEAD BRANCHES; EUONYMOUS AT BASE AND CLIMBING TRUNK Condition: 23/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Minor dead branches



Undersized tree pit with planting



Platanus x acerifolia

LONDON PLANETREE

Tree: <i>Platanus x acerifolia</i> Name: LONDON PLANETREE Caliper (DBH): 18	Location: 19 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 15
Comments: MAJOR VINE COVERAGE; MINOR DEAD BRANCHES Condition: 27/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Vines climbing up trunk



Undersized tree pit with planting



Platanus x acerifolia

LONDON PLANETREE

Tree: <i>Platanus x acerifolia</i> Name: LONDON PLANETREE Caliper (DBH): 24	Location: 20 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 16
Comments: CROOKED MAIN LEADER; THIN CROWN; MAJOR DEAD BRANCHES; EUONYMOUS AT BASE AND CLIMBING TRUNK Condition: 13/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Major dead branches



Undersized tree pit with planting



Platanus x acerifolia

LONDON PLANETREE

Tree: <i>Platanus x acerifolia</i> Name: LONDON PLANETREE Caliper (DBH): 11	Location: 21 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 17
Comments: MAJOR DAMAGE TO TRUNK; THIN CROWN; MINOR DEAD BRANCHES; WATERSPROUTING ON TRUNK Condition: 26/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Major damage to trunk



Undersized tree pit



Platanus x acerifolia

LONDON PLANETREE

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 9	Location: 22 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 18
Comments: DEAD SCAFFOLD BRANCH; MINOR DEAD BRANCHES; THIN CROWN; INCLUDED BARK; WATERSPROUTING ON TRUNK Condition: 24/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Watersprouting on trunk



Undersized tree pit



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Fraxinus pennsylvanica</i> Name: ASH, GREEN Caliper (DBH): 4	Location: 23 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 19
Comments: BURIED ROOT COLLAR; MINOR DEAD BRANCHES		Date: 9/24/2015	Time:
Condition: 26/32		Weather: Sunny	Temp: 73 degrees F
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

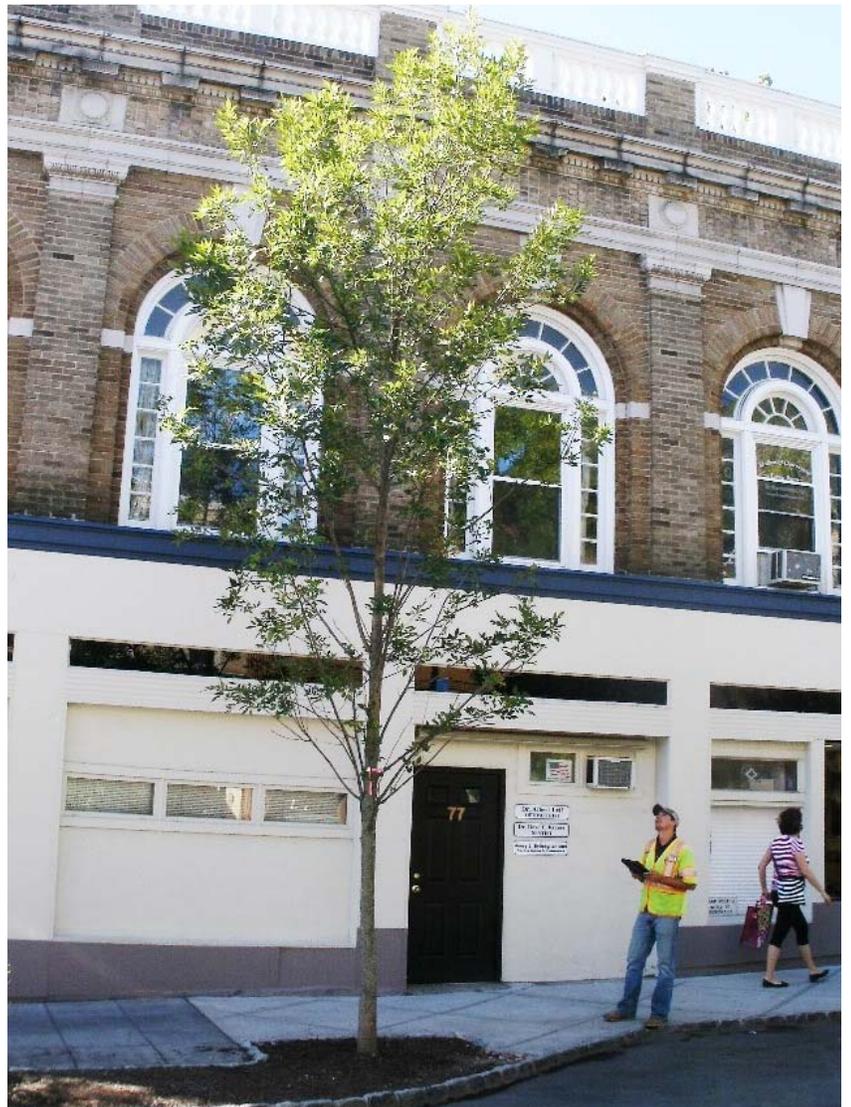
PHOTOS



Sidewalk bump out



Undersized tree pit



Fraxinus pennsylvanica

ASH, GREEN

Tree: <i>Quercus acutissima</i> Name: OAK, SAWTOOTH Caliper (DBH): 4	Location: 24 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 20
Comments: BURIED ROOT COLLAR Condition: 31/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Buried root collar



Undersized tree pit



Quercus acutissima

OAK, SAWTOOTH

Tree: <i>Gleditsia triacanthos inermis</i> Name: HONEYLOCUST Caliper (DBH): 12	Location: 25 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 21
Comments: BURIED ROOT COLLAR IN RAISED PLANTER; MINOR DEAD BRANCHES; INCLUDED BARK Condition: 23/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Included bark



Buried root collar in raised planter



Gleditsia triacanthos inermis

HONEYLOCUST

Tree: <i>Styphnolobium japonicum</i> Name: JAPANESE PAGODA TREE Caliper (DBH): 16	Location: 26 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 22
Comments: BURIED ROOT COLLAR IN RAISED PLANTER; MAJOR SCAFFOLD DAMAGE; MINOR DEAD BRANCHES; THIN CROWN Condition: 20/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Major scaffold damage



Buried root collar in raised planter



Styphnolobium japonicum

JAPANESE PAGODA TREE

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 8	Location: 27 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 23
Comments: MINOR DAMAGE TO EXPOSED ROOTS; MINOR DEAD BRANCHES; INCLUDED BARK Condition: 28/32	Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F		
Mitigation Case #:	Cut(-)/Fill(+) (in.):		

PHOTOS



Minor dead branches



Undersized tree pit



Pyrus calleryana

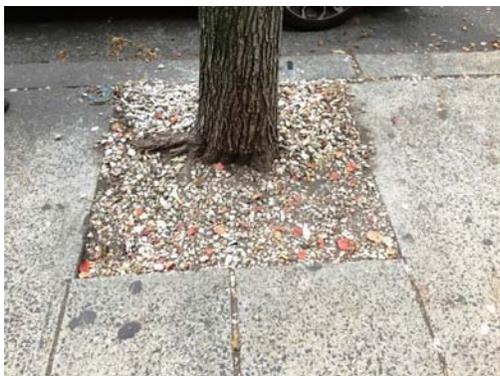
PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 8	Location: 28 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 24
Comments: MINOR TRUNK WOUND Condition: 30/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Minor trunk wound



Undersized tree pit



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 7	Location: 29 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 25
Comments: MINOR DEAD BRANCHES; VEHICLE DAMAGE TO SCAFFOLD BRANCHES; NEW PLANTER BOX WITH MUMS IN POTS Condition: 28/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Damage to scaffold branches



Tree pit with mums in pots



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 8	Location: 30 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 26
Comments: MINOR DEAD BRANCHES; THIN CROWN Condition: 28/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

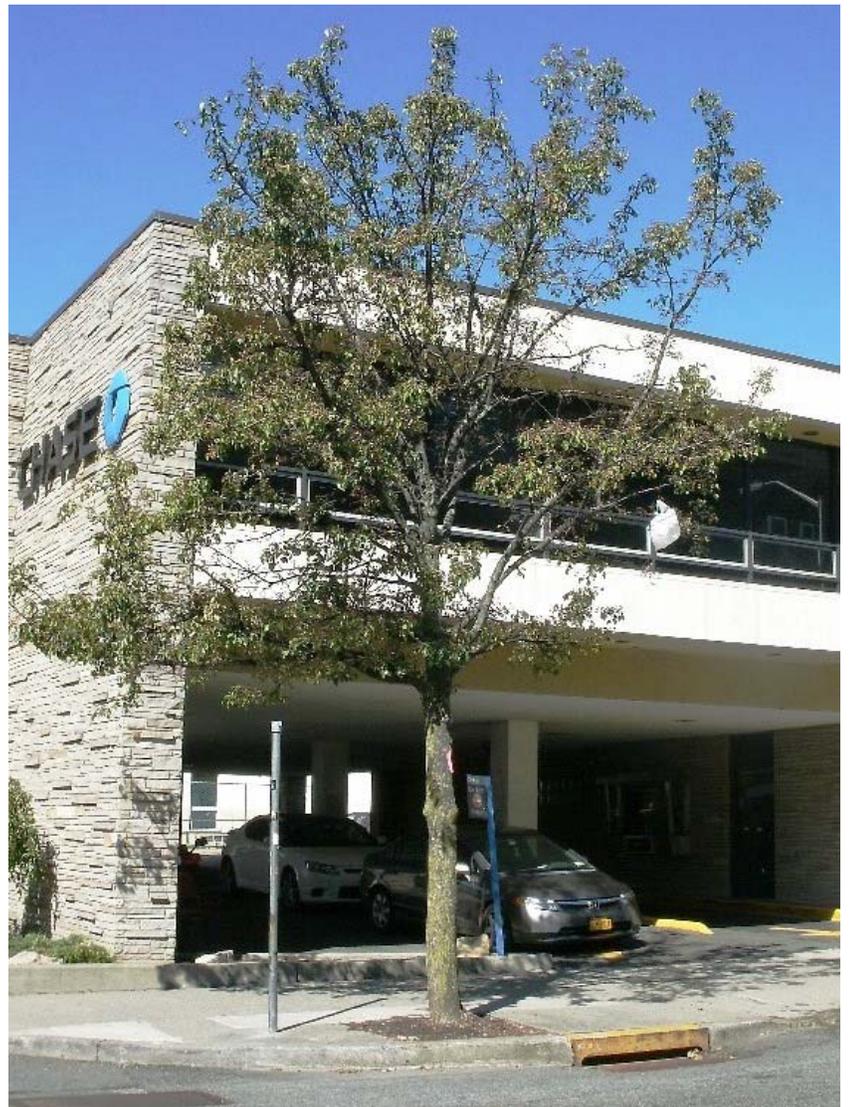
PHOTOS



Minor dead branches



Undersized tree pit



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 9	Location: 31 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 27
Comments: CODOMINANT LEADERS; INCLUDED BARK; THIN CROWN; CANOPY IN CONFLICT WITH LAMP POST Condition: 26/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Codominant leaders



Undersized tree pit



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 9	Location: 32 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 28
Comments: CODOMINANT LEADERS; INCLUDED BARK; THIN CROWN; EXPOSED ROOTS WITH MINOR DAMAGE Condition: 27/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Codominant leaders



Undersized tree pit



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 8	Location: 33 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 29
Comments: BROKEN MINOR BRANCH; THIN CROWN; ; EXPOSED ROOTS WITH MINOR DAMAGE Condition: 24/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Broken minor branch



Undersized tree pit



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 17	Location: 34 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 30
Comments: VEHICLE DAMAGE TO SCAFFOLD BRANCHES; DEAD LOWER BRANCHES; MINOR TRUNK SCAR Condition: 26/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Damage to scaffold branches



Undersized tree pit



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 16	Location: 35 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 31
Comments: MAJOR TRUNK DAMAGE; DEAD BRANCHES; SIGN POST IN TREE PIT Condition: 24/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

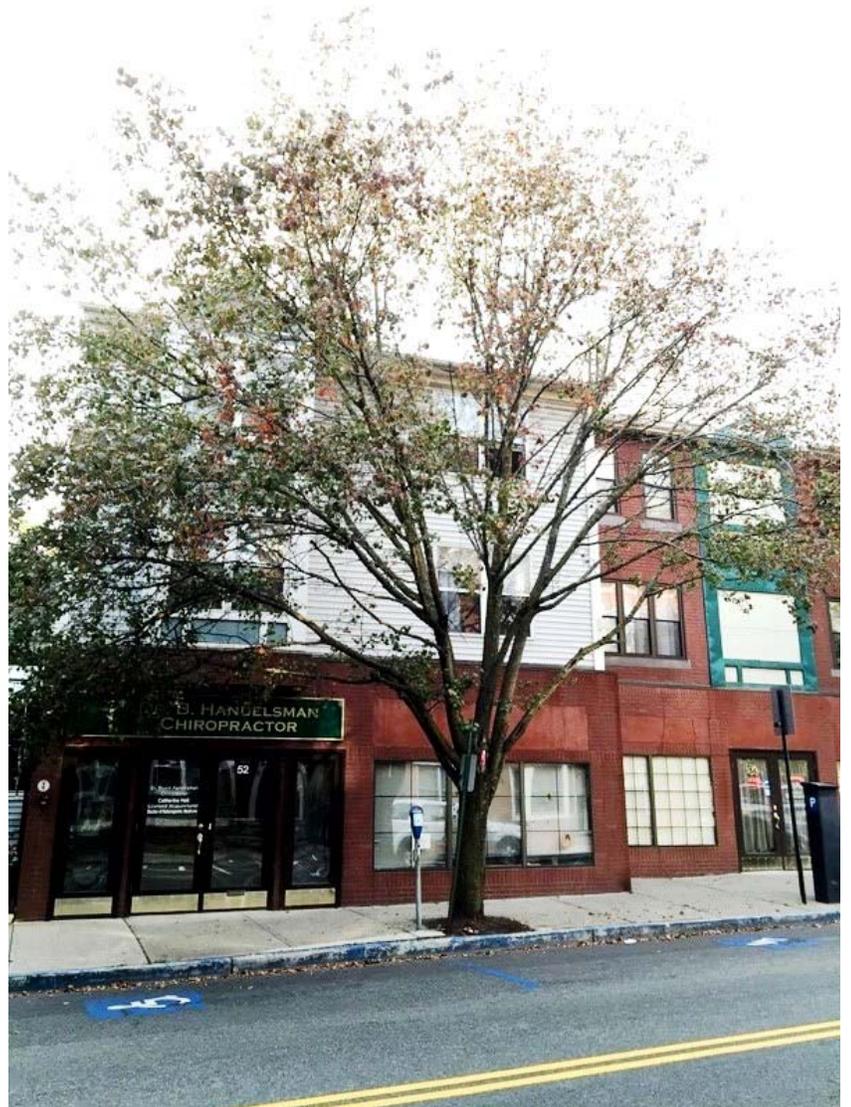
PHOTOS



Major trunk damage



Undersized tree pit with sign post



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 14	Location: 36 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 32
Comments: MAJOR TRUNK DAMAGE; VEHICLE DAMAGE TO SCAFFOLD BRANCHES; POOR CANOPY STRUCTURE Condition: 16/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Major trunk damage



Undersized tree pit



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Picea abies</i> Name: SPRUCE, NORWAY Caliper (DBH): 31	Location: 37 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 33
Comments: PRIVATE PROPERTY; IVY GROWING UP TRUNK; DEAD BRANCHES Condition: 25/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Dead branches



Root collar in lawn



Picea abies

SPRUCE, NORWAY

Tree: <i>Acer platanoides</i> Name: MAPLE, NORWAY Caliper (DBH): 30	Location: 38 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 34
Comments: PRIVATE PROPERTY; MINOR TRUNK DAMAGE Condition: 28/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Minor trunk wound



Root collar in lawn



Acer platanoides

MAPLE, NORWAY

Tree: <i>Juglans nigra</i> Name: WALNUT, BLACK Caliper (DBH): 22	Location: 39 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 35
Comments: PRIVATE PROPERTY Condition: 27/32	Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F		
Mitigation Case #:	Cut(-)/Fill(+) (in.):		

PHOTOS



Root collar in lawn



Juglans nigra

WALNUT, BLACK

Tree: <i>Quercus palustris</i> Name: OAK, PIN Caliper (DBH): 21	Location: 40 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 36
Comments: PRIVATE PROPERTY Condition: 30/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Root collar in lawn



Quercus palustris

OAK, PIN

Tree: <i>Quercus palustris</i> Name: OAK, PIN Caliper (DBH): 12	Location: 41 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 37
Comments: PRIVATE PROPERTY Condition: 29/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Root collar in lawn



Quercus palustris

OAK, PIN

Tree: <i>Acer rubrum</i> Name: MAPLE, RED Caliper (DBH): 22	Location: 42 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 38
Comments: PRIVATE PROPERTY; MINOR DEAD BRANCHES Condition: 27/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

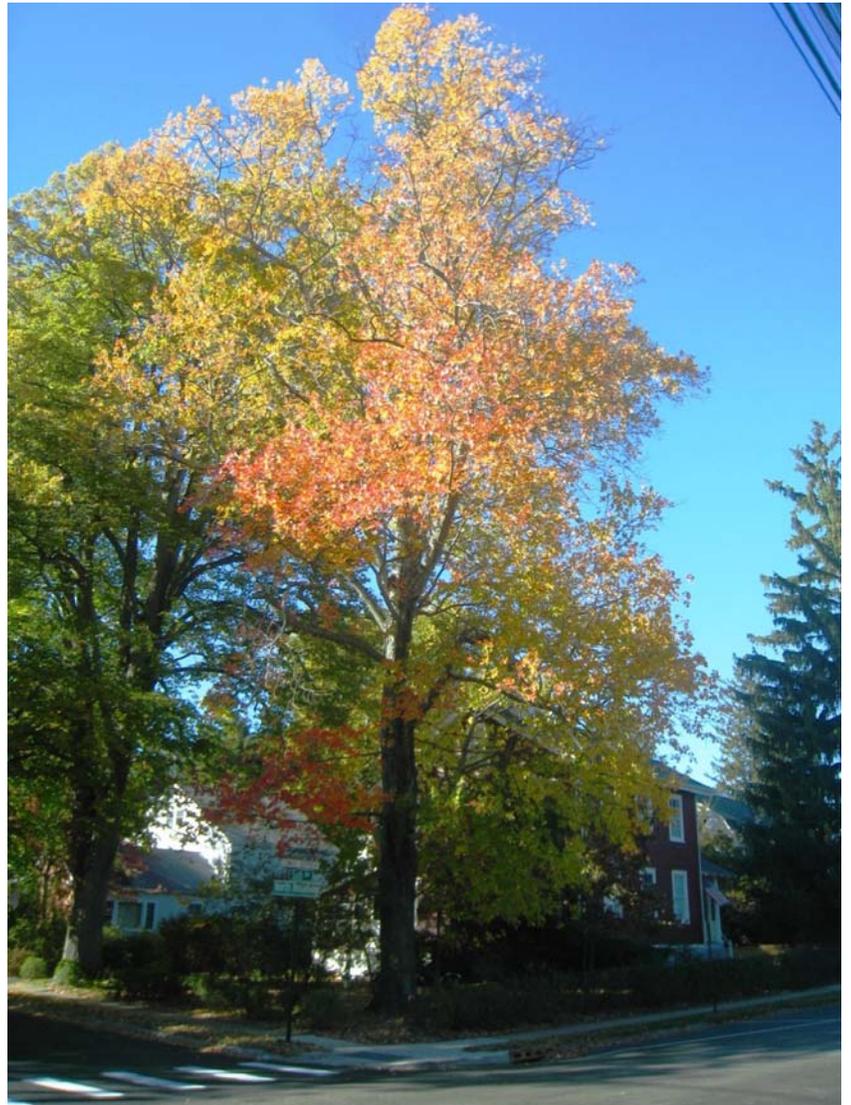
PHOTOS



Minor dead branches



Root collar in lawn



Acer rubrum

MAPLE, RED

Tree: <i>Picea abies</i> Name: SPRUCE, NORWAY Caliper (DBH): 32	Location: 43 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 39
Comments: PRIVATE PROPERTY Condition: 30/32	Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F		
Mitigation Case #:	Cut(-)/Fill(+) (in.):		

PHOTOS



Root collar in lawn



Picea abies

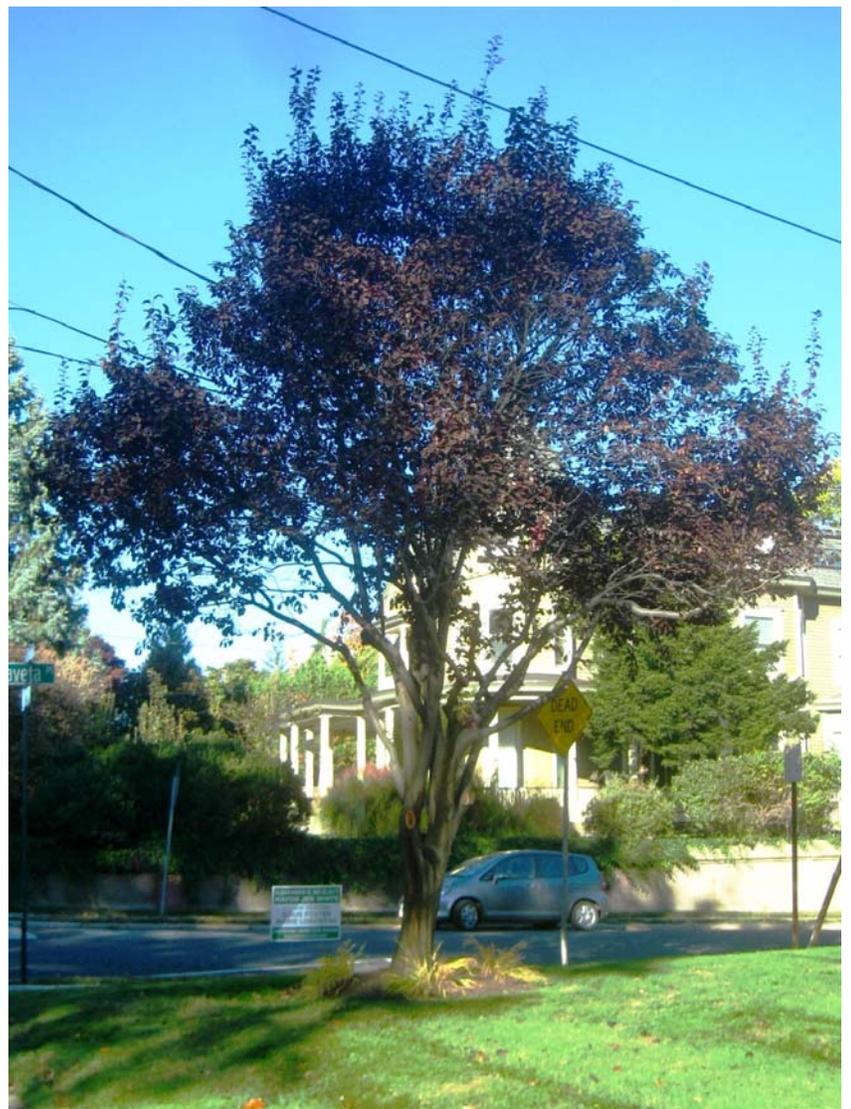
SPRUCE, NORWAY

Tree: <i>Prunus cerasifera</i> Name: PLUM, PURPLELEAF Caliper (DBH): 10	Location: 44 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 40
Comments: PRIVATE PROPERTY Condition: 28/32	Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F		
Mitigation Case #:	Cut(-)/Fill(+) (in.):		

PHOTOS



Root collar in planting bed



Prunus cerasifera

PLUM, PURPLELEAF

Tree: <i>Magnolia stellata</i> Name: MAGNOLIA, STAR Caliper (DBH): 4	Location: 45 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 41
Comments: PRIVATE PROPERTY Condition: 30/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Root collar in planting bed



Magnolia stellata

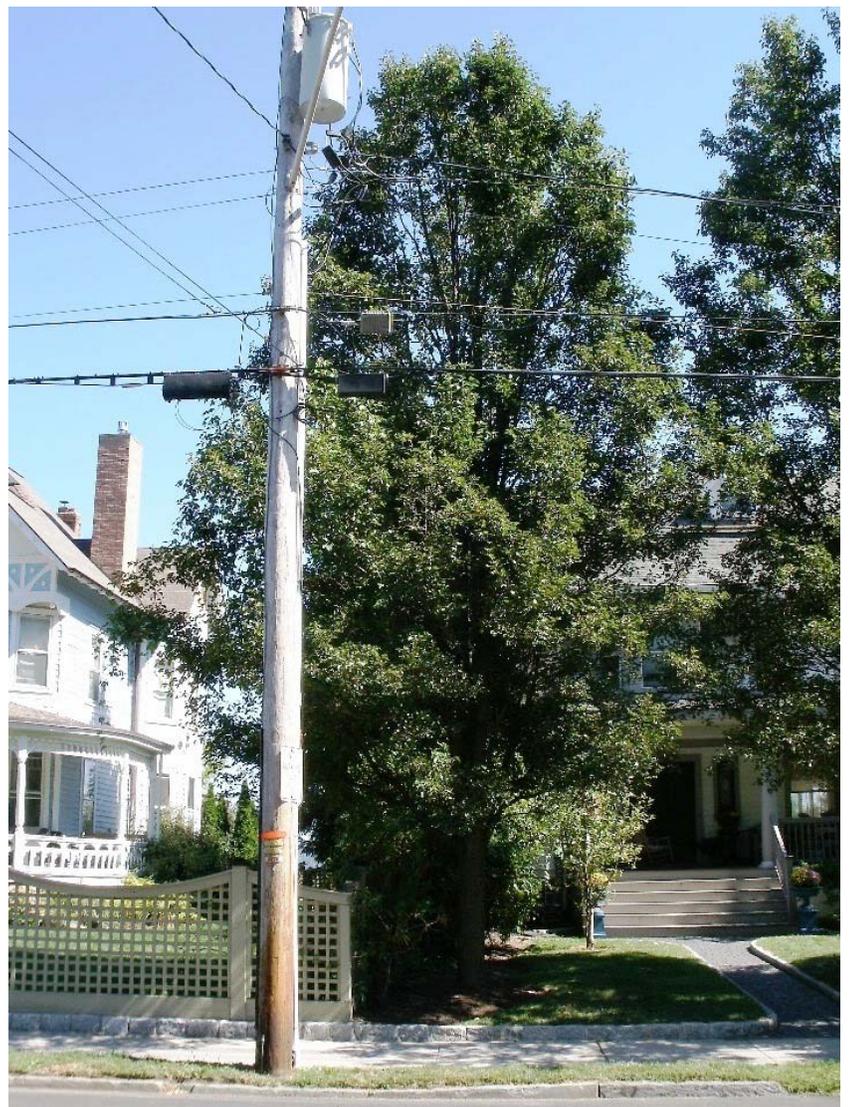
MAGNOLIA, STAR

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 13	Location: 46 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 42
Comments: PRIVATE PROPERTY Condition: 28/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Root collar in lawn



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 13	Location: 47 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 43
Comments: PRIVATE PROPERTY Condition: 28/32	Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F		
Mitigation Case #:	Cut(-)/Fill(+) (in.):		

PHOTOS



Root collar in lawn



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 13	Location: 48 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 44
Comments: PRIVATE PROPERTY Condition: 28/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Root collar in lawn



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 13	Location: 49 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 45
Comments: PRIVATE PROPERTY Condition: 28/32	Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F		
Mitigation Case #:	Cut(-)/Fill(+) (in.):		

PHOTOS



Root collar in lawn



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 12	Location: 50 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 46
Comments: PRIVATE PROPERTY Condition: 28/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Root collar in planting bed



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 10	Location: 51 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 47
Comments: PRIVATE PROPERTY; IVY GROWING UP TRUNK Condition: 27/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Root collar in planting bed



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Syringa reticulata</i> Name: LILAC, JAPANESE TREE Caliper (DBH): 4,3,3	Location: 52 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 48
Comments: PRIVATE PROPERTY; IVY GROWING UP TRUNK Condition: 27/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Ivy growing up trunk



Root collar in planting bed



Syringa reticulata

LILAC, JAPANESE TREE

Tree: <i>Aesculus hippocastanum</i> Name: HORSECHESTNUT Caliper (DBH): 20	Location: 53 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 49
Comments: LEAF SCORCH; HEAVILY PRUNED Condition: 26/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Leaf scorch



Root collar in planting bed



Aesculus hippocastanum

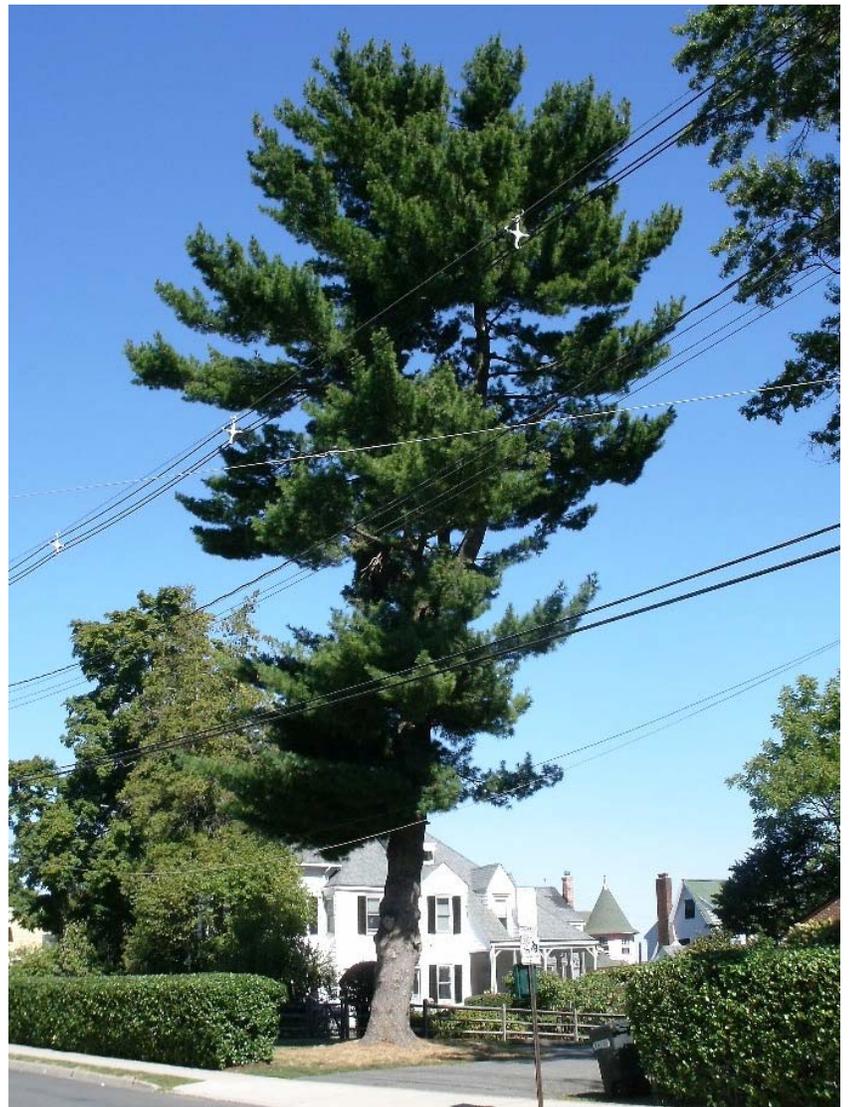
HORSECHESTNUT

Tree: <i>Pinus strobus</i> Name: PINE, EASTERN WHITE Caliper (DBH): 39	Location: 54 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 50
Comments: PRIVATE PROPERTY Condition: 30/32	Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F		
Mitigation Case #:	Cut(-)/Fill(+) (in.):		

PHOTOS



Root collar in lawn



Pinus strobus

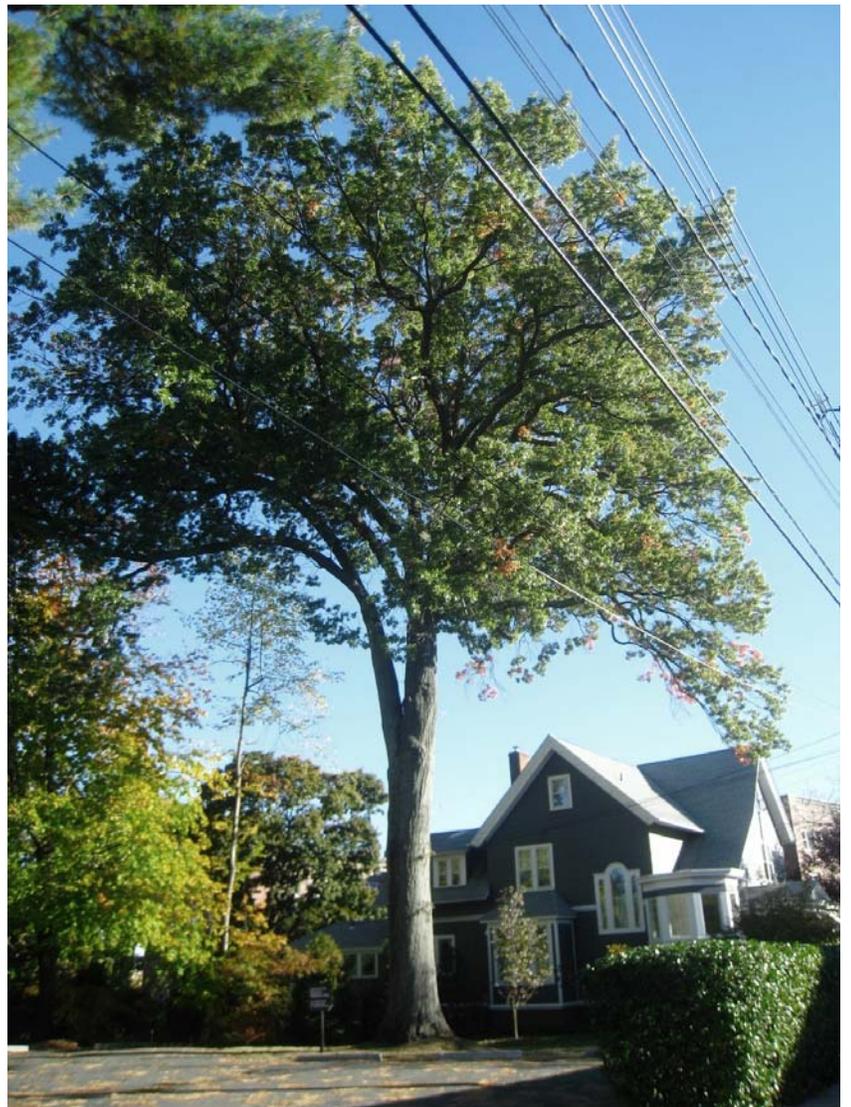
PINE, EASTERN WHITE

Tree: <i>Quercus palustris</i> Name: OAK, PIN Caliper (DBH): 52	Location: 55 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 51
Comments: PRIVATE PROPERTY Condition: 29/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Root collar in lawn



Quercus palustris

OAK, PIN

Tree: <i>Fraxinus pennsylvanica</i> Name: ASH, GREEN Caliper (DBH): 15	Location: 56 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 52
Comments: CODOMINANT LEADERS; CANOPY PRUNED DUE TO POWER LINES; MINOR DEAD BRANCHES Condition: 24/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

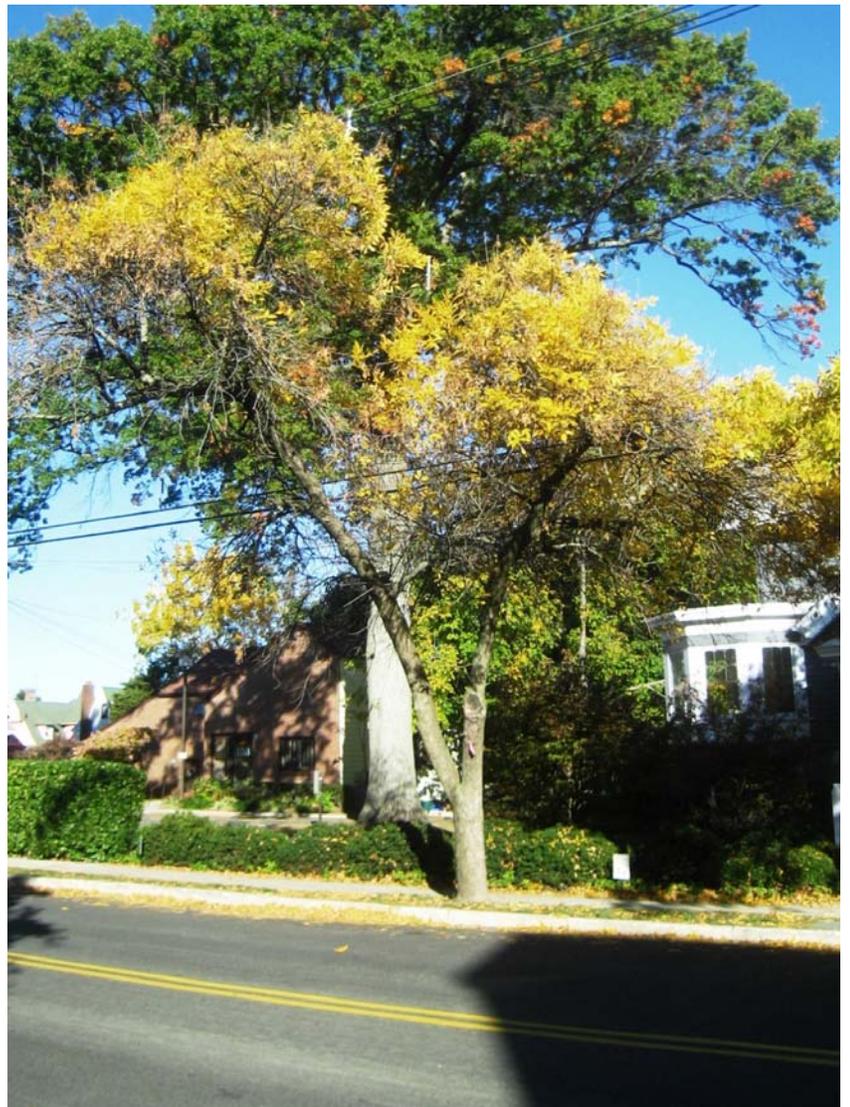
PHOTOS



Codominant leaders



Swollen root collar in grass ROW



Fraxinus pennsylvanica

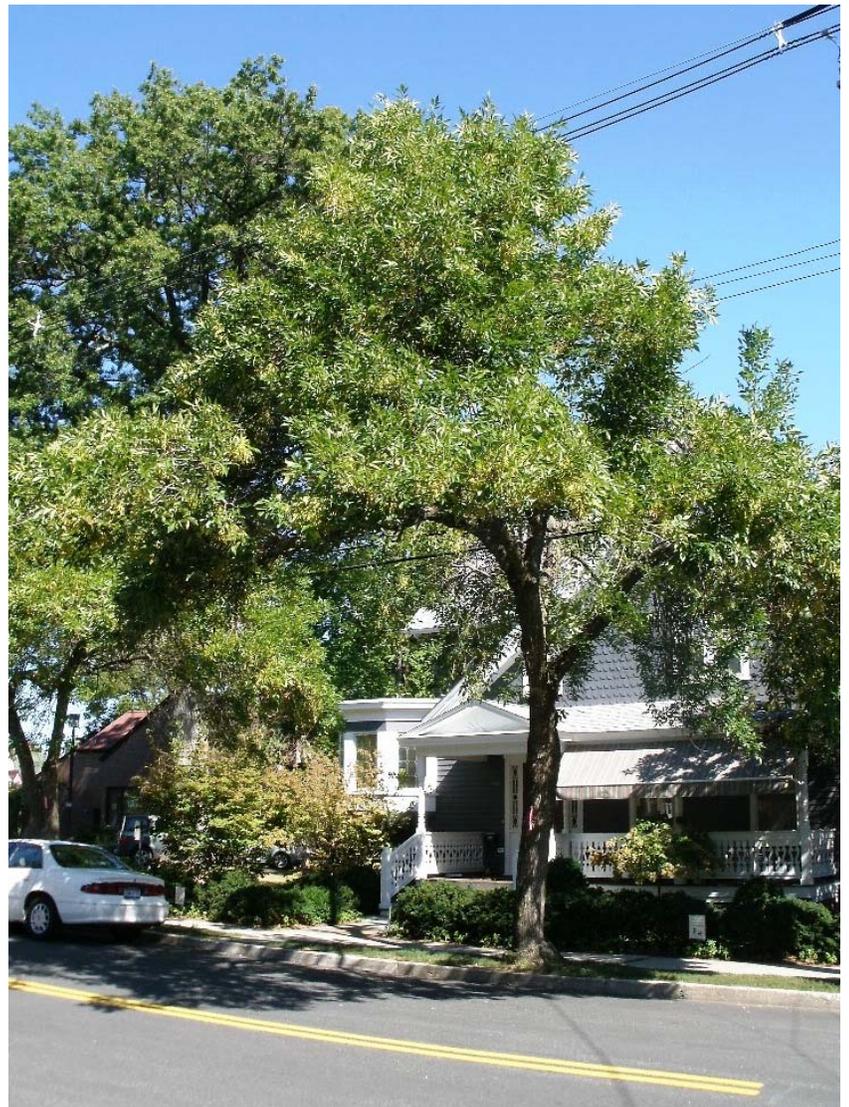
ASH, GREEN

Tree: <i>Fraxinus pennsylvanica</i> Name: ASH, GREEN Caliper (DBH): 16	Location: 57 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 53
Comments: SCAFFOLD BRANCHES PRUNED DUE TO POWER LINES Condition: 21/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Swollen root collar in grass ROW



Fraxinus pennsylvanica

ASH, GREEN

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 11	Location: 58 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 54
Comments: POCKET TAGGED; PRIVATE PROPERTY Condition: 30/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Root collar in lawn



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 10	Location: 59 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 55
Comments: POCKET TAGGED; PRIVATE PROPERTY Condition: 30/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Root collar in lawn



Pyrus calleryana

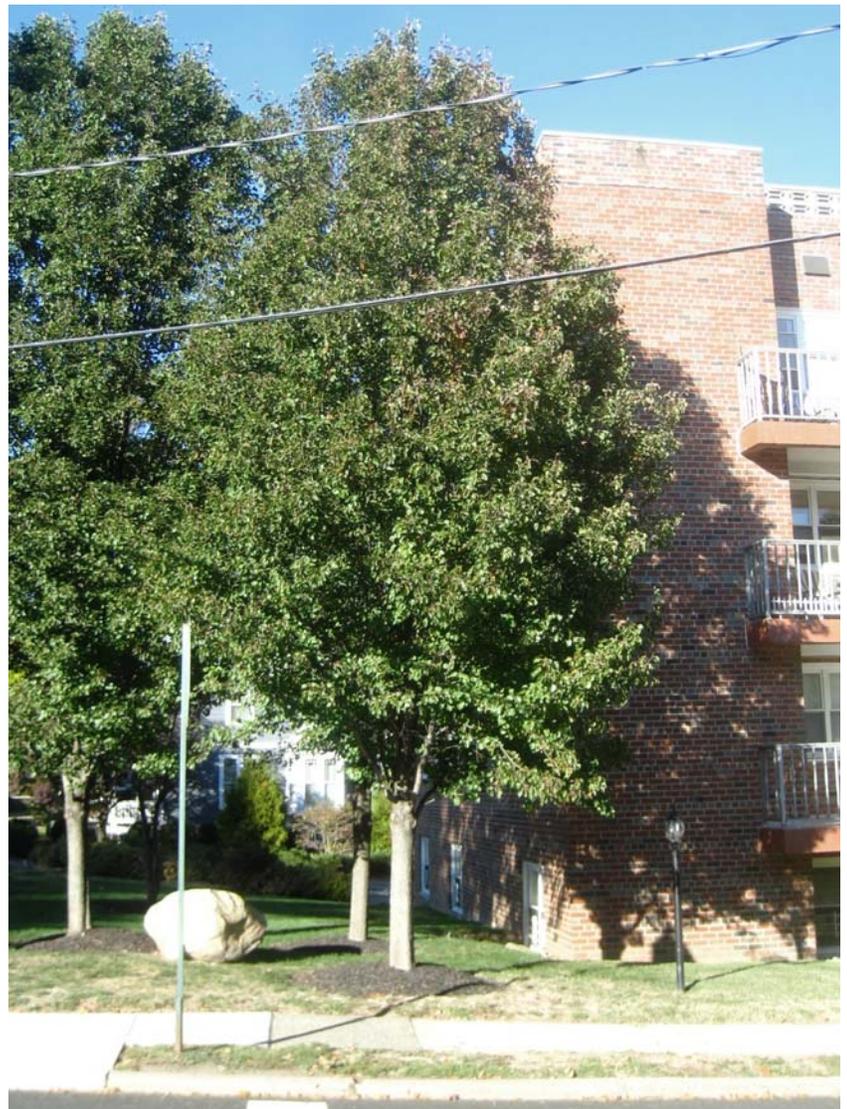
PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 9	Location: 60 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 56
Comments: POCKET TAGGED; PRIVATE PROPERTY Condition: 30/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Root collar in lawn



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 11	Location: 61 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 57
Comments: NO COMMENTS Condition: 30/32	Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F		
Mitigation Case #:	Cut(-)/Fill(+) (in.):		

PHOTOS



Root collar in grass ROW



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Fraxinus pennsylvanica</i> Name: ASH, GREEN Caliper (DBH): 14	Location: 62 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 58
Comments: PRIVATE PROPERTY; LIGHTING WRAPPED AROUND TRUNK Condition: 30/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Root collar behind hedge

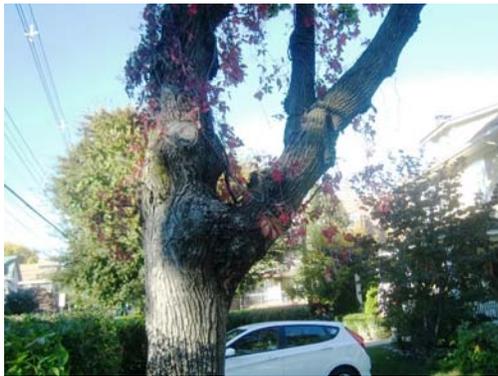


Fraxinus pennsylvanica

ASH, GREEN

Tree: <i>Acer platanoides</i> Name: MAPLE, NORWAY Caliper (DBH): 21	Location: 63 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 59
Comments: PRIVATE PROPERTY; MAJOR TRUNK AND SCAFFOLD DAMAGE Condition: 15/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Major scaffold damage



Root collar in planting bed



Acer platanoides

MAPLE, NORWAY

Tree: <i>Acer platanoides</i> Name: MAPLE, NORWAY Caliper (DBH): 18	Location: 64 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 60
Comments: PRIVATE PROPERTY; LEADER TOPPED; MAJOR TRUNK AND SCAFFOLD DAMAGE Condition: 16/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Major scaffold damage



Root collar in lawn



Acer platanoides

MAPLE, NORWAY

Tree: <i>Magnolia x soulangiana</i> Name: MAGNOLIA, OTHER Caliper (DBH): 12,13	Location: 65 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 61
Comments: PRIVATE PROPERTY; CODOMINANT TRUNK Condition: 30/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Codominant trunk



Root collar in planting bed



Magnolia x soulangiana

MAGNOLIA, OTHER

Tree: <i>Platanus x acerifolia</i> Name: LONDON PLANETREE Caliper (DBH): 29	Location: 66 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 62
Comments: ROOTS HEAVING ASPHALT PAVING; MINOR DAMAGE TO EXPOSED ROOTS Condition: 26/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Roots heaving asphalt paving



Root collar in grass ROW



Platanus x acerifolia

LONDON PLANETREE

Tree: <i>Acer platanoides</i> 'Crimson King' Name: MAPLE, NORWAY -CR KNG Caliper (DBH): 11	Location: 67 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 63
Comments: MAJOR DECLINE; TREE DYING; TOPPED LEADER Condition: 15/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Topped leader



Root collar in gravel ROW



Acer platanoides 'Crimson King'

MAPLE, NORWAY -CR KNG

Tree: <i>Acer platanoides</i> 'Crimson King' Name: MAPLE, NORWAY -CR KNG Caliper (DBH): 10	Location: 68 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 64
Comments: PARTIALLY DEAD; MAJOR TRUNK DECAY Condition: 10/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

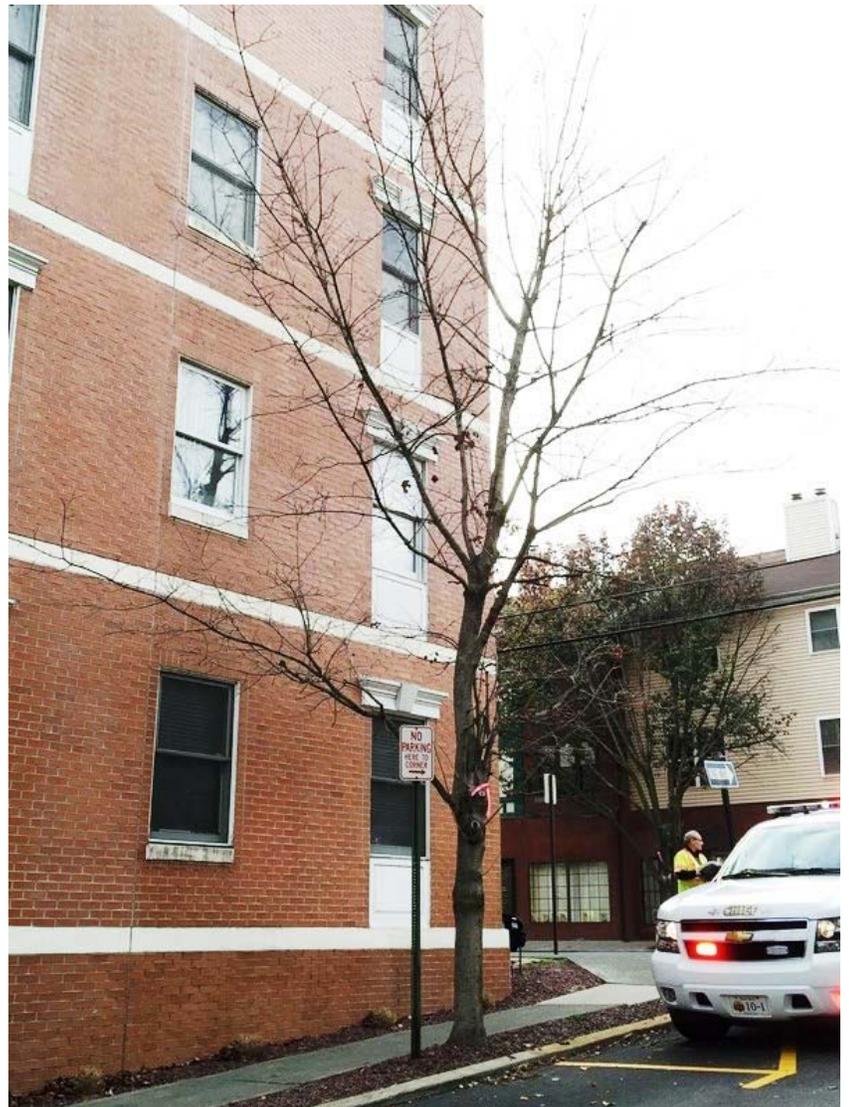
PHOTOS



Major trunk decay



Root collar in gravel ROW



Acer platanoides 'Crimson King'

MAPLE, NORWAY -CR KNG

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 9	Location: 69 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 65
Comments: DEAD SCAFFOLD BRANCHES; MINOR DEAD BRANCHES; INCLUDED BARK; CODOMINANT LEADERS; CANOPY IN CONFLICT WITH POWER LINES Condition: 24/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Dead scaffold branches



Tree pit w/ Juniper and plastic edging



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 10	Location: 70 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 66
Comments: BURIED ROOT COLLAR IN RAISED PLANTER; CODOMINANT LEADERS; INCLUDED BARK; CANOPY IN CONFLICT WITH POWER LINES Condition: 25/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Codominant leaders



Buried root collar in raised planter



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i>	Location: 71 S. Broadway	Station Offset:	Tree No.
Name: PEAR, CALLERY	Block No.:		67
Caliper (DBH): 9	Lot No.:		
Comments: BURIED ROOT COLLAR IN RAISED PLANTER; CODOMINANT LEADERS; INCLUDED BARK; CANOPY IN CONFLICT WITH POWER LINES		Date: 9/24/2015	
Condition: 28/32		Time:	
Mitigation Case #:		Weather: Sunny	
		Temp: 73 degrees F	
		Cut(-)/Fill(+) (in.):	

PHOTOS



Codominant leaders



Buried root collar in raised planter



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 11	Location: 72 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 68
Comments: BURIED ROOT COLLAR IN RAISED PLANTER; MINOR SCAFFOLD DAMAGE; CODOMINANT LEADERS; INCLUDED BARK Condition: 27/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Minor scaffold damage



Buried root collar in raised planter



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 10	Location: 73 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 69
Comments: BURIED ROOT COLLAR IN RAISED PLANTER; MINOR DEAD BRANCHES; CODOMINANT LEADERS; INCLUDED BARK Condition: 27/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Minor dead branches



Buried root collar in raised planter



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 15	Location: 74 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 70
Comments: BURIED ROOT COLLAR IN RAISED PLANTER; CODOMINANT LEADERS; INCLUDED BARK; MINOR TRUNK SCAR Condition: 26/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Minor trunk scar



Buried root collar in raised planter



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 10	Location: 75 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 71
Comments: TOPPED LEADER DUE TO CANOPY CONFLICT WITH OVERHEAD POWER LINES; DEAD BRANCHES; POOR CANOPY STRUCTURE Condition: 15/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Topped leader



Undersized tree pit



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 10	Location: 76 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 72
Comments: VEHICULAR DAMAGE TO SCAFFOLD BRANCHES Condition: 29/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

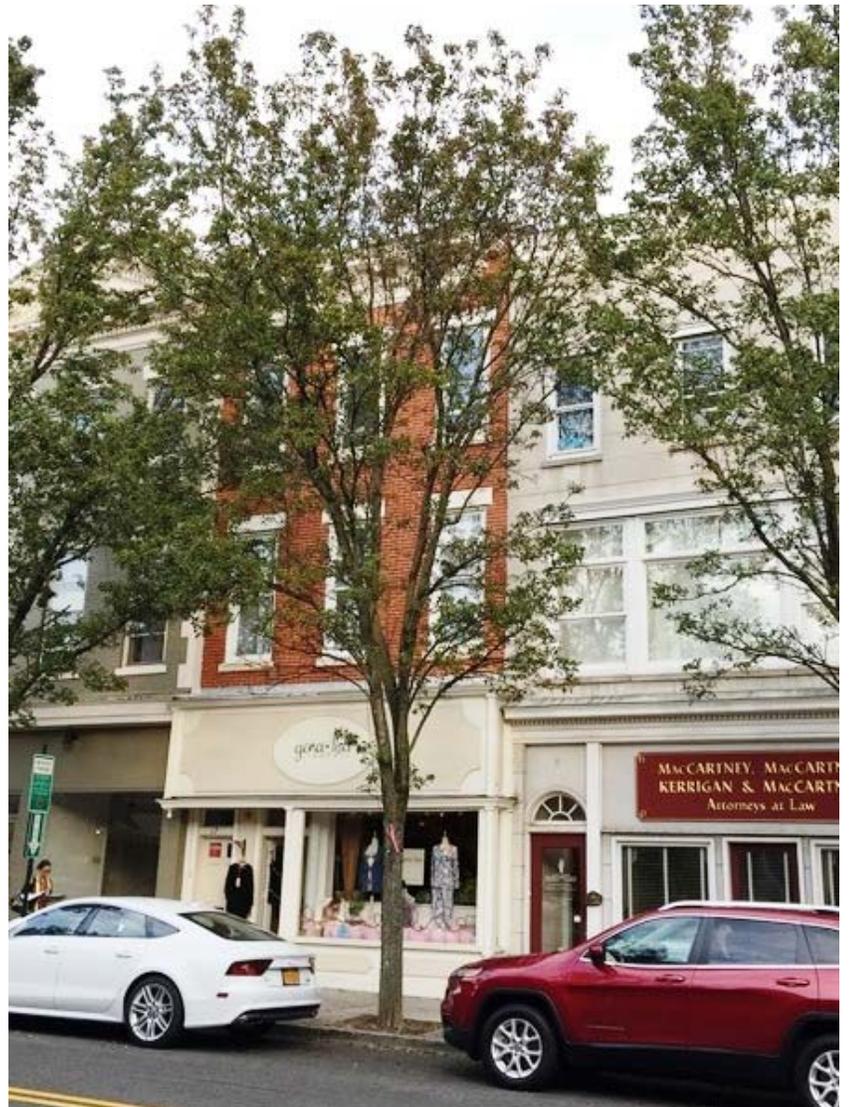
PHOTOS



Damage to scaffold branches



Undersized tree pit



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 11	Location: 77 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 73
Comments: MINOR ROOT FLARE DAMAGE; CODOMINANT LEADERS; INCLUDED BARK Condition: 29/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Included bark



Undersized tree pit



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 11	Location: 78 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 74
Comments: CODOMINANT LEADERS; INCLUDED BARK Condition: 26/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Included bark



Undersized tree pit



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 13	Location: 79 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 75
Comments: MINOR DEAD BRANCHES; CANOPY GROWING INTO LIGHT POLE; CODOMINANT LEADERS; INCLUDED BARK Condition: 26/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

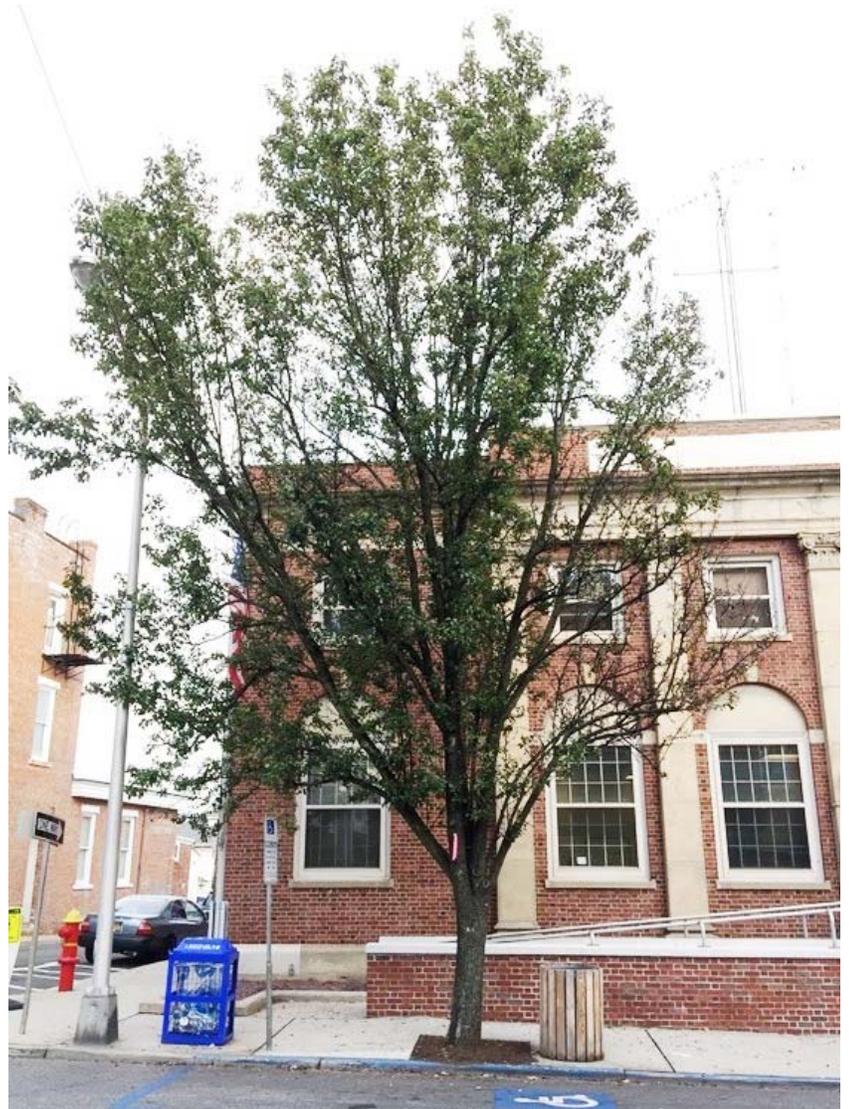
PHOTOS



Minor dead branches



Undersized tree pit



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 10	Location: 80 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 76
Comments: DEAD BRANCHES; DECLINING CANOPY FOLIAGE; TRUNK SCAR Condition: 16/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Trunk scar



Undersized tree pit



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 10	Location: 81 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 77
Comments: MINOR ROOT COLLAR DAMAGE; SIGN POST IN UNDERSIZED TREE PIT Condition: 26/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

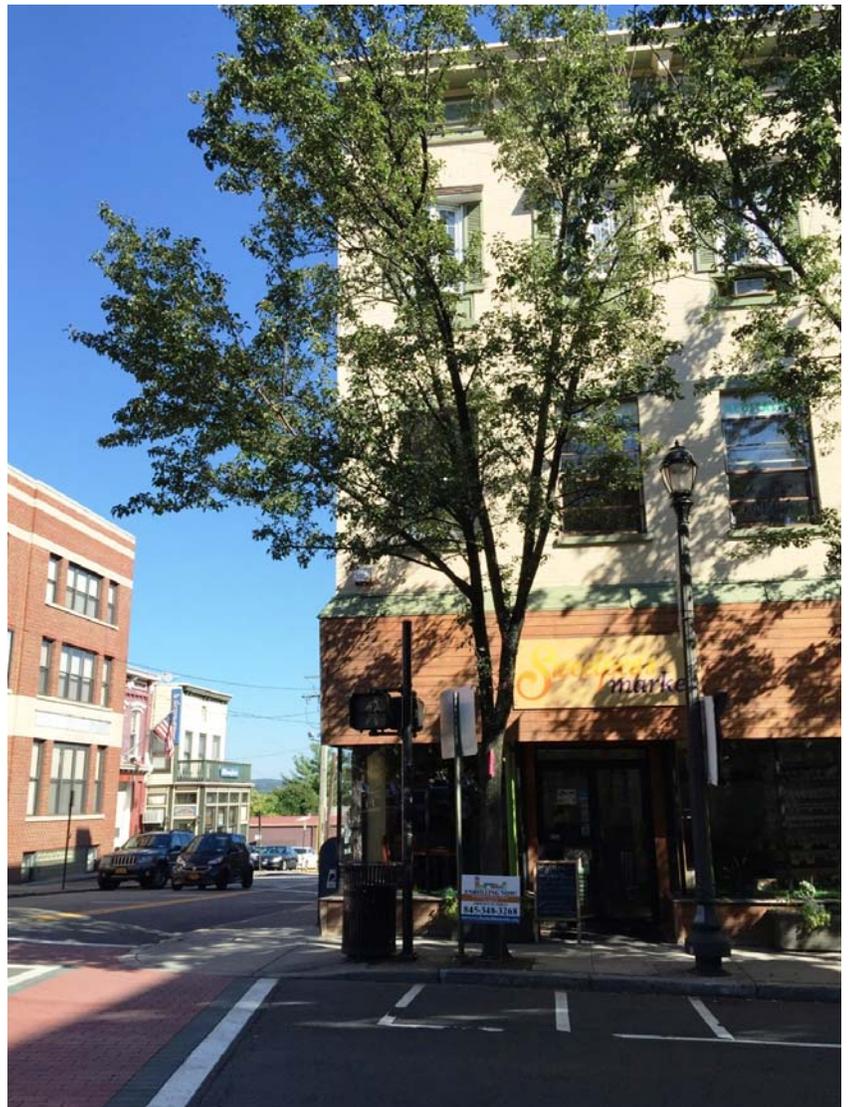
PHOTOS



Minor root flare damage



Undersized tree pit with sign post



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 10	Location: 82 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 78
Comments: THIN CROWN DENSITY; EUONYMOUS GROWING IN TREE PIT WITH PLASTIC EDGING Condition: 27/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Thin crown density



Root collar in planting bed



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Gleditsia triacanthos inermis</i> Name: HONEYLOCUST Caliper (DBH): 11	Location: 83 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 79
Comments: BURIED ROOT COLLAR FROM RAISED PLANTER; VEHICLE DAMAGE TO SCAFFOLD BRANCHES Condition: 25/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Major damage to scaffold branch



Buried root collar in raised planter



Gleditsia triacanthos inermis

HONEYLOCUST

Tree: <i>Gleditsia triacanthos inermis</i> Name: HONEYLOCUST Caliper (DBH): 11	Location: 84 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 80
Comments: BURIED ROOT COLLAR FROM RAISED PLANTER; VEHICLE DAMAGE TO TRUNK; EUONYMOUS GROWING IN TREE PIT WITH PLASTIC EDGING Condition: 21/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Major damage to trunk



Buried root collar in raised planter



Gleditsia triacanthos inermis

HONEYLOCUST

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 11	Location: 85 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 81
Comments: DAMAGE AND TRUNK DECAY; BROKEN SCAFFOLD BRANCHES; BURIED ROOT COLLAR; ENGLISH IVY GROWING AT BASE Condition: 21/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Major damage and trunk decay



Buried root collar in raised planter



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Gleditsia triacanthos inermis</i> Name: HONEYLOCUST Caliper (DBH): 13	Location: 86 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 82
Comments: CODOMINANT LEADERS WITH WATERSPROUTING; INCLUDED BARK; BROKEN SCAFFOLD BRANCHES; EUONYMOUS GROWING IN TREE PIT Condition: 27/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Codominant leaders with watersprouting



Buried root collar in raised planter



Gleditsia triacanthos inermis

HONEYLOCUST

Tree: <i>Platanus x acerifolia</i> Name: LONDON PLANETREE Caliper (DBH): 20	Location: 87 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 83
Comments: MINOR ROOT DAMAGE Condition: 28/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Minor root damage



Undersized tree pit



Platanus x acerifolia

LONDON PLANETREE

Tree: <i>Platanus x acerifolia</i> Name: LONDON PLANETREE Caliper (DBH): 20	Location: 88 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 84
Comments: MINOR TRUNK DAMAGE; DEAD SCAFFOLD BRANCHES; POOR FOLIAGE CONDITION Condition: 23/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

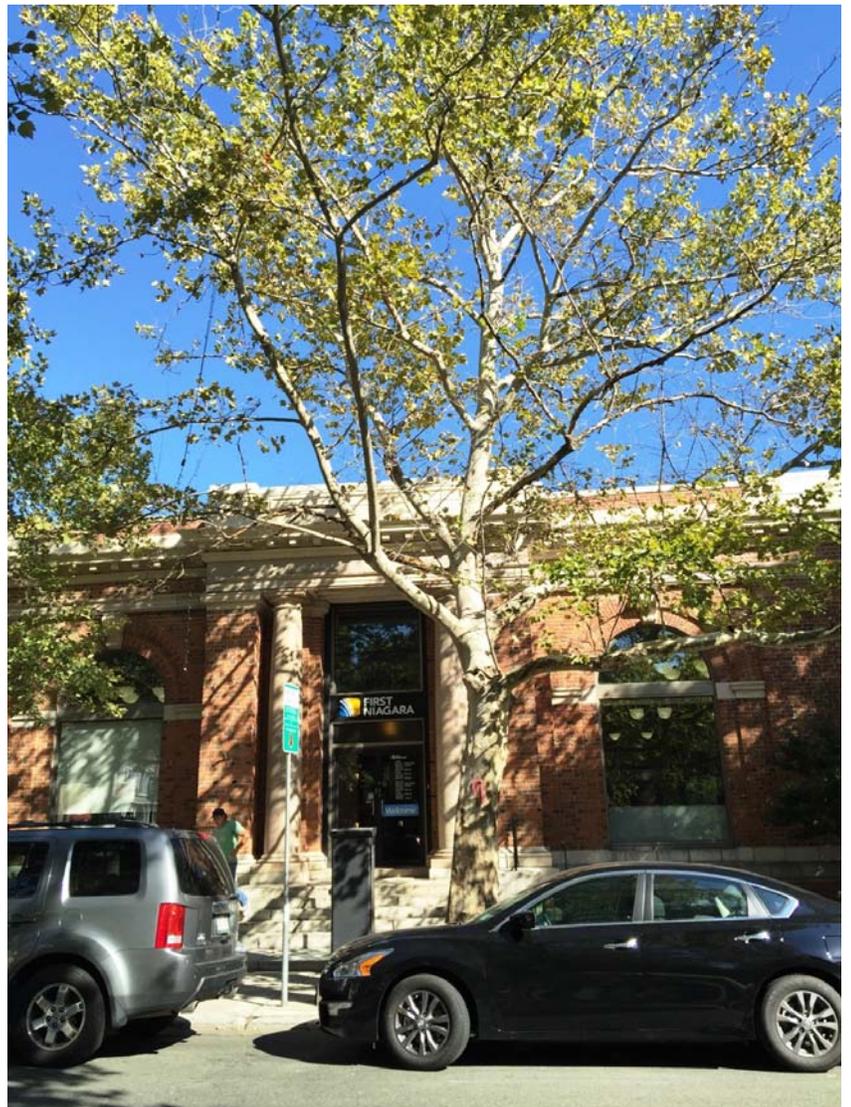
PHOTOS



Minor trunk damage



Undersized tree pit



Platanus x acerifolia

LONDON PLANETREE

Tree: <i>Zelkova serrata</i> Name: ZELKOVA, JAPANESE Caliper (DBH): 20	Location: 89 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 85
Comments: GIRDLING ROOTS; MINOR HEAVING SIDEWALK; MINOR TRUNK DAMAGE Condition: 26/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Minor trunk damage



Undersized tree pit with girdling roots



Zelkova serrata

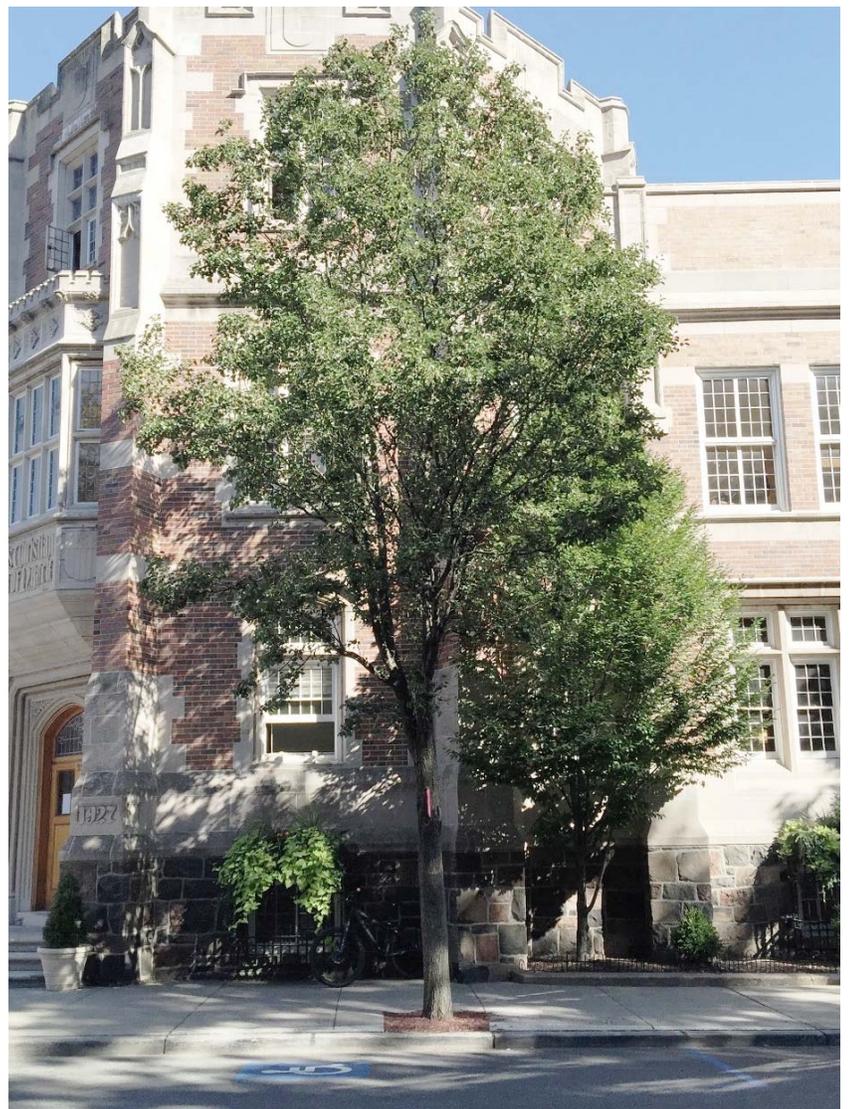
ZELKOVA, JAPANESE

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 9	Location: 90 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 86
Comments: NO COMMENTS Condition: 29/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Undersized tree pit



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Pyrus calleryana</i> Name: PEAR, CALLERY Caliper (DBH): 9	Location: 91 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 87
Comments: BROKEN MINOR BRANCH Condition: 29/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Broken minor branch



Undersized tree pit



Pyrus calleryana

PEAR, CALLERY

Tree: <i>Platanus x acerifolia</i> Name: LONDON PLANETREE Caliper (DBH): 23	Location: 92 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 88
Comments: SIDEWALK HEAVING FROM ROOTS; OVERGROWN VINES CLIMBING UP TRUNK; MINOR DEAD BRANCHES Condition: 26/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Overgrown vines on trunk



Undersized tree pit



Platanus x acerifolia

LONDON PLANETREE

Tree: <i>Platanus x acerifolia</i> Name: LONDON PLANETREE Caliper (DBH): 24	Location: 93 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 89
Comments: NEW SIDEWALK INSTALLED CUT-OUT AROUND TRUNK; MINOR VEHICLE TRUNK DAMAGE Condition: 27/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Minor trunk damage



Undersized tree pit cut-out sidewalk



Platanus x acerifolia

LONDON PLANETREE

Tree: <i>Platanus x acerifolia</i> Name: LONDON PLANETREE Caliper (DBH): 24	Location: 94 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 90
Comments: SIDEWALK HEAVING FROM ROOTS; PARKING METER POST IN UNDERSIZED TREE PIT Condition: 26/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Parking meter post in tree pit



Undersized tree pit



Platanus x acerifolia

LONDON PLANETREE

Tree: <i>Taxus spp.</i> Name: YEW Caliper (DBH): 9,4	Location: 95 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 91
Comments: PRIVATE PROPERTY; CODOMINANT LEADERS Condition: 28/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Codominant leaders



Root collar in planting bed



Taxus spp.

YEW

Tree: <i>Taxus spp.</i> Name: YEW Caliper (DBH): 15	Location: 96 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 92
Comments: PRIVATE PROPERTY; CODOMINANT LEADERS Condition: 28/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

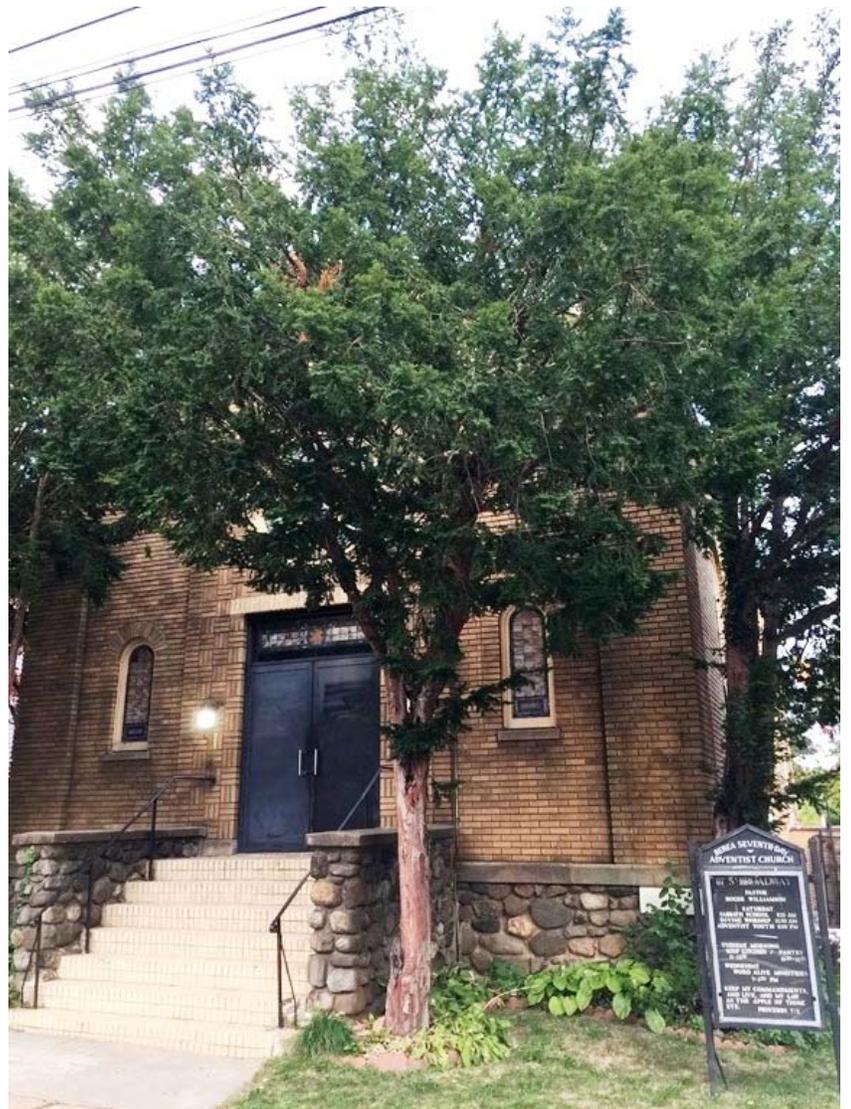
PHOTOS



Codominant leaders



Root collar in planting bed



Taxus spp.

YEW

Tree: <i>Zelkova serrata</i>	Location: 97 S. Broadway	Station Offset:	Tree No.
Name: ZELKOVA, JAPANESE	Block No.:		93
Caliper (DBH): 13	Lot No.:		
Comments: HEAVING SIDEWALK; LEAVES ARE BROWNING; CANOPY IN CONFLICT WITH LAMP POST; LIRIOPE GROWING IN UNDERSIZED TREE PIT		Date: 9/24/2015	
Condition: 28/32		Time:	
Mitigation Case #:		Weather: Sunny	
		Temp: 73 degrees F	
		Cut(-)/Fill(+) (in.):	

PHOTOS



Roots heaving sidewalk



Undersized tree pit with Liriope



Zelkova serrata

ZELKOVA, JAPANESE

Tree: <i>Zelkova serrata</i>	Location: 98 S. Broadway	Station Offset:	Tree No.
Name: ZELKOVA, JAPANESE	Block No.:		94
Caliper (DBH): 7	Lot No.:		
Comments: INCLUDED BARK; CANOPY IN CONFLICT WITH POWER LINES		Date: 9/24/2015	
Condition: 29/32		Time:	
Mitigation Case #:		Weather: Sunny	
		Temp: 73 degrees F	
		Cut(-)/Fill(+) (in.):	

PHOTOS



Included bark



Undersized tree pit



Zelkova serrata

ZELKOVA, JAPANESE

Tree: <i>Platanus x acerifolia</i> Name: LONDON PLANETREE Caliper (DBH): 16	Location: 99 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 95
Comments: HEAVING SIDEWALK; MAJOR TRUNK DECAY; MAJOR DEAD SCAFFOLD BRANCHES; MAJOR LEADER DECLINING; CANOPY IN CONFLICT WITH POWER LINES Condition: 16/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Major trunk damage and decay



Undersized tree pit



Platanus x acerifolia

LONDON PLANETREE

Tree: <i>Gleditsia triacanthos inermis</i>	Location: 100 S. Broadway	Station Offset:	Tree No.
Name: HONEYLOCUST	Block No.:		96
Caliper (DBH): 13	Lot No.:		
Comments: MINOR HEAVING SIDEWALK; BASAL SPROUTS; BRANCH DIE-BACK; CANOPY IN CONFLICT WITH POWER LINES Condition: 27/32		Date: 9/24/2015	
Mitigation Case #:		Time:	
		Weather: Sunny	
		Temp: 73 degrees F	
		Cut(-)/Fill(+) (in.):	

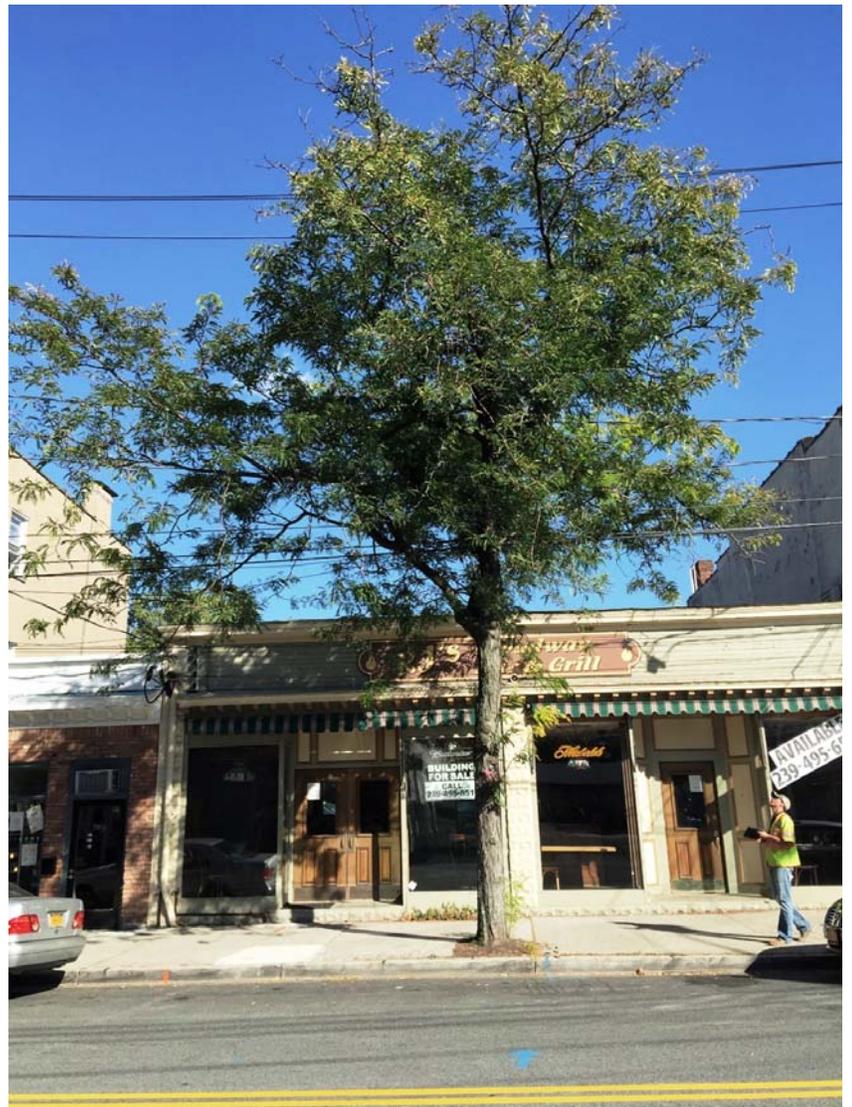
PHOTOS



Basal sprouts



Undersized tree pit



Gleditsia triacanthos inermis

HONEYLOCUST

Tree: <i>Platanus x acerifolia</i>	Location: 101 S. Broadway	Station Offset:	Tree No.
Name: LONDON PLANETREE	Block No.:		97
Caliper (DBH): 20	Lot No.:		
Comments: MINOR HEAVING SIDEWALK; MAJOR TRUNK DECAY; CANOPY IN CONFLICT WITH POWER LINES; WOOD TREE PIT BOX IN DISREPAIR		Date: 9/24/2015	
Condition: 17/32		Time:	
Mitigation Case #:		Weather: Sunny	
		Temp: 73 degrees F	
		Cut(-)/Fill(+) (in.):	

PHOTOS



Major trunk decay



Buried root collar in raised planter



Platanus x acerifolia

LONDON PLANETREE

Tree: <i>Platanus x acerifolia</i>	Location: 102 S. Broadway	Station Offset:	Tree No.
Name: LONDON PLANETREE	Block No.:		98
Caliper (DBH): 21	Lot No.:		
Comments: MINOR HEAVING SIDEWALK; IMPROPERLY PRUNED; STRING LIGHTS GIRDLING TRUNK; CANOPY IN CONFLICT WITH POWER LINES		Date: 9/24/2015	
Condition: 27/32		Time:	
Mitigation Case #:		Weather: Sunny	
		Temp: 73 degrees F	
		Cut(-)/Fill(+) (in.):	

PHOTOS



Lighting girdling trunk



Undersized tree pit



Platanus x acerifolia

LONDON PLANETREE

Tree: <i>Gleditsia triacanthos inermis</i> Name: HONEYLOCUST Caliper (DBH): 22	Location: 97 S. Broadway Block No.: Lot No.:	Station Offset:	Tree No. 99
Comments: CODOMINANT LEADER; INCLUDED BARK Condition: 27/32		Date: 9/24/2015 Time: Weather: Sunny Temp: 73 degrees F	
Mitigation Case #:		Cut(-)/Fill(+) (in.):	

PHOTOS



Included bark



Root collar in grass ROW



Gleditsia triacanthos inermis

HONEYLOCUST

Appendix D
Kickoff Meeting Minutes



bridge, highway & rail engineering
 entertainment engineering
 subaqueous investigation
 civil & site engineering
 structural design
 marine facilities
 geotechnics
 surveying
 forensics

Minutes of Meeting

Project Name:	Nyack TAPS Project
Project No.:	150119
Meeting Date:	September 18, 2015
Meeting Location:	Village of Nyack
Meeting No.:	1
Meeting Purpose:	KICK-OFF MEETING
Start Time:	10:00 AM
End Time:	12:00 Noon
Report Date:	September 23, 2015
Signed:	Robert G. Hagopian, P.E.
Reviewed by:	Thomas B. Vanderbeek, P.E.

Attending: (copies to all)

Name	Organization	Tel No	E-Mail
Mayor Jennifer Laird-White	Village of Nyack	914-282-3068	jenwhite@nyack-ny.gov
Robert Galvin	Planner, Village of Nyack	914-980-8845	planning@nyack-ny.gov
Donald Yacopino	Building Inspector, Village of Nyack	845-358-4249	buildingdepartment@nyack-ny.gov
James Politi	Administrator, Village of Nyack	845-358-3581	jamespoliti@nyack-ny.gov
Sylvia Welch	Grants, Village of Nyack	845-365-1235	sawelch10968@yahoo.com
Dan Maher	B. Thayer Associates	516-413-2006	dmaher@bthayerassociates.com
Curt Velsor	B. Thayer Associates	516-364-0660	cvelsor@bthayerassociates.com
Mathew Carmody	AKRF, Inc.	646-388-9799	mcarmody@akrf.com
Sonny Kong	AKRF, Inc.	646-388-9734	ckong@akrf.com
Susan Favate	BFJ Planning	212-353-7458	s.favate@bfjplanning.com
Steven Grogg	McLaren Engineering Group	845-353-6400	sgrogg@mgmclaren.com
Thomas Vanderbeek	McLaren Engineering Group	845-353-6400	tvanderbeek@mgmclaren.com
Robert Hagopian	McLaren Engineering Group	845-353-6400	rhagopian@mgmclaren.com

*Attached is a copy of the Meeting Sign –In Sheet

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<u>Item</u>	<u>Description</u> <u>Items From Meeting No. 1</u>	<u>Action</u> <u>By</u>
1.1	<p>Introductions Steven Grogg began the meeting by introducing the project team.</p>	
1.2	<p>Responsibilities</p> <p>The responsibilities of each of the project team members and their current work plan was discussed as follows:</p> <p>-McLaren – Steven informed the group that the survey team is currently surveying the project area.</p> <p>Robert informed the group that McLaren will reach out and collect pertinent information from the Village. Upon the collection of such information and with the information from the other consultants, McLaren will create a document of the existing conditions for the committee to review at the next committee meeting.</p> <p>Steven indicated that McLaren would provide the Reconnaissance Document to the Village in an electronic format for the Village to potentially post on a website.</p> <p>. AKRF -Mathew Carmody indicated that AKRF will be evaluating the existing transportation network with the existing roadway width. They will look at the existing cross walks and provide comments and guidance on compliance with current regulations and guidance for potential improvements. With respect to bicycle conditions within the Village, AKRF will travel the Esposito Trail and Village streets by bicycle to capture the full experience and understand the existing constraints and issues. He further indicated that he will evaluate transit busses and bus shelters. AKRF will also evaluate existing conditions with respect to green practices that apply with the existing constraints.</p> <p>Barbara Thayer Associates – Curtis Velsor indicated that tagging and identifying the trees had begun, including the trees that are located on private property that could be impacted by the sidewalk construction. Curtis stated that the evaluation will include these type of issues and that it will also be based also on the age the trees.</p> <p>Susan Favate of BJB Planning provided a brief overview of their schedule with respect to the revised Comprehensive Plan for the Village. It was agreed McLaren and BJB will share information to keep each informed.</p>	
1.3	<p>The Village will establish a website to upload documents for sharing with the project team.</p>	Village



1.4	The discussion of the establishment of the Steering Committee resulted in a conclusion that the committee should include 8-9 members. Tentative members will be Mayor White, Deputy Mayor –, Jim Poletti, Don, Bob Gavin, Marcie and Community members from the bicycle and business community.	Village
1.5	All questions or request for information should be directed to Mayor White and Jim Poltti. They will distribute to the committee as required.	
1.6	McLaren will coordinate with Jim Poltti on the NYSDOT TAP reporting requirements. McLaren will review the NYSDOT application and agreement and establish a procedure list. .	McLaren
1.7	Overall Schedule- The overall schedule was presented to be segmented into five phases. The time associated with each phase was discussed as outlined on the agenda.	
1.8	Village members stated that they will prepare a list of projects that should be reviewed for coordination with the TAPS project, such as waterfront connectors. Potential funding sources discussed were; DOS Water Front Revitalization, and TZ Contractors.	Village

<p>1.9</p>	<p>During the meeting and the follow-up walk through the Village, the following issues were discussed.</p> <ul style="list-style-type: none"> • Parking is tight through Broadway and Main Street. • The curbed bump outs created an obstacle for plowing • The existing planting beds did not have a maintenance plan. • The Belgium Block curbing on Main Street is problematic as they are easily dislodged. • The sidewalks are easily stained with gum • The diamond shape pavers settled differently from the other pavers. • Very few of the intersections and sidewalks are ADA compliant • The concrete sidewalks have deteriorated quickly at some locations. • Cross walk signs are needed • Heavy concentrations of Pedestrians and Vehicles occur at the same times • Mid-block pedestrian crossings should be evaluated. • Banner Supports were snapped off the light poles from passing trucks • Additional recycle and trash containers are needed. • The lower planters do not provide as good a benefit as the raised planter, which can double as a bench seat. • The village now has a sustainable maintenance staff to provide maintenance items such as planters. • A discussion commenced for possible signs to identify water front parking areas and possible business locations. • It was noted that the striped no parking areas were large and there is a potential to convert some of these areas to provide for a bicycle path, bicycle parking or vehicle parking. 	
<p>1.10</p>	<p>Short-Term Schedule-</p> <p>McLaren would provide the results of the data collection in the Project Reconnaissance Report to the Village by the end of October. The report will be provided in PDF format.</p>	<p>McLaren</p>
<p>1.11</p>	<p>Dates of Workshops and Committee Meetings</p> <p>The potential conflict and overlap with the Public Workshop meetings for the TAP and Comprehensive Plan was discussed. All agreed that it will be important to keep the public informed on the topics to avoid confusion. The first Public Workshop for the TAP project was scheduled for November 10, 2015 at 7:00 pm at the Nyack Center. A potential second public workshop meeting for the Schematic Design presentation was targeted for late January or early February.</p>	

The preceding minutes have been developed for the referenced meeting. Please advise the author of any corrections or omissions within five days. If no such notification is received, the minutes will be understood to be complete and accurate. If notification is received within five days, it will be reviewed and revised minutes will be transmitted to original recipients of the minutes.





MEETING SIGN - IN SHEET

MEETING: Nyack TAPs Project – KICK-OFF MEETING

LOCATION: Village of Nyack

DATE/TIME: September 18, 2015 10:00 A.M.

PERSONS PRESENT:

NAME	ORGANIZATION	TELEPHONE	E-MAIL
Bob Galvin	V. of Nyack	914-980-8845	planning@nyack-ny.gov
Jep Lloyd White	V. of Nyack	914-282-3068	jenwhite@nyack-ny.gov
Alvin Ruffalo	V. of Nyack	845-358-4249	
Dan Maher	B. Thayer Assoc.	516-413-2000	DMAHER@BTHAYERASSOCIATES.COM
CURT VELSOR	B. Thayer Associates	516-364-0660	cvelsor@bthayerassociates.com
Tom Vanchek	McLaren	914-353-3333	
STEVEN GROSS	McLaren	" "	
Sylvia Walsh	V. of Nyack	845-365-1235	swalsh@nyack-ny.gov
MATT CARMODY	AKRF	(646) 388-9799	mcarmody@akrf.com
SONNY KONG	AKRF	(646) 388-9734	ckong@akrf.com
Susan Favate	BFJ Planning	212-353-7458	s.favate@bfjplanning.com
ROBERT HAGOPIAN	McLaren	845-353-6400	RHAGOPIAN@MCLAREN.COM
Jim POLITI	Village of Nyack	845-358-3581	jamespolitie@nyack-ny.gov

