

**SECTION II**  
**INVENTORY AND ANALYSIS**

## **II. INVENTORY AND ANALYSIS**

### **A. Overview**

The Village of Nyack has a three quarter mile long riverfront on the Hudson River rich in history and beauty. With most of the Village urbanized, man-made uses predominate but do not overwhelm the natural features. The coastal boundary encompasses the entire Village, including the extreme western extension, which is situated in the Town of Clarkstown.

The most intensive waterfront development is south of Tallman Place. The Hudson River shoreline has a range of development densities represented by diverse land uses such as multistory apartments, single family homes, and vacant lots. Much of the riverfront is privately held and thus its use by the general public is limited.

Section B below describes the various and man-made features of the coastal area and their implication for waterfront policy making. Section C highlights some major issues and opportunities which this Local Waterfront Revitalization Program will address.

### **B. Inventory and Analysis**

Field surveys, previous studies, and published data were all used to assemble an inventory of existing conditions and features in the coastal area. Base maps at several different scales were prepared in order to map the data and photographs taken to record selected images. The results of this inventory and analysis process are presented below and illustrated on maps No. 3 through 6.

#### **1. Existing Land and Water Use (See Maps No.3 and 4)**

##### **a. Land Use Patterns**

The predominant land use in the Village is residential. Much of this is in the form of single family homes that are prevalent in the northern and south western areas of the Village.

Two family and smaller multi-family are scattered throughout the Village, and can be found nestled in amongst single family homes and businesses. Larger multi-family buildings are generally set apart from single family residential areas through buffer areas of streets, open spaces or commercial, light industrial or vacant lands. The large multi-family housing units provide for residents of all income groups. Larger single family residences and private

apartments, such as Riverview Apartments, West Shore Towers and Clermont Apartments, are located on or near the river.

Commercial and office uses are predominantly located along Main Street, and in the "downtown" area of the Village which is approximately bounded by Franklin Street, Cedar Hill and High Avenues, and the river. West of Highland Avenue commercial activities establish a suburban "highway strip" character, whereas east of Highland Avenue Main Street is a transition between the "strip" and "downtown". Much of the retail activity in the Village is from the numerous antique and used article shops, of which many are located on South Broadway, the motels adjacent to Interchange 11 of the New York State Thruway, and a growing number of restaurants which provide a wide array of cuisines.

Light industrial activity is limited to just a few sites in the southern half of the Village. There is no heavy industry in Nyack.

Public and quasi-public facilities are dispersed throughout the Village, and include several churches, three firehouses, the hospital on North Highland Avenue, the former High School, Memorial Park in the southeast corner of the Village, between Piermont Avenue and the river, and the reservoir on Dickenson Avenue.

b. Water-dependent Uses

Many of the historic water-dependent uses, such as boat construction, stone loading yards, fuel storage, ferries and commercial fisheries, have all but disappeared. The remaining water-dependent uses are almost solely recreational. The Memorial Park boat launch and fishing wall, the private boat yard near the park, Peterson's Marina at lower Burd Street (photo 14), the Nyack Boat Club on Gedney Street, Hook Mountain Yacht Club (photo 10), and the private docks at the Clermont apartments under construction constitute the recreational water-dependent uses. The sole commercial use is the loading and transfer of commercial fish catches at the "Burd Street dock". This seasonal operation is quite active during the Spring shad run and is the last vestige of a once thriving industry.

Other land uses adjacent to the river, particularly the restaurant on lower Burd Street (photo 13), and the River view and West Shore

Tower apartment buildings are enhanced by their waterfront locations, but do not require this proximity to the river.

There are approximately 90 docking spaces in the Village, all of them private, at Peterson's and Clermont apartments. In addition, some 400 boats are moored at the designated anchorage at the north end of the Village (see Map No. 2B).

c. Vacant and Underutilized Sites

Much of the land in the Village is developed at a moderate to high density. However, there are several parcels of vacant land and structures that are not used to the full extent that the existing infrastructure can support. One such vacant parcel lies along the riverfront on Gedney Street, at the foot of High Avenue and has over 400 feet of river frontage (photo 15). A second large parcel is owned by the Village--the former sewage treatment plant site at the foot of Spear Street. Construction of the pump station used to divert flow when the plant was closed has cut off access to the site and made it virtually landlocked.

Other vacant parcels of land are scattered throughout Nyack. The largest vacant lands are along the slopes of the Palisades on North Highland Avenue. Most of the vacant buildings are found within or near the existing commercial areas in the Village.

Physical limitations such as steep slopes, are a factor only for the vacant land along North Highland Avenue, and the shoreline north of Tallman Place. Development south of Tallman Place was facilitated by filling of the river under grants from New York State. Most of these grants were conveyed between 1808 and 1900; however, recent interest in the waterfront has lead to a number of grants in the past 10-15 years.

d. Recreation and Public Access

There are only two formal areas for recreation in Nyack. The only public park on the water is Memorial Park on Piermont Avenue in the southern part of the Village. Facilities include tennis and basketball courts, a baseball field, a childrens play area, and a boat launch. Opportunities exist for fishing, birdwatching, picnicking and other passive waterfront activities. Attempts to increase docking space and create a fishing pier by use of sunken barges was never completed and these barges have now become a

safety navigation hazard (photos 11 & 12). The park has experienced problems in terms of public safety during off-peak periods which require increased policing. Additional recreation space is provided by the school athletic fields on Fifth and Midland Avenues, away from the river.

Much of the riverfront property is held privately, and as a consequence, public access to the Hudson is limited to Memorial Park, and the new docks being constructed as part of the Nyack Waterfront Project (the Clermont Site). A second site with recreational potential is the site of the inactive Village sewage treatment plant. Although this site was not designed for public use, and has poor vehicular and pedestrian access, it is currently used as an unofficial public fishing pier.

Strong sentiment exists amongst Village residents for additional public access, based upon the response to the Waterfront Questionnaire. Residents indicated support for a riverfront walkway system and a fishing pier, in order to realize this goal.

2. Existing Zoning (See Map No. 10)

A community's zoning is its guide for future development. The Zoning Map (Map #9) illustrates the development pattern that the Village encourages. Most of the Village is already developed, although some vacant parcels and vacant buildings do exist. Low density residential districts, R-1, R-1A and R-1B are single family districts and cover the largest portion of the Village. The R-2 multi-family residential district contains most of the garden apartment type development in which a three-story height limit prevails.

The core of the Village's business and high density residential development are found in the R-4 Multi-family (eight story) residential district; the C-1, C-1A and C-2 Commercial districts; the R-M Residential Mixed Use and R-O Residence Office districts; the M Manufacturing and D-D Downtown Development districts. The area encompassed by this mixed urban development includes the entire length of Main Street and the downtown area from Franklin Street to Broadway.

Along the waterfront the C-3 Waterfront Development district promotes water-dependent uses and public access, allows water-enhanced uses with public access, and protects view corridors located in the Tappan Zee Scenic District under Article 49 of the Environmental Conservation Law. The C-3 Waterfront Development district also protects water quality and

natural resources through waterfront setbacks and other special provisions and provides development incentives to achieve these purposes.

3. Geology

a. Topography (See Map No.2)

Nyack lies within the Triassic Lowland section of the Piedmont physiographic province, which in general is characterized by low rolling topography, with isolated ridges and hills. The Palisades ridge is an example of this type of ridge, and most of the Village lies on its lower slopes along the Hudson River.

Elevations in the Village range from sea level at the Hudson to over 550 feet in its northwest corner, to 300 feet in the westmost border and to around 250 feet where the Thruway and Main Street cross the Palisades Ridge.

Slopes are particularly steep along the Palisades Ridge in the northwestern and southwestern corners of Nyack, and along the riverfront north of Tallman Place. Otherwise, the land slopes up sharply from the Hudson, forming a terrace between Broadway and Franklin Streets; slopes again to a terrace between Broadway and Franklin Street; slopes again to a terrace between Midland and Highland Avenue; and rises abruptly again at the base of the Palisades.

b. Bedrock (See Map No. 5)

The Village is entirely underlain by rocks of the late Triassic age Newark Group, which here consists of the Palisade Diabase, and the Brunswick and Stockton Formations. The Stockton Formation is the oldest of the three and underlies a narrow strip along the riverfront. It consists of conglomerate, mudstone and arkose, a poorly sorted, feldspar-rich sandstone. This formation contains other minerals such as quartz, mica and kaolin. There are no known fossil outcrops on localities in this or the Brunswick Formation.

Much of Nyack is underlain by the lower member of the Brunswick formation, which is similar to the lithology of the Stockton Formation, and consists of mudstone, siltstone and arkose. No fossils have been found in the Village, but dinosaur

tracks were discovered in this formation in Blauvelt. This formation dips gently (10 to 15 degrees) to the west.

West of Highland Avenue, the Palisades Diabase forms the bedrock. This igneous rock is the younger of the three formations in the Village. It is rich in plagioclase, feldspar, pyroxene, olivine and other ferromagnesian minerals including chlorite, which adds a greenish color to the rock. The Palisades Diabase exhibits columnar jointing. It forms the Palisades Ridge, since diabase is much harder and less erodible than the adjacent formations. An inactive fault is believed to cross this formation in the vicinity of Thruway Interchange 11.

c. Surficial

The topography in the study area prior to the Pleistocene glaciation was similar to that of today--a terraced lowland adjacent to the pre-glacial Hudson River, bounded on the west by the Palisades Ridge. Glacial deposits within the Village are principally from the Late Wisconsinian or Woodfordian stage, towards the end of the Pleistocene era. The Woodfordian ice sheet reached its maximum advance roughly 28,800 years ago. As the ice sheet slowly retreated, it deposited a layer of till throughout the study area. Much of this till is currently found between the ridge and the river. Till is a nonstratified mass of unsorted rock debris which exhibits poor sorting. The till present in Nyack consists of boulders, pebbles and gravel in a sand and silt matrix, and is very compact. The till has a thickness ranging from 4' at Gale Drive to 60' at Boring Hole No. 1 of the Clermont project. In general, the till thickness increases from the ridge to the river.

4. Soils and Erosion

The soils of Nyack are described in detail in the Rockland County Soil Survey/ U.S. Department of Agriculture, 1964 & 1985). There are three major types of soils within the Village. Two are derived from glacial till which was principally derived from underlying local bedrock. The other "soil" is composed of man-made fill and urbanized land, which obscures the identity of the underlying natural soils.

The most abundant soils in the Village are of the Whethersfield Series. These soils were formed from glacial till derived from the red sandstones,

shales and conglomerates of the Brunswick formation. The Whetherfield soils are very deep, well drained and occur on uplands. Slopes are gentle to steep. High water tables (1.5 to 7.5 feet below surface) occur from February to April. Moderate to severe restriction on excavations, buildings and landscaping occur, with these soils, dependent upon slope. The Whetherfield Series occurs throughout most of the Village, except for the extreme northwest areas and in the vicinity of Exit 11 of the New York State Thruway, and are generally coincident with the extent of the Brunswick and Stockton rock formations.

The other natural soil group in the Village is the Holyoke Series. This shallow, well to excessively drained soil was formed from acidic glacial till derived from the red conglomerates sandstones and shales plus basalt. It is characterized by thinness, steep slopes and ease of erodibility. It occurs in the Village coincident with the underlying Palisades diabase and has been developed upon only in the vicinity of Gale Drive.

Between Gale Drive, Mountainview Avenue, Depew Avenue, Polhemus Street and the cemetery is an area of urbanized land, where the natural soil has been extensively modified through construction and cut and fill, and any natural limitations have been reduced.

## 5. Significant Habitats and Wetlands

### a. Significant Habitats

New York has designated significant habitats in the Hudson River coastal zone, but no significant habitats have been identified within the coastal area boundary.

### b. Aquatic Resources

Although the Nyack waterfront has not been designated as a significant habitat, it is still an important fishing area. Among the fish that swarm off this part of Rockland County and the lower Hudson are sea sturgeon, stripers, yellow perch, white perch, shad, herring, largemouth bass, carp, tomcod, sunfish, needlefish, golden shiners and darkers, to name a few. Shellfish and crustaceans such as blue claw crab can also be found off Nyack's waterfront. In addition, anadromous species pass the area during spawning migration and as pelagic larvae and/or weak swimming juveniles. Of particular concern are American shad and striped bass.



c. Wetlands

The Legislature has declared that it is the public policy of the State to preserve, protect and conserve freshwater wetlands and the benefits derived there from (Section 24-0103, Environmental Conservation Law). Accordingly, DEC is identifying and mapping all freshwater wetlands larger than 12.4 acres (final maps for Rockland County have not yet been filed). Protected streams are those streams which are navigable and/or classified by the Health Department as C (T) or above. Under Articles 15 and 24 of the Environmental Conservation Law, any development of protected wetlands requires a wetlands or stream protection permit from DEC. Based on their evaluation of the permit application, DEC may limit development, require mitigative measures or prevent development.

No wetland areas meeting State criteria have been identified within the coastal area boundary.

6. Hydrology and Water Quality

a. Drainage

Much of the coastal zone area lies within the Hudson River drainage basin. Small areas of the Village near Pine Street and Depew Avenue are drained by tributaries of the Hackensack River. Because of the strong influence of the bedrock upon topography, most drainage in the Village flows either easterly to the Hudson, which flows to the south, or westerly to the Hackensack, which also flows to the south.

While there may be numerous minor drainageways, culverts and ditches in the Village, the only stream of any significance is the Nyack Brook. The brook headwaters are in the diabase of the Palisades Ridge, in the vicinity of Exit 11 of the New York State Thruway. Nyack Brook drained a pond in the vicinity of High and Polhemus Streets before the Thruway was built. The brook then flows east-southeasterly, paralleling Main Street, turning south at Franklin Street and then flowing east-southeasterly again at Railroad Avenue, emptying into the Hudson on the south side of Memorial Park. Much of the brook has either been channelized or put into underground culverts along its course, as the Village has become more urbanized. (See Map No. 6)

The Hudson River at Nyack has a mean elevation near zero (sea level). Since the river is influenced by tides, its actual elevation fluctuates daily, with a nominal range of about 3.7 feet. During the winter, the tidal process affects ice flows which can form between the shoreline and the shipping channel, which is about one mile off shore to the east. With fluctuating water levels, ice flows can exert shearing and uplifting pressures on docks, piles and other structures which can be damaged if not properly protected.

River discharge measurements are taken at the United States Geological Survey (USGS) gauging station at Green Island, near Troy. The long-term freshwater flow there averages about 13,200 cubic feet per second (cfs). Long term flows in the river at Wappinger Creek in Dutchess County are estimated to be at 18,600 cfs.

The salt front (upstream limit of Atlantic Ocean salt intrusion) is upstream of Nyack and is pushed south only during periods of high freshwater flow. The presence of the salt in the water, combined with the river's width in the Tappan Zee area results in active silt deposition, resulting in a muddy appearance of the water and poor underwater visibility.

b. Flood Protection

The Federal Emergency Management Agency has developed a flood insurance study and maps of the Village of Nyack that indicate flood events of a magnitude which are expected to be equaled or exceeded once during a 100-- or 500--year period. The maps also show base flood elevation lines which indicate anticipated water surface elevations during a 100--year flood. Local planning requires that developments must either be built above the base flood elevations or contain flood protection devices to that height.

The 100 year flood boundary is shown on Map No. 6. In Nyack, the 100 year flood boundary lies close to the shoreline of the Hudson River.

The 500 year boundary is significantly different in that it covers two additional areas: the lands adjacent to the mouth of Nyack Brook, and an area of the Village south and west of Depew and South Highland Avenues.

Within the 100--year floodplain boundary are portions of the sites of the Gedney Street multi-story apartment buildings, parts of the Clermont project currently under construction, and portions of the restaurant and several public and private recreational properties. No Village streets are within the 100-year flood zone, although the vacant sewage treatment plant is partially within it.

Base flood elevations on the Hudson River are approximately 8 feet throughout the study area. Studies for the waterfront (Clermont) project specifically identify the flood elevations for a 10 year flood at 6.1 feet, a 50 year flood at 7.1 feet, a 100 year flood at 7.7 feet and a 500 year flood at 8.9 feet.

c. Surface Waters

Surface waters in and near Nyack are monitored by the State Department of Environmental Conservation (DEC). DEC monitors the Hudson River for conventional pollutants at Bear Mountain State Park in Stony Point, and for toxic pollutants at the Dutchess County Water Intake at Poughkeepsie. Parameters for conventional pollutants such as coliform, fecal coliform, ph and dissolved oxygen are tested once every four weeks throughout the year except during January and February. Monitoring for toxic compounds such as heavy metals, volatile halogenics and organics is done twice during the spring, summer and fall seasons.

The quality of the Hudson River water has dramatically improved over the past several years due to significant improvements at upstream sewage treatment plants. The Hudson at Nyack is currently rated as Class SB, i.e., brackish water suitable for primary and secondary contact recreation, such as swimming and boating, along with other activities except for the taking of shellfish for market purposes. Secondary effluent from sewage treatment facilities is discharged at three Rockland County locations near Nyack. This occurs at Stony Point, Haverstraw, and Piermont. The Piermont outfall carries treated wastewater from both the Orangetown and Rockland County district facilities in Sparkill. Industrial waste water discharge sources near Nyack are Kay-Fries, Orange and Rockland Utilities, Tilcon Quarries and U.S. Gypsum in Haverstraw, and two facilities of Materials Research Corporation in Orangetown.

Nyack Brook is rated at two different sections: its mouth at the Hudson River at Memorial Park, which is tidal, and the freshwater section upstream. The upstream section is considered a class D

water, unsuitable for fishing or direct contact. The tidal section of Nyack Brook is rated as Class I. Class I waters are brackish waters that are transitional between the SB and SC classes and are considered suitable for fish propagation, but not direct contact. Since the brook has been channelized, periods of heavy local rain fall result in excessive sedimentation at its mouth, which can affect neighboring boat docking facilities.

d. Sewage

Up to the year 1974, sewage in Nyack was treated at the Village plant on the river behind Spear and Burd Streets, with the treated waters then released into the Hudson. The Town of Orangetown now pumps this sewage from this location through the Palisades Ridge at Piermont to the treatment facilities in Sparkill, as part of the Town's sewer district.

The Village system also collects sewage from Upper Nyack and South Nyack. The pumping station and transmission pipes are owned by Orangetown, as is the treatment plant on the Sparkill Creek near Orangeburg. The plant's capacity is 8.5 million gallons per day (mgd) and 2.2 mgd is pumped from Nyack, South Nyack, Upper Nyack and Grandview. Illegal storm sewer hook ups and other inflows to the Village's sanitary system have created pumping and overflow problems at the pumping station and treatment plant resulting in raw effluent discharge into the Hudson River and the Sparkill Creek, which flows into the Hudson in Piermont.

e. Toxic Waste

NYS DEC has no knowledge of any active or inactive hazardous waste disposal sites within the Village of Nyack. However, three sites in the Town of Clarkstown are in proximity to the Village water supply intake on the Hackensack River. To the east and northeast of the intake, and situated between NY Routes 59, 303 and the New York State Thruway are the privately owned Dexter landfill and the closed Nyack municipal landfill. Within several hundred feet south of the intake is the Orange and Rockland Utilities landfill.

Of particular concern are the Dexter and Orange and Rockland landfills because of their proximity to the intake. Incinerator residues have been found in the 11 acre Dexter landfill, and other

illegally dumped wastes are suspected to be present. The Orange and Rockland landfill is the disposal site of old electric transformers and many of these transformers contain the hazardous chemical polychlorinated biphenyls (PCB's). Leachate from this landfill could seriously affect the water quality of the Hackensack River, which is a major source of water for much of Rockland County and Bergen County, New Jersey, in addition to Nyack. Both the Dexter and Orange and Rockland landfills are currently inactive in terms of disposal of hazardous waste, but are still actively used for non-hazardous waste disposal.

f. Drinking Water and Groundwater

Groundwater is found in bedrock and glacial deposits within the Village. The groundwater flows downslope from high elevation sources towards the Hudson River. Water depths range from 4 feet near Cedar Hill Avenue, based upon test drilling. The bedrock formations and the till generally display low permeability and low porosity, although the till is the most variable in these characteristics. Springs are a likely occurrence along the exposed rock faces of the Palisades Ridge. Groundwater has not been developed for drinking in Nyack, although it has been in Upper Nyack. The New York Telephone Company drilled a 217 foot deep well to meet the cooling needs for its Church Street building.

Nyack obtains its drinking water from an intake on the Hackensack River in Clarkstown, south of DeForest Lake. The water is chlorinated, aerated and cleaned in the treatment plant at the intake location. The water is then pumped to a 2.5 million gallon reservoir on Dickenson Avenue and a supplemental 100,000 gallon tank on the Nyack College campus in South Nyack, from which it is then fed into the Village's distribution system. Water usage in the Village ranges from 1.8 to 2 mgd respectively. The 17 year old treatment plant has a capacity of 6 mgd. The Village's system is in fair shape overall, although some distribution pipes are over 100 years old or are of inadequate size.

There have been no major problems other than a leak on the Highland Avenue main within recent years.

7. Air Quality

The New York State Department of Environmental Conservation (DEC) follows the federal Environmental Protection Agency (EPA) quality

standards for ambient air. Areas where the ambient concentration of a pollutant is greater than the standard for each major category of pollutant (total suspended particulates, carbon monoxide, sulphur dioxide, oxides of nitrogen, ozone and lead particles) are considered to be in non-attainment for that pollutant; and areas where ambient concentrations are less than standard are considered in attainment.

The Village of Nyack is currently classified as an attainment area for criteria pollutants except for ozone. The DEC is currently engaged in a program to bring the Nyack area into compliance for ozone pollution. Failure to do so could result in EPA mandated sanctions ranging from withholding of federal education aid, and highway and pollution control funding to a moratorium on construction.

When considering the siting of a new facility or modification of an existing facility, the status of air quality at the facility and the magnitude of the projected annual emissions of criteria pollutants must be evaluated.

## **8. Cultural and Archaeological Resources**

### **a. Cultural**

The Village of Nyack is rich in historical resources due to its strategic location along the Hudson River. The first agricultural settlement was established in the late 1600's by the Dowe Tallman family, whose northern farm boundary later became the alignment of the Clarkstown-Orangetown line in the Nyack area. The first public shipping dock was established in 1793 at the foot of what is now Burd Street, on a parcel sold from the southern portion of the Tallman farm. The remainder of the farm was sold to Abraham Lydecker in 1799, forming the nucleus of the Village of Nyack. By the 1830's much of this tract, roughly bounded by Depew, Midland and First Avenues was being subdivided into small lots. Nyack's population increased from the families in seven houses recorded in 1814 to over two thousand people in 1860. The Village was incorporated in 1872, dissolved in 1878 and reincorporated in 1883.

The Village's importance as a navigational center continued to rise during the nineteenth century, spurred by the stone quarrying industry along the river. Nyack's industrial growth and importance as a shipping point for the county came about after the completion of the Nyack-Suffern Turnpike by the middle of that century. This, in turn encouraged development of steamboat

navigation. Ferry service to Tarrytown was instituted in 1834, and railroad service to Piermont followed in 1841. The railroad spur to Nyack was opened in 1870.

Quarrying led to the development of the boat building industry in the early nineteenth century. Shoe manufacturing grew to be the principal industry in the Village by the close of that century, spurred on by completion of the railroad. Rail transportation caused a shift of much of the Village's business and industrial activity away from the waterfront to Broadway and Franklin Street. Other industries developed, such as hat manufacturing, commercial greenhouses and the manufacturing of aniline and toluene derivatives for dyes and explosives. The Village's industrial decline began with the depression of 1893, which seriously crippled shoe manufacturing, and was punctuated by the explosion at aniline plant in 1909. Residual industrial uses lingered on, such as gas and fuel storage along Gedney Street, until pipelines made the facilities unnecessary. The Village's economic base has become more retail and service-oriented, and land use along the waterfront has shifted to more recreational and residential uses. Much of the architectural character of Nyack is rooted in the late 1800's when industrial activity was at its peak.

Several buildings and landmarks in the Village reflect its gradual development from a farmstead to a thriving community. The following is a list of these sites, which are shown on Maps 6 and 6A:

1. Pretty Penny (Helen Hayes House), c. 1804.
2. 33 Sixth Avenue--Gothic Revival residence, b. 1875.
3. 34 Hart Place--Former boys' school, c. 1860.
4. 201 North Broadway--excellent example of Victorian design, particularly in regard to trim details.
5. 44 Fifth Avenue--Gothic Revival residence, c. 1880.
6. Baptist Church--Romanesque details.
7. St. Ann's Church--English Gothic design, b. 1895.
8. Grace Episcopal Church, b. 1868-78.

9. Nyack - Suffern Turnpike (Main Street & NY Route 59).
10. 140 Main Street--Ernst Store, b. 1880.
11. Old Village Hall built during 1880's.
12. Onderdonk Block (112-126 Main Street) Second Empire style with mansard roof, b. 1871.
13. 80 - 92 Main Street--small town blend of architectural styles.
14. Old shoe factory area.
15. Site of railroad station and turntable.
16. Site of Gedney Dock.
17. Hopper House, b. 1858.
18. Village Hall--former Orange and Rockland Utilities Office, b. 1922.
19. 7 North Broadway--typical mid-1800's single story frame building.
20. Mazeppa Engine Company Firehouse.
21. Site of Lydecker House, c. 1800.
22. Site of Peter Smith House
23. Old Brick Store--first commercial building, b. 1839.
24. Old Stone House (Tunis Smith I residence), c. 1810.
25. Site of Smith Dock, c. 1811.
26. Hotel Everett Site--Greek Revival Columns, c. 1880.
27. Moeller Block (5 - 13 South Broadway)
28. St. George Hotel Buildings, b. 1859; hotel established in 1885



29. Dutch Reformed Church dedicated in 1836, rebuilt with clock tower in 1850.
30. Nyack National Bank Building--Renaissance Revival style, b. 1907.
31. 52 Burd Street--Smith Brothers' Town House, b. 1820.
32. 49 Burd Street--former saddlery serving Hotel St. George.
33. Site of first public dock, c. 1793.
34. Tappan Zee Playhouse, b.1903.
35. Presbyterian Church--Greek Revival style, b. 1839.
36. 43 South Broadway--detailed woodwork over arches.
37. Couch Court built in late 1800's.
38. Nyack Public Library--only Carnegie Library in Rockland County, b. 1903.
39. DePew Place (58 - 78 South Broadway)--late Victorian commercial block, b. 1883.

Only one of the sites listed above, the Tappan Zee Playhouse, is currently on the National Register of Historic Places. It was originally opened as a vaudeville and motion picture house. The Mazeppa Firehouse (photo 16) has been found by the New York State Historic Preservation Officer (SHPO) to be eligible for listing on the National Register of Historic Places. It is reputed to be the home of the second oldest fire company in the State. The Hopper House, the former residence of painter Edward Hopper, which is currently used a community cultural center, has been recommended for nomination to the National Register.

The balance of structures listed above are considered to be locally important historic structures. Many of these buildings were built in the latter half of the nineteenth century, resulting from the growing economic prosperity of the Village and reflecting the many architectural styles of

the times. Several structures and sites date from earlier times. The lower portion of Main Street and a dock at its foot were constructed by a partnership of Tunis Smith and Abraham Lydecker. Smith is also believed to have built the house on Main Street opposite Gedney Street, and his brother Peter built a house on the southeast corner of Broadway and Main Street where the insurance office building currently stands.

b. Archaeological Resources

The area along the Hudson in which Nyack is located was a gathering and fishing ground used by the Tappan and Hackensack tribes prior to settlement by the Dutch. Both tribes came to the river during the spring from their encampments further inland for clamming and shad fishing. Relics have been found along the riverbank, including remnants of clamshell piles. It appears that there could be archaeological resources within the Village from pre-Dutch cultures. Inspection of maps from the New York State Office of Parks, Recreation and Historic Preservation reveals that the Nyack area contains sites listed in the archaeological files of the New York State Museum. An archaeological survey should be completed before any development is approved in the area.

9. Transportation

Transportation in the Village is principally by automobile, with significant pedestrian movement in the downtown area and the adjacent waterfront. Three major roads traverse the Village: the New York State Thruway (Interstate 87 and 287) with access directly to the Village via Exit 11; NY Route 59 (Main Street West of Highland Avenue); and North and South Highland Avenue (NY Route 9W). The Thruway and Route 59 are considered principal arterials which serve long distance and inter-county regional traffic respectively. Highland Avenue is a minor arterial that serves local and regional traffic for the Nyacks and eastern Rockland County. All four of the roads are under the jurisdiction of the State Department of Transportation or the Thruway Authority. Main Street east of Highland Avenue is the principal east-west municipal street in Nyack, and Franklin Street, Midland Avenue and Broadway are the principal north-south municipal streets. There are no county maintained roads in Nyack. The road system in the Village generally reflects topography, with streets laid out either parallel to the river and the Palisades Ridge or perpendicular to these features, providing easy access to all parts of the

Village. Access to the riverfront is best from Gedney Street, and lower Main and Burd Streets and lower Depew Avenue.

Main Street once connected with the ferry service to Tarrytown. Although car ferry service stopped in 1941 due to the completion of the George Washington Bridge, passenger service continued until the opening of the Tappan Zee Bridge in 1955. Passenger train service on the spur from Piermont of the Erie (now Conrail) Northern branch was discontinued in 1965, and the tracks north of Piermont were subsequently removed.

The county operated Transport of Rockland bus system provides daily service between Nyack, Spring Valley and Suffern, plus weekday service to Haverstraw and White Plains. The county bus system interconnects at the George Washington Bridge with private commuter bus service to the Port Authority terminal and trains to New York City and upstate locations. Taxi service is also available in the Village.

Water transportation on the Nyack waterfront is principally by private recreational craft.

In recent years, the capacity of the Tappan Zee Bridge has not been sufficient to accommodate commuter and holiday traffic demands. As a result, severe congestion develops during these periods and generates additional traffic in the Village from motorists seeking alternate routes to the bridge. As this condition worsens, further impact can be expected. Solutions being discussed include mass transit on the bridge (monorail) and construction of a second bridge. Any solution must be reviewed to determine possible impacts on the Village.

#### 10. Scenic Resources

The Village is blessed with many fine scenic resources, both natural and manmade. Some of the finer scenic features of Nyack are best viewed from the water or the opposite shore. Much of the Nyack waterfront is extensively wooded, giving privacy to single family residences. Roof-tops and steeples in the downtown area clear the treetops, and apartment buildings clearly dominate the midsection on the Village's shoreline (see photo 9). The Palisades Ridge forms a back-drop to the west.

A more important scenic feature is the view of the Hudson and the Westchester shoreline as seen from the Village. Due to the Village's sloping topography, view corridors are created along those streets whose alignments are straight and roughly perpendicular to the riverfront. The

most important view corridors lie along the streets east of Broadway which follows a hill crest. Since the shoreline south of Tallman Place has been filled and extended, existing view corridors south of Tallman Place have been affected by large buildings such as the West Shore Towers and Rivercrest Apartments (see photos 1,2,3,4,5,6,7 and 8).

Much of the scenic value in Nyack inland from the river comes from the well maintained residences and estates, the diversity of architectural styles and attractive commercial uses in the Village's downtown, and the historic buildings located throughout the Village.

Areas within Nyack's waterfront boundary have been designated under Article 49 of the Environmental Conservation Law as part of the Tappan Zee Scenic District. Local governments within the jurisdiction of the Scenic District are encouraged to prepare a management plan for the included lands and waters.

The Tappan Zee Scenic District begins at the New York-New Jersey state line and continues north along the west shore of the Hudson River to include the portion of Hook Mountain State Park south of Rockland Lake.

### **C. SIGNIFICANT ISSUES IN THE COASTAL AREA**

Following is a brief discussion of several issues which, based on discussion and reconnaissance to date, appear to be of greatest significance in the Nyack coastal area. The general policies developed to deal with these issues are reflected in the explanation and interpretation of the applicable detailed State policies (see Section III following).

#### **ISSUE #1:**

##### **Use of Remaining Vacant Waterfront Land**

There are only two major vacant parcels of land in the Village with direct river frontage. One is privately owned. The other is the former Village sewage treatment plant site. The Village site offers an opportunity to improve public access to the river and to provide water-dependent development, in combination with other lands to the west on either side of Court Street.

#### **ISSUE #2:**

##### **Preserving Water-Dependent Uses**

The three existing marinas, the boat club and the commercial fishing facilities are important elements in the coastal area. They

are part of the Village's maritime heritage and provide recreation facilities and access to the river for people who do not own waterfront property. As land values have increased, in some areas, these type of uses have been replaced by more intensive residential uses. The importance of the water-dependent uses and measures to preserve them, will be encouraged.

**ISSUE #3:**

**Improving Waterfront Facilities**

A variety of facilities and actions may be appropriate to enhance use and function of the waterfront. These include:

- a. Removal of the abandoned barges at the Village Park;
- b. Dredging;
- c. Additional moorings, and transient docking space;
- d. Construction of a fishing pier;
- e. Opportunities to increase physical and/or visual access to the water;
- f. Creating a visual linkage from Main Street and South Broadway to the public pier and plaza on the waterfront; and
- g. Redesigning Memorial Park to provide better pedestrian access and to minimize motor vehicle impacts to the park.

**ISSUE #4:**

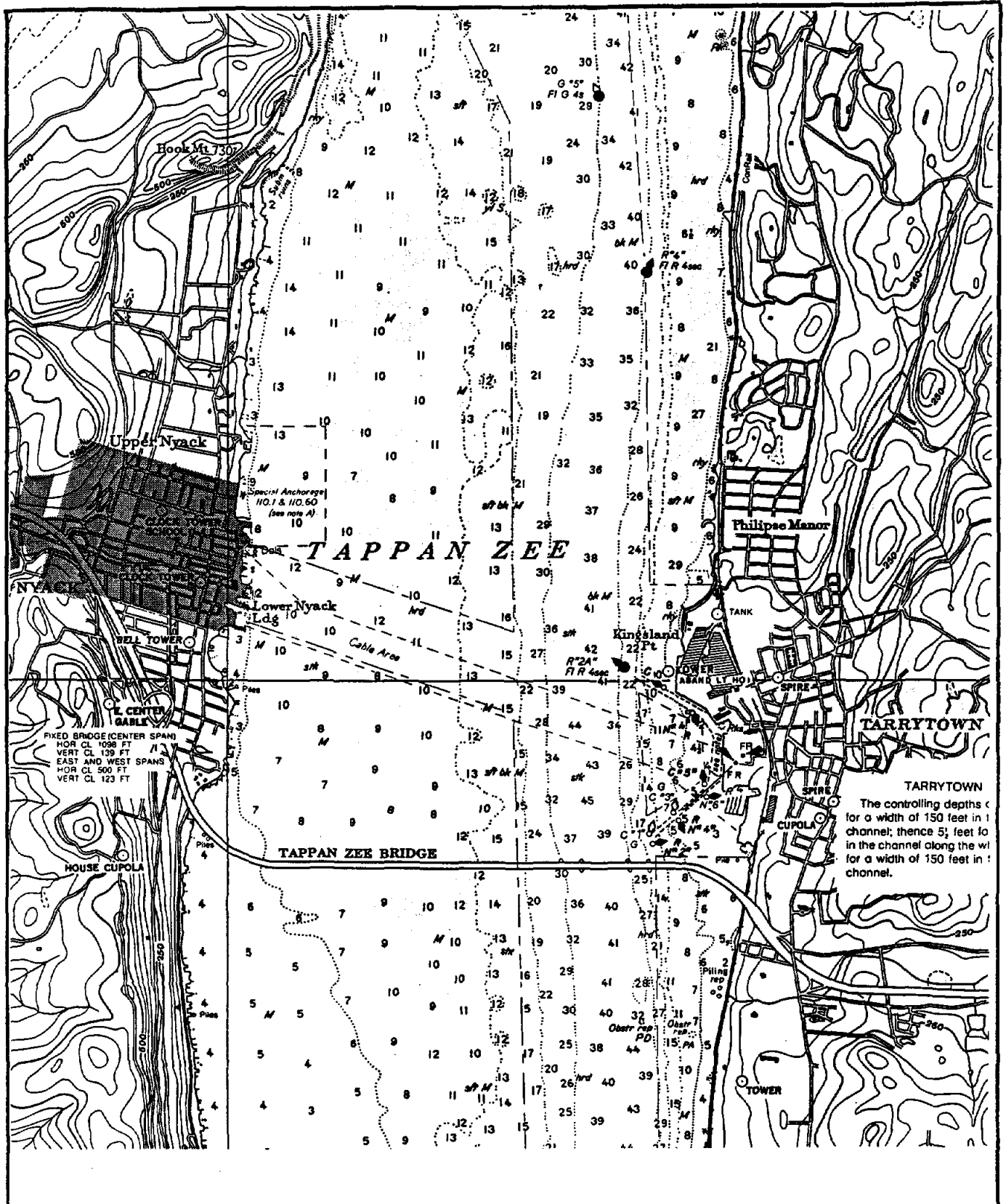
**Regulating Boathouses and Moorings**

At present, the Village has few regulations or the enabling legislation to control the expansion or construction of boathouses and moorings.

The Village should contact their State Legislators and ask to be placed on a "Bill" which would amend the Navigation Law in relation to restricting and regulating the construction of boathouses and moorings.

A local docks and moorings law should be written. The ownership and rights of underwater lands and the Village boundary into the Hudson River should be depicted on a map.

A questionnaire was distributed to registered Village voters to determine public opinion on these issues. The results are discussed in Exhibit II-A.



2b






NAVIGATIONAL CHART (TAPPAN ZEE AREA)





Local Waterfront Revitalization Program

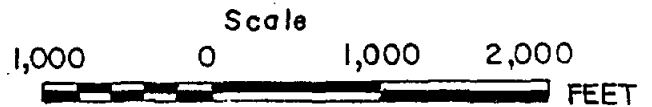
Shuster Associates

Planning Consultants

# Legend

	<b>FOREST</b>	
	Forest Land	F
	Forest Brushland	FB
	<b>RESIDENTIAL</b>	
	Urban	RU
	Hamlet	RR
	Rural	RS
	Shoreline Development	RK
	<b>COMMERCIAL</b>	
	General Commercial	CS
	Resorts	CR
	<b>PUBLIC &amp; SEMI-PUBLIC INSTITUTIONS &amp; FACILITIES</b>	
	Educational	PE
	Medical & Health	PH
	Other	PX
	<b>INDUSTRIAL</b>	
	Light	IL
	Heavy	IN
	Oil & Gas Storage	IS

	<b>RECREATION *</b>	
	Beaches & Pools	OS
	Camping Areas	OC
	Marinas & Boat Launching Sites	OB
	Other Recreational Uses	OX
	<b>TRANSPORTATION</b>	
	Airports & Related Facilities	TA
	Railway Facilities	TR
	Water Transport Facilities	TW
	Other Transportation Facilities	TX
	<b>UTILITIES &amp; COMMUNICATIONS</b>	
	Electric Generation & Transmission	UE
	Gas & Oil Transmission	UG
	Water Treatment & Transmission	UW
	Sewage Treatment	US
	Solid Waste	UR
	Other Facilities	UX
	<b>VACANT</b>	



## Existing Land & Water Uses

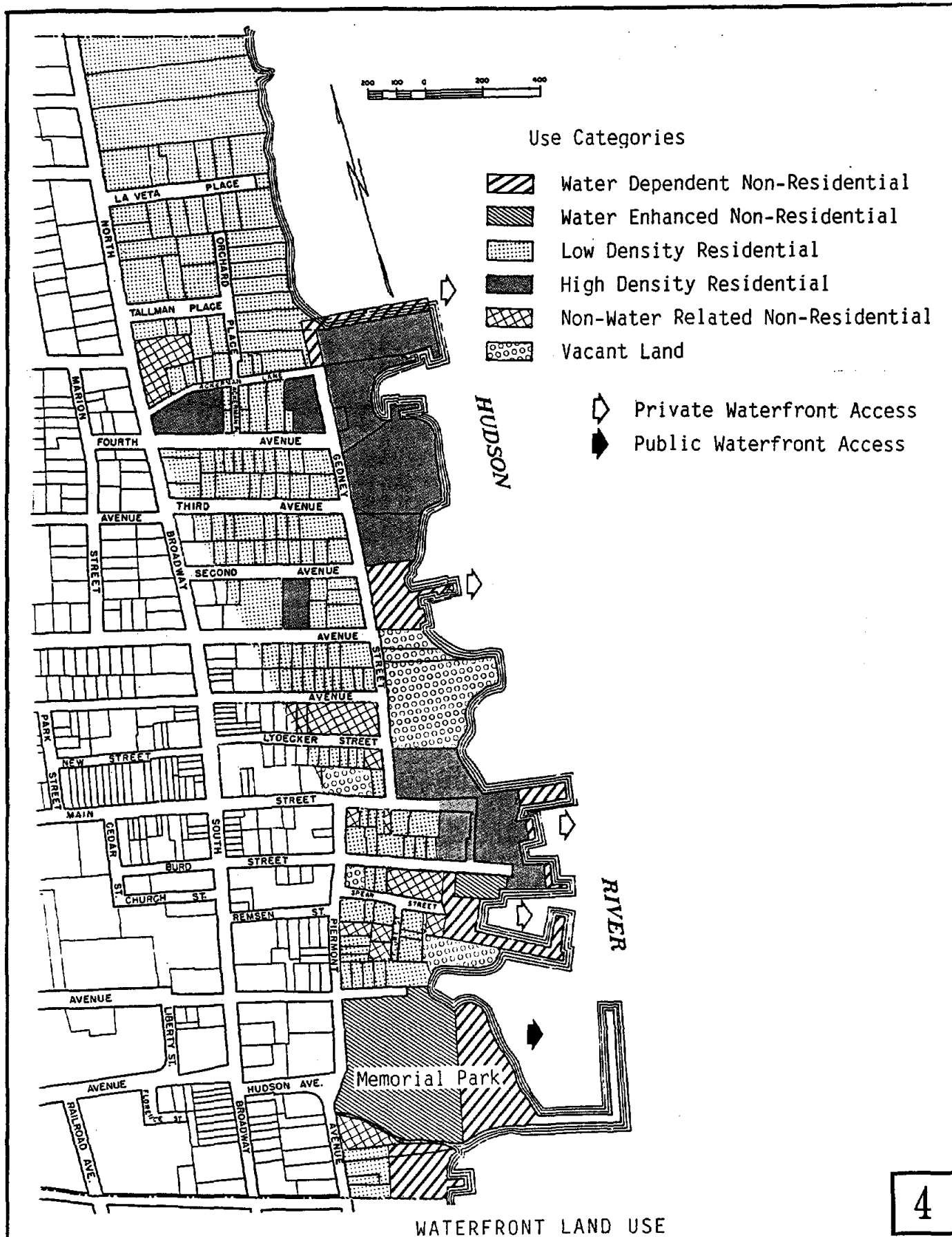
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## Local Waterfront Revitalization Program

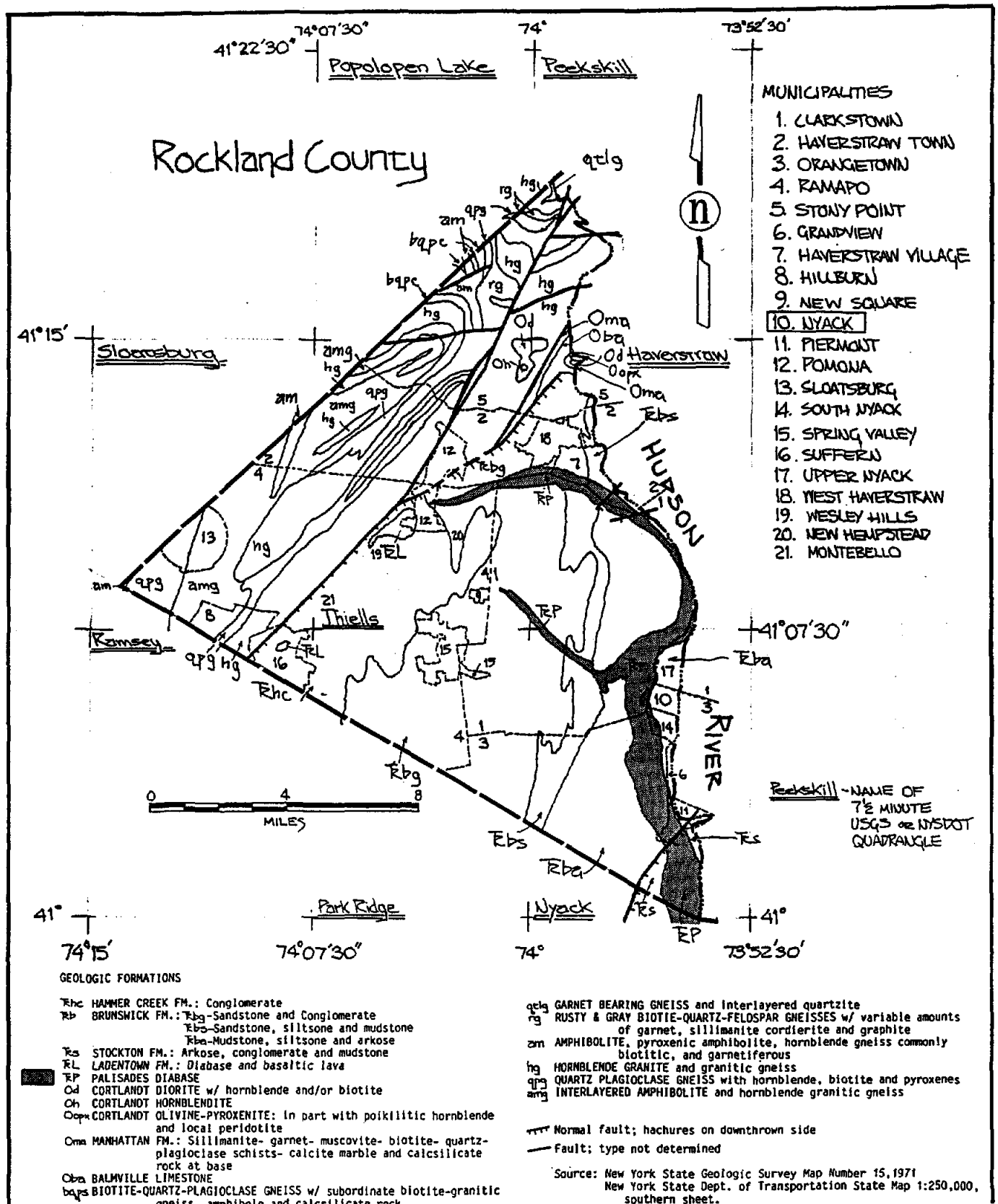
Shuster Associates

Planning Consultants





# Local Waterfront Revitalization Program



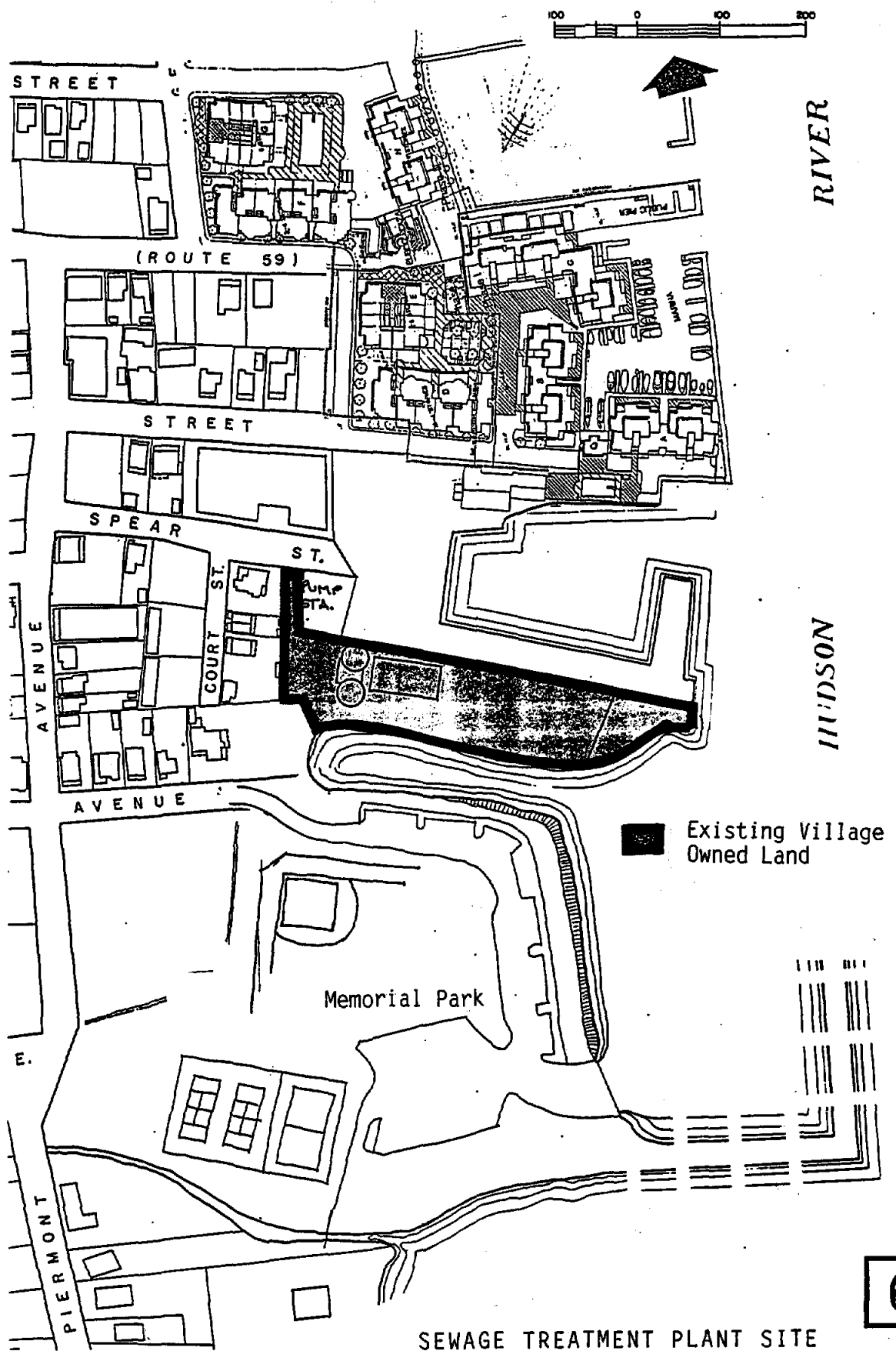
## REGIONAL BEDROCK GEOLOGY

5

# Local Waterfront Revitalization Program

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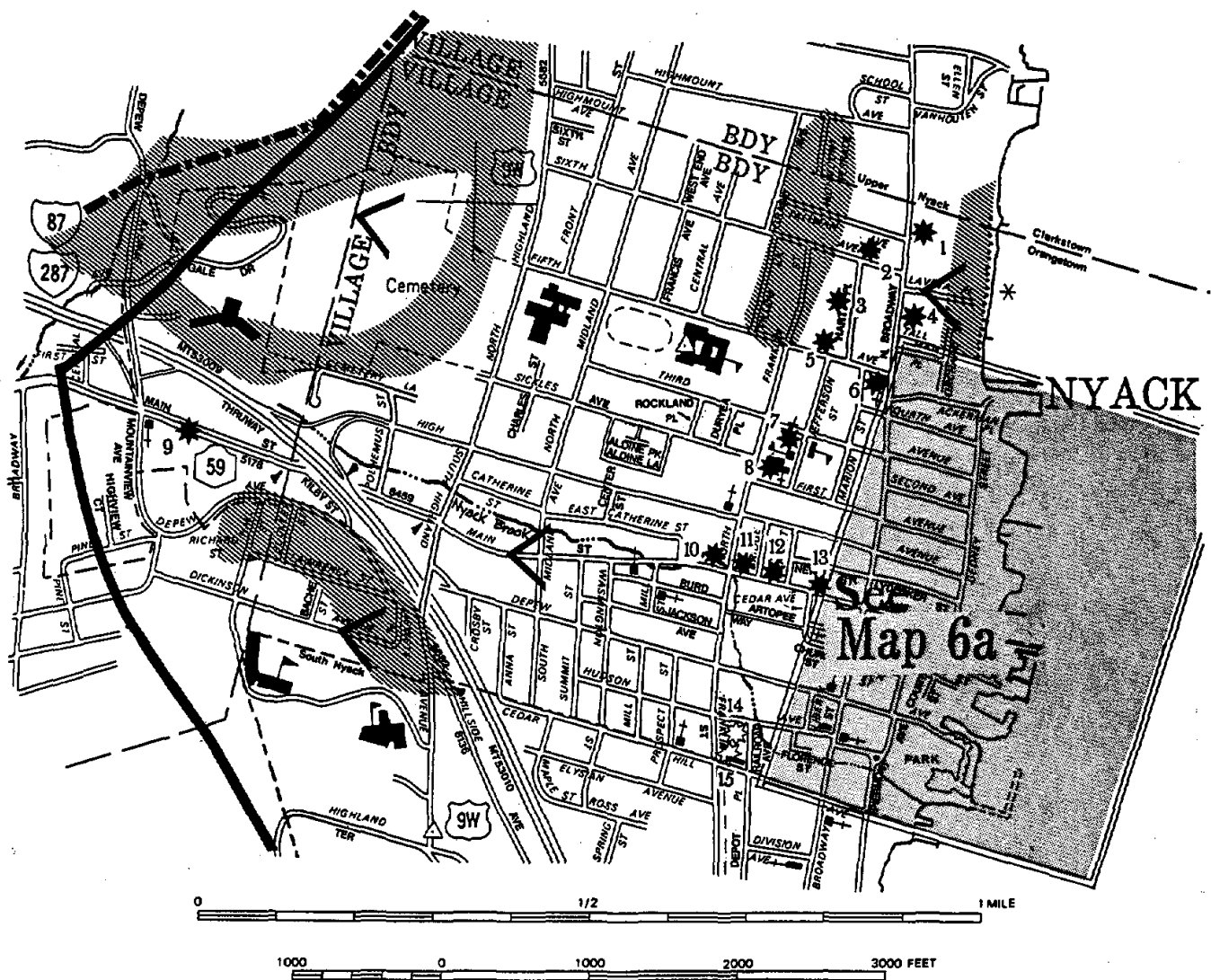


6

# Local Waterfront Revitalization Program

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- Steep Slopes
- Filled Land
- Brook
- Limit of 100-year Floodplain
- River and Waterfront Views
- Coastal Zone Boundary
- Drainage Divide

Historic and Archaeologic Sites  
(Numbers Correspond to Text)

- Existing Structures
- Non-Existent Structures

Sources: Budke and Christie (1928) and  
Friends of the Nyacks (1985)

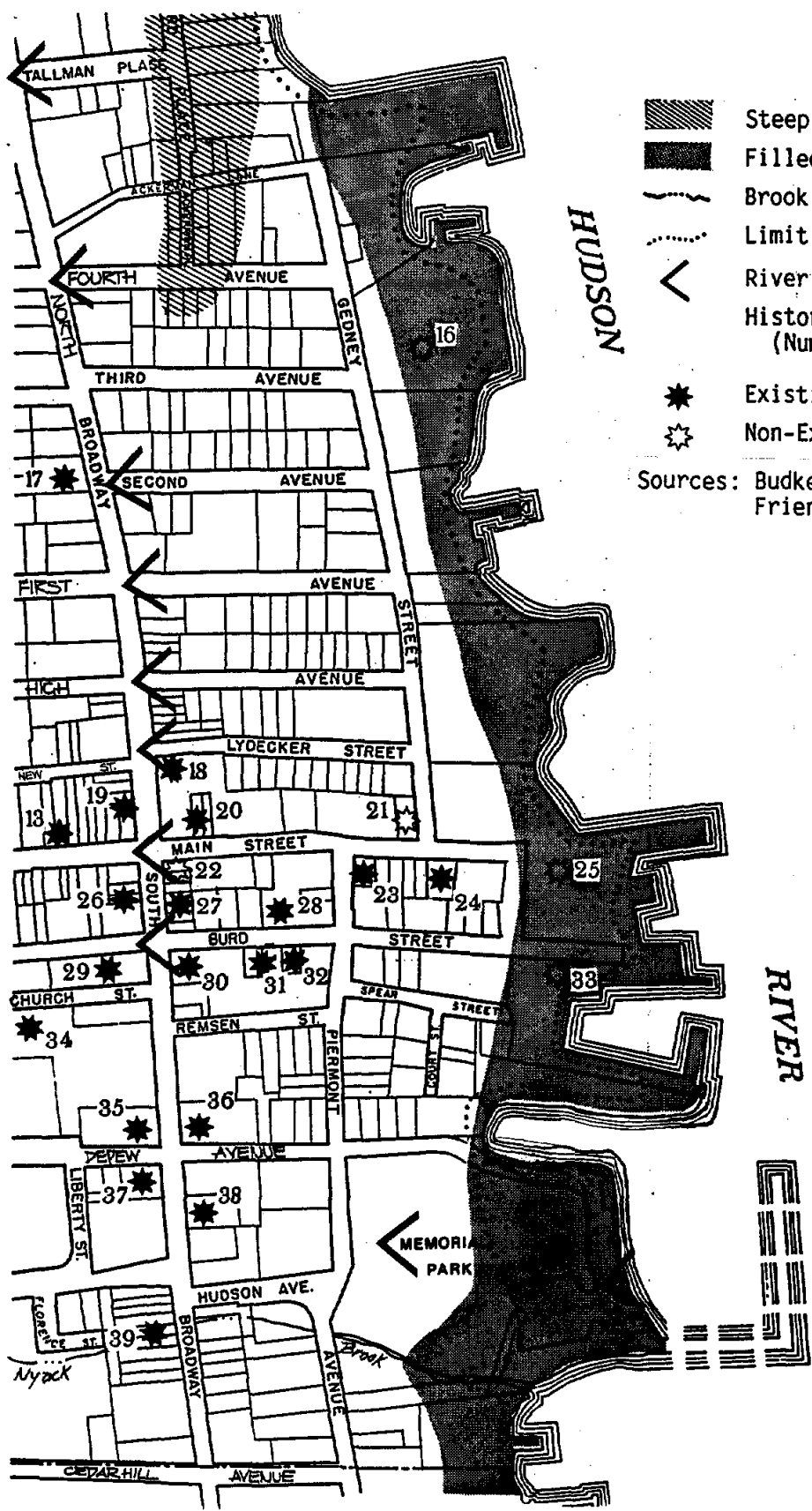
NATURAL AND CULTURAL RESOURCES

7

## Local Waterfront Revitalization Program

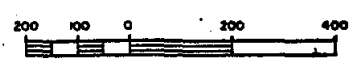
Shuster Associates

Planning Consultants



- Steep Slopes
- Filled Land
- Brook
- Limit of 100-year Floodplain
- River and Waterfront Views
- Historic and Archaeologic Sites (Numbers Correspond to Text)
- Existing Structures
- Non-Existent Structures

Sources: Budke and Christie (1928) and Friends of the Nyacks (1985)



NATURAL AND CULTURAL RESOURCES

7a

# Local Waterfront Revitalization Program

Shuster Associates

Planning Consultants

**EXHIBIT II-A**

**Analysis of Questionnaire Returns**

# SHUSTER ASSOCIATES

RD 1, Box 259 Stone Ridge, New York 12484  
'914) 687-0758

PLANNING  
AND  
ZONING  
SERVICES

## EXHIBIT II - A

October 7, 1986

TO: WATERFRONT ADVISORY COMMITTEE  
VILLAGE OF NYACK

SUBJECT: ANALYSIS OF QUESTIONNAIRE RETURNS

Some 135 Waterfront Questionnaires have been returned. This represents a response of about 15% of those distributed.

Attached is a copy of the questionnaire with the total responses to each question indicated. In most cases, the totals do not add up to 135 because not all respondents answered all questions.

Set forth below is a summary of the highlights of the responses.

### Question #1

- \* About 30% of the respondents lived between the River and Broadway; half between Broadway and Highland Avenue; and somewhat surprisingly 17% west of Highland Avenue.

### Question #2

- \* 94% of the respondents indicated that they enjoyed the view of the water, twice that for any other waterfront activity.
- \* 40% picnicked on the waterfront, 23% were boaters and 14% participated in fishing.

### Question #3

- \* Between 30-40% of the respondents thought that facilities for fishing, picnicking, boating and viewing should be improved.
- \* 20% volunteered that the waterfront should be made safer and cleaner.

### Question #4

- \* Between 63-74% thought that increasing public access, preserving traditional waterfront uses and protecting waterfront views was very important while 36% didn't think it important at all.
- \* Only 21% thought that expanding mooring and docking facilities was very important.

- \* On the basis of assigning 2 points for very important, 1 for important and 0 for not important, the issues scored as follows:

Protection of waterfront views	-	218
Preservation of traditional waterfront uses	-	213
Additional public access to the waterfront	-	209
Expanded moorings and docking facilities	-	102

#### Question #5

- \* The most favored uses for the sewer plant site were fishing pier (95) and a marina (79).
- \* The most disapproved uses were apartments and condominiums (102) and waterfront commercial development (96).

#### Question #6

- \* More than 50% of the respondents favored each of the five suggested waterfront projects. The most strongly approved projects were continuation of walkways (128) and removal of the barges (117).
- \* The least favored project was expansion of the boat launch and only less than 20% of the respondents (25) disapproved of it.

#### Question #7

- \* 55 respondents favored continued use of PRD bonuses to provide waterfront amenities while 71 were not in favor of this approach.

#### Additional Comments

Many people added comments to the questionnaire which provide further background as to their sentiments.

Over 40% of the 135 people surveyed are unhappy with the development at the end of Main Street, and fear further density will take away the views of the river they do have. Also, with density comes traffic congestion; the concern is whether there is planning in the process to alleviate this future problem. There is also a feeling by some residents that the area already has traffic problems.

Past experiences with developers has made residents wary of them, as they feel the developers do not live up to their agreements.



High priorities for residents of Nyack are to preserve the view, have easy access to the waterfront (for residents), and recreational facilities that are safe and well maintained for young and old alike, some examples are:

Parks, viewing areas; benches; pathways for walking, jogging, bicycling along the water's edge; playgrounds; picnic areas; and swimming sites.

Added comments:

Better parking; ferry service across the Hudson River; affordable housing for young adults/senior citizens; Fire Department to use river for pumping drills; and combine forces with the YMCA to expand recreational facilities.

# NYACK Waterfront Questionnaire

Return To: Mr. Gabe Hausner  
Village of Nyack  
12 North Broadway  
Nyack, NY 10960

The Village of Nyack is preparing a program for the use and protection of the Hudson River Waterfront and its natural and man-made resources. The Waterfront Advisory Committee, made up of Village residents, is seeking the opinions of local residents concerning a variety of issues. Please take a few minutes to complete as many of the following questions as you can so that we may have the benefit of your thoughts on this important project. A public meeting to discuss the waterfront will be held in the fall of 1986.

1. Check the box which indicates where you live.

- a. Between the River and Broadway 42  
b. Between Broadway and Highland Avenue (Route 9W) 69  
c. West of Highland Avenue 23

2. Please check those boxes next to any recreational activity in which you presently participate on the Nyack waterfront.

- a. Fishing 19 d. Viewing 127  
b. Picnicking 55 e. Other - 57  
c. Boating 31

3. a. Of the activities listed above, which do you think need more or improved facilities? Fishing (41); Picnicking (50); Boating (41); Viewing (55); and other (26) safer & cleaner

b. What other activities might be provided? Picnic tables, grills; roller/ice skating; Park; swimming; paths; jogging, walking, bicycling; park; pier; museum; enclosed picnic/viewing area; playground; gazebo/pavillion; weekly concerts; boardwalk, boat rentals; bocci ball and horseshoe

4. The following issues of concern in the coastal area have been discussed by the Waterfront Committee. Please designate each with a number: 1 = very important; 2 = important; 3 = not important.

1. 88 2. 33 3. 10        Increasing public access to the waterfront.  
1. 85 2. 43 3. 6        Preservation of traditional waterfront uses (e.g., marinas, boat yards, fishing, etc.).  
1. 100 2. 18 3. 5        Protection of waterfront views.  
1. 29 2. 44 3. 49        Expanding moorings and docking facilities.

5. There is one Village owned parcel of land on the waterfront, the former sewage plant. This land could be used for public purposes or sold for private development. Please indicate whether you favor, disapprove or have no opinion of each of the following possible options.

	Favor	Disapprove	No Opinion
<u>PRIVATE</u>			
a. Waterfront Commercial Development	18	96	9
b. Apartments or condominiums	12	102	5
c. Other <u>Small shops, restaurants, park, non-commercial businesses.</u>	12	30	3
<u>PUBLIC</u>			
d. Fishing pier	95	16	8
e. Marina	79	26	13
f. Other _____	50	2	5

6. A number of specific projects have been proposed for the waterfront. Please indicate whether you favor, disapprove or have no opinion of each.

	Favor	Disapprove	No Opinion
a. Continue development of waterfront walkways.	128	3	3
b. Provide docking space at Memorial Park.	80	21	24
c. Remove abandoned barges in the river.	117	8	13
d. Expand the Village boat launch at Memorial Park	72	25	25
e. Acquire additional waterfront property which becomes available.	102	12	14

7. The PRD Zoning district, adopted recently, allows as much as 60% greater development density if the developer provides amenities such as public access to the water, uses open to the public (such as restaurants), and provision of river views. Do you favor this approach to providing waterfront amenities?

Yes 55

No 71

8. Do you have any other comments or suggestions you wish the waterfront Advisory Committee to consider? \_\_\_\_\_

Thank you for your time and consideration in responding to these questions.

~~CONFIDENTIAL - FOR OFFICIAL USE ONLY~~

You may list your name and address if you wish.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**EXHIBIT II-B**

**Photographs**

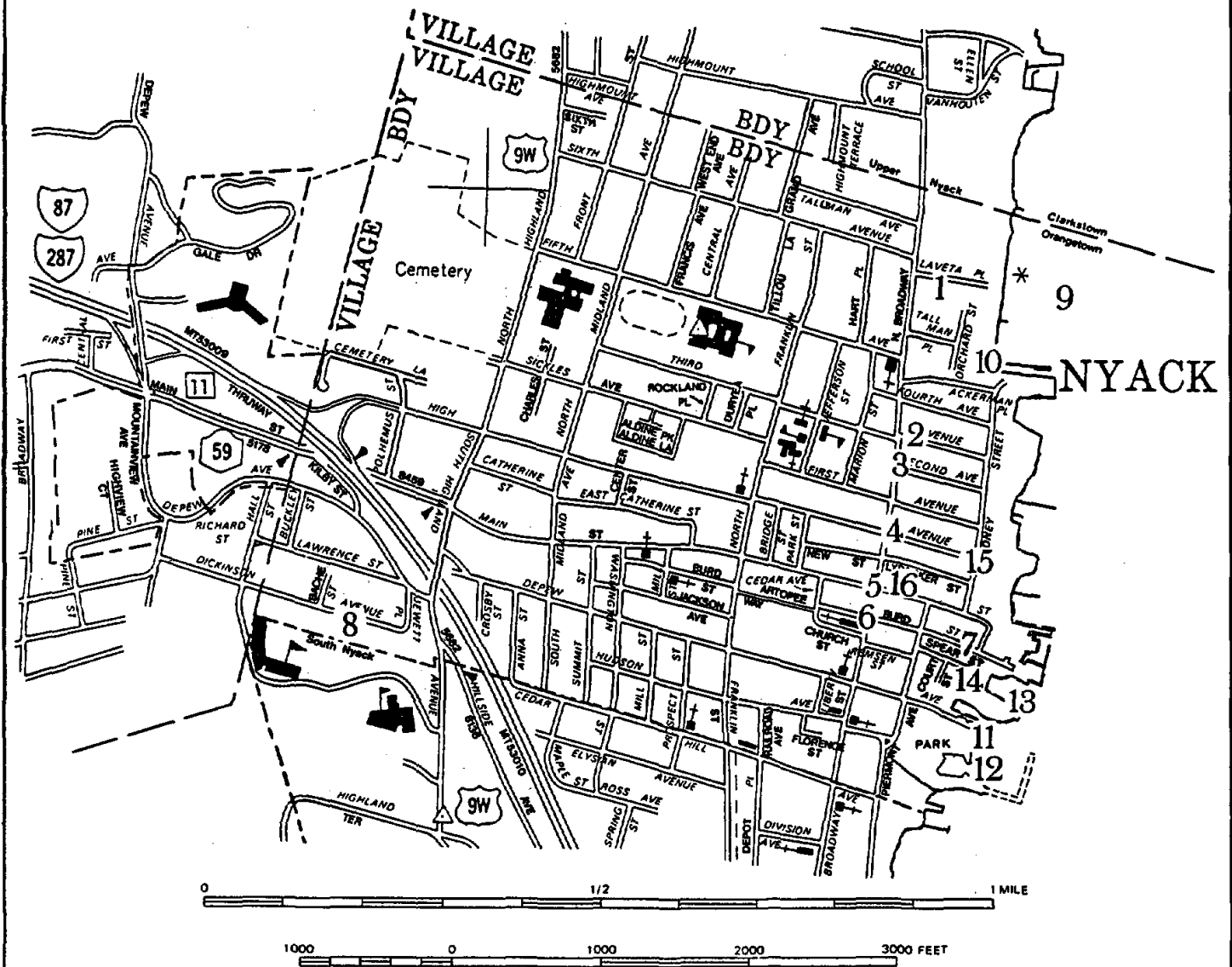


PHOTO LOCATION

# Local Waterfront Revitalization Program

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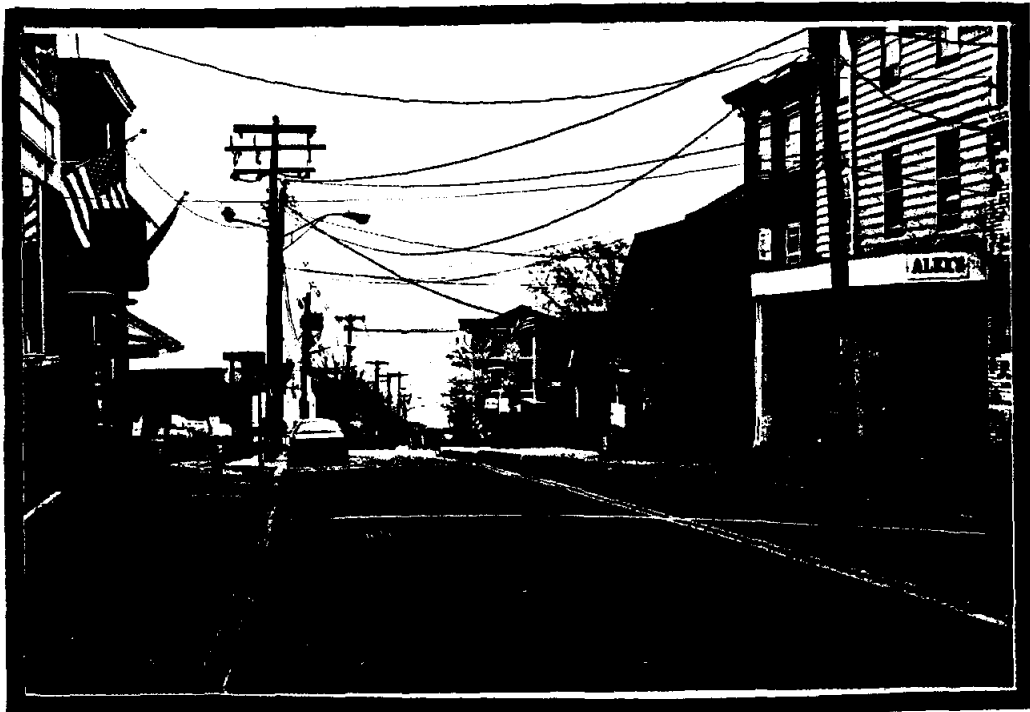
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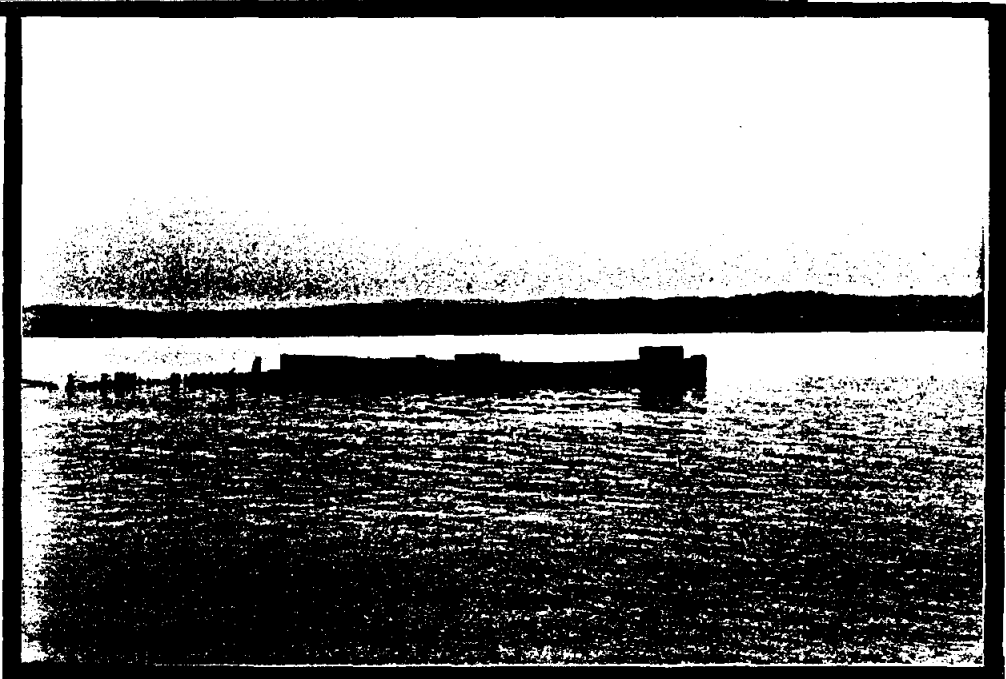


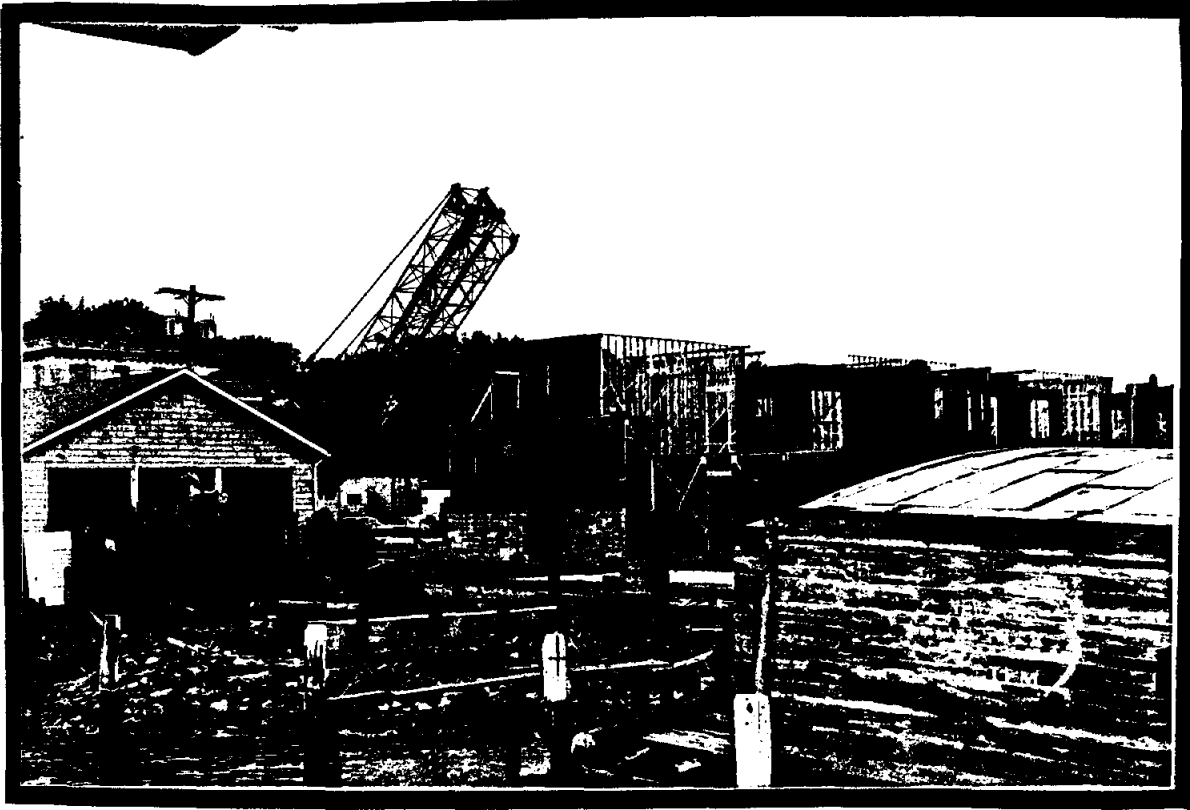
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16