

Waterfront Development



Image from
BFJ Planning's Waterfront Development and Ferry Potential

Vision

To create a continuous riverfront path

Nyack Marina as a problematic site, but also with more opportunities

Includes potential ferry services and infrastructure

Memorial Park



Image from
Quennell Rothschild & Partners, LLP

Waterfront Park

11 acres

Recreational Facilities

Includes the adjacent marina

Parking will be reduced

Connecting bridge



Chapter 4

RESIDENTIAL PROFILE

Nyack Town Hall Meeting



“We want connectivity between downtown and the waterfront since it’s not handicap accessible.”

“We would like to maximize the amount of **public space near the waterfront** and preserve the **view of the river.**”

“There are **young people**, like us, who **want to move to Nyack** but are discouraged from doing so because of the **lack of connectivity to Manhattan.**”

“The Nyack to Manhattan ferry could be economically inefficient.”

Nyack Comprehensive Plan Survey



Nyack's greatest assets:

- ✓ Walkable village
- ✓ Waterfront as an asset
- ✓ Few tall buildings

Housing

Parks

Highway access

⋮

Survey conducted by
BFJ Planning

Nyack Comprehensive Plan Survey

Q. What are your major environmental concerns for Nyack?

-  Flooding
-  Traffic impacts
-  Air quality
-  Not enough green space
-  Water quality

Survey conducted by
BFJ Planning

Profile of recipients

Most are long-time residents
20+ years

Average car ownership:
2 cars per household

Nyack Comprehensive Plan Survey



TAKEAWAYS FROM SURVEY RESULTS

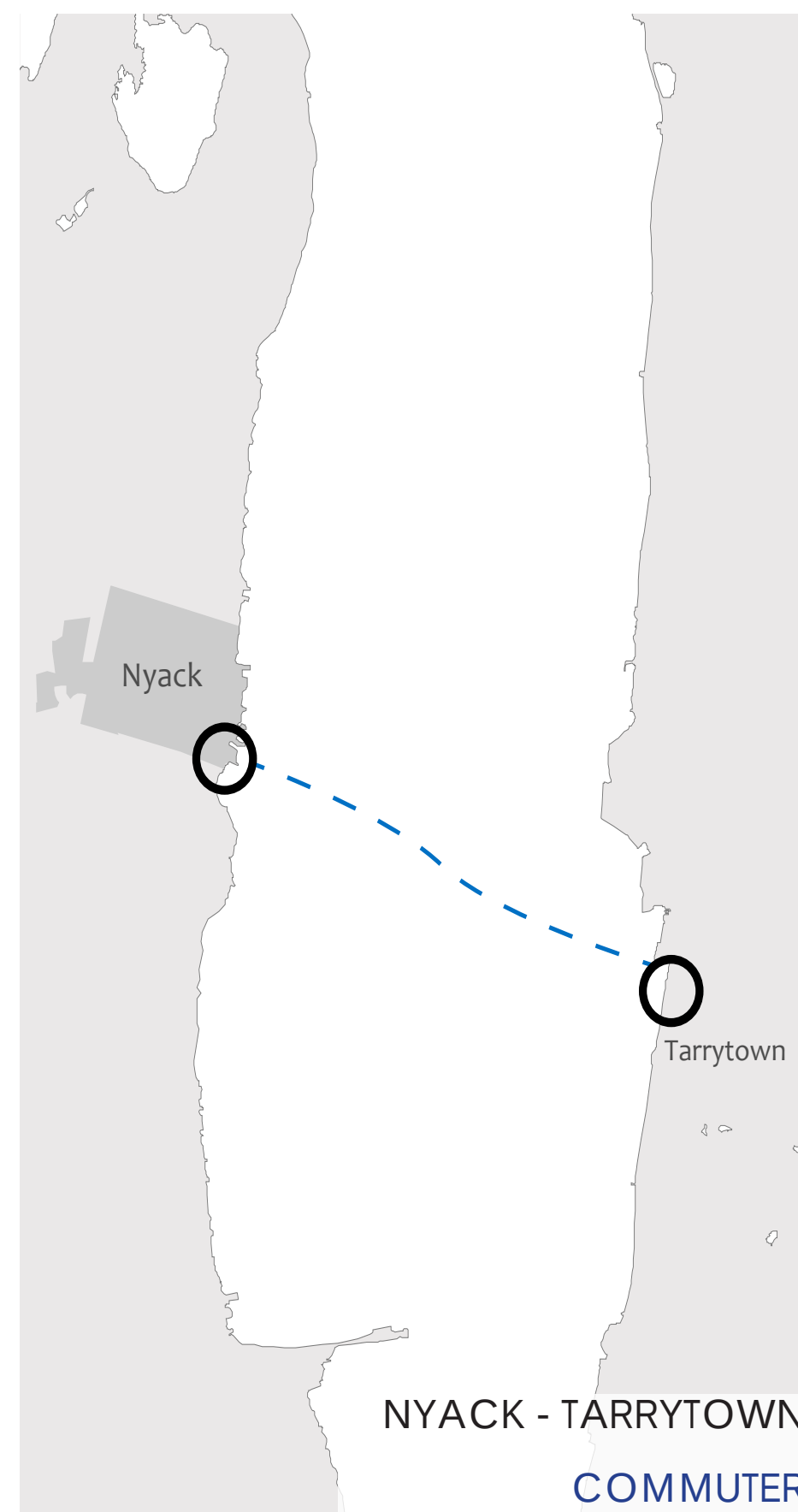
-  All modes of transit welcomed
-  All environmental issues are equally a concern
-  Must maintain current open space on waterfront rather than high rise residential development

An aerial photograph of a large body of water, possibly a bay or estuary, with a city visible in the background. The water is dark and calm, reflecting the sky. The city is spread out along the shoreline, with various buildings and infrastructure visible. The sky is a pale, hazy blue.

Chapter 5

FERRY ROUTE OPTIONS

Ferry Route Options



Nyack - Tarrytown:
Commuter
Subsidized by MTA

Expanding on their
Haverstraw-Ossining
and
Newburgh-Beacon
operations

Nyack - NYC (W 39th):
Commuter
Weekend excursions



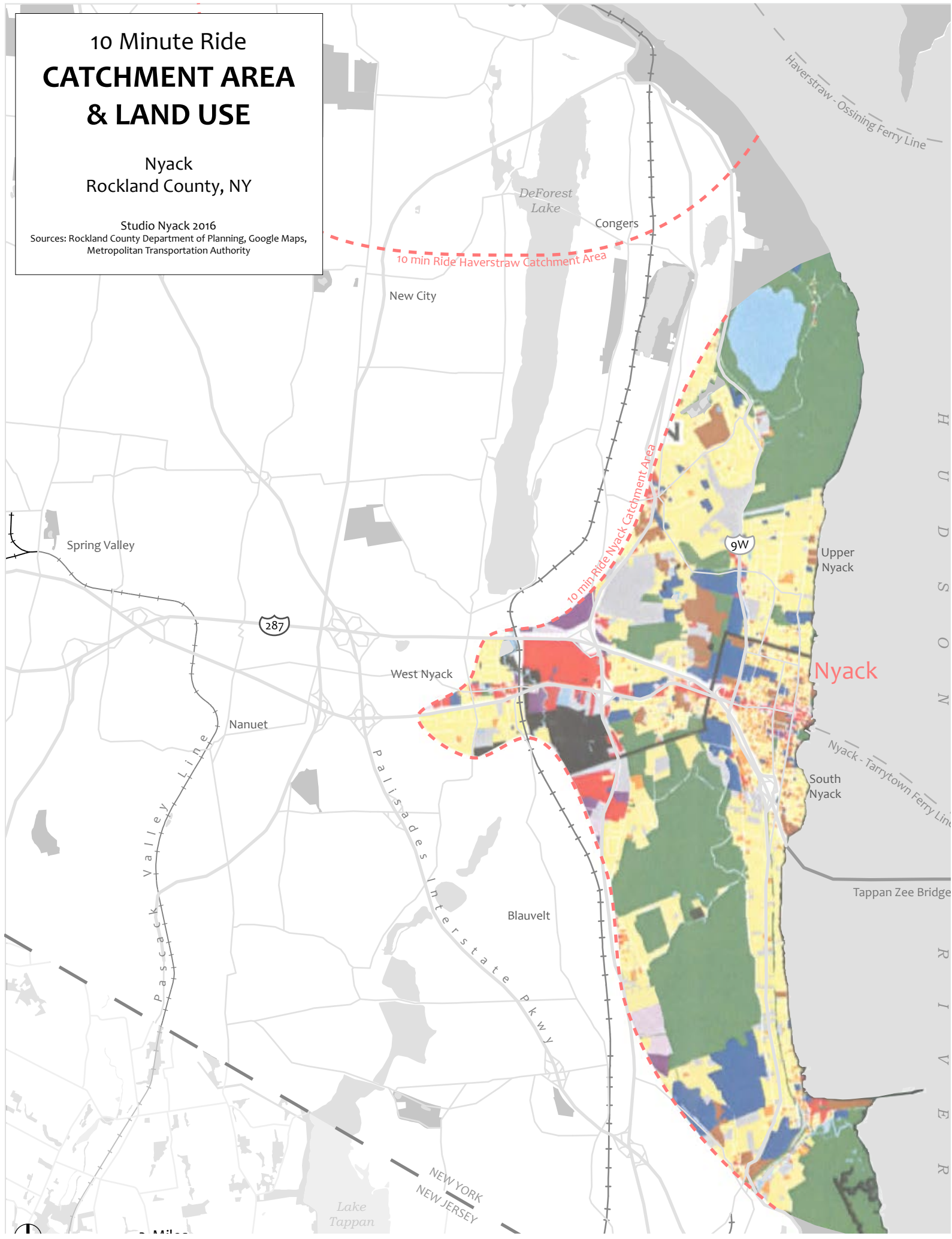
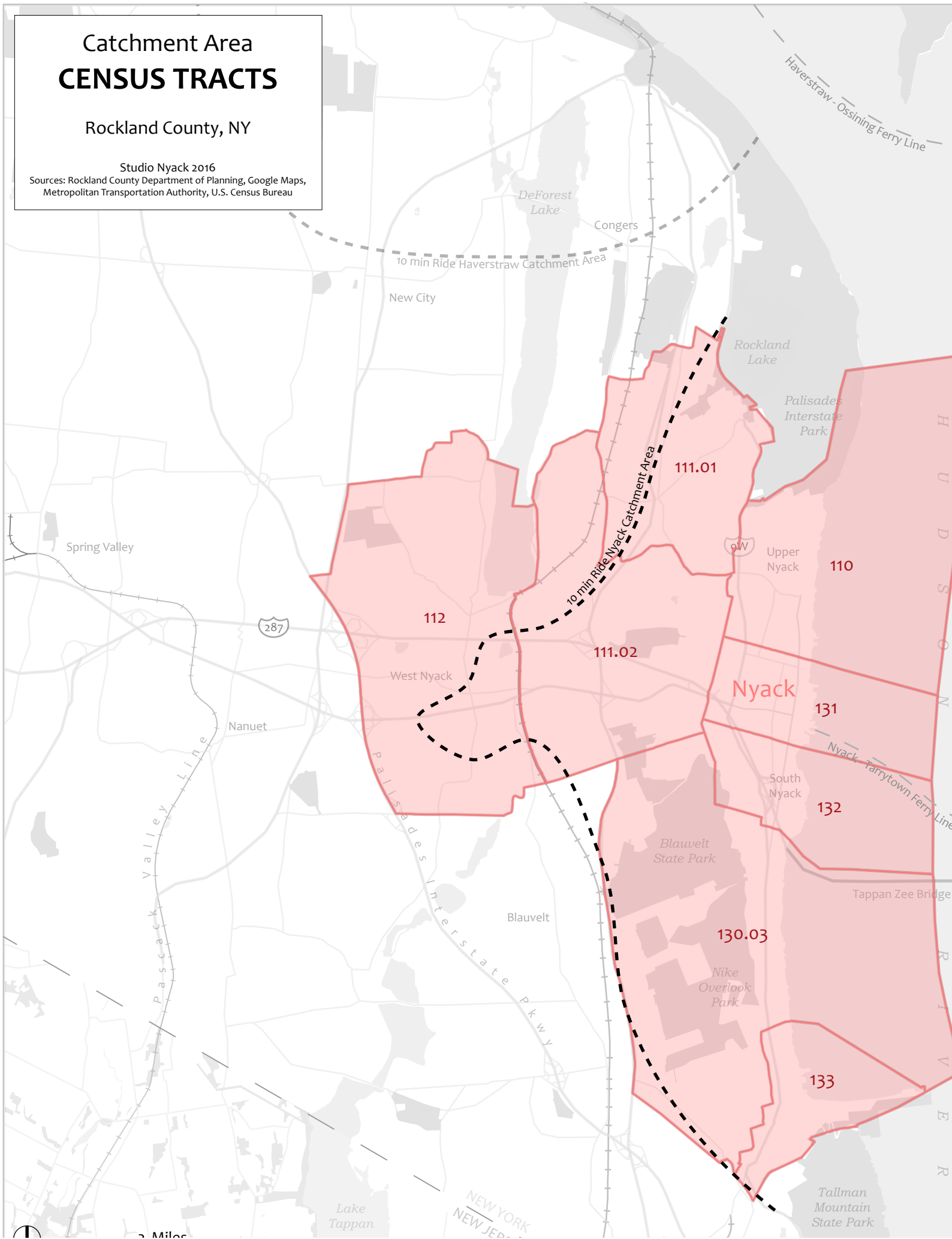
Nyack - NYC (WFC):
Commuter
If sufficient ridership
and
affluent market
area exists
Excursions

An aerial photograph of a large, dark, irregularly shaped body of water, likely a reservoir or lake, which serves as the central focus. A road or path curves along the left and bottom edges of the water. The surrounding landscape is a mix of dark, forested areas and lighter, possibly agricultural or developed land. In the far distance, a range of mountains or hills is visible under a pale, overcast sky. The overall tone is muted and atmospheric.

Chapter 6

CATCHMENT AREA

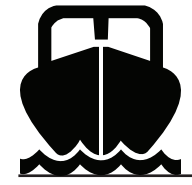
Catchment Area: Nyack - Tarrytown



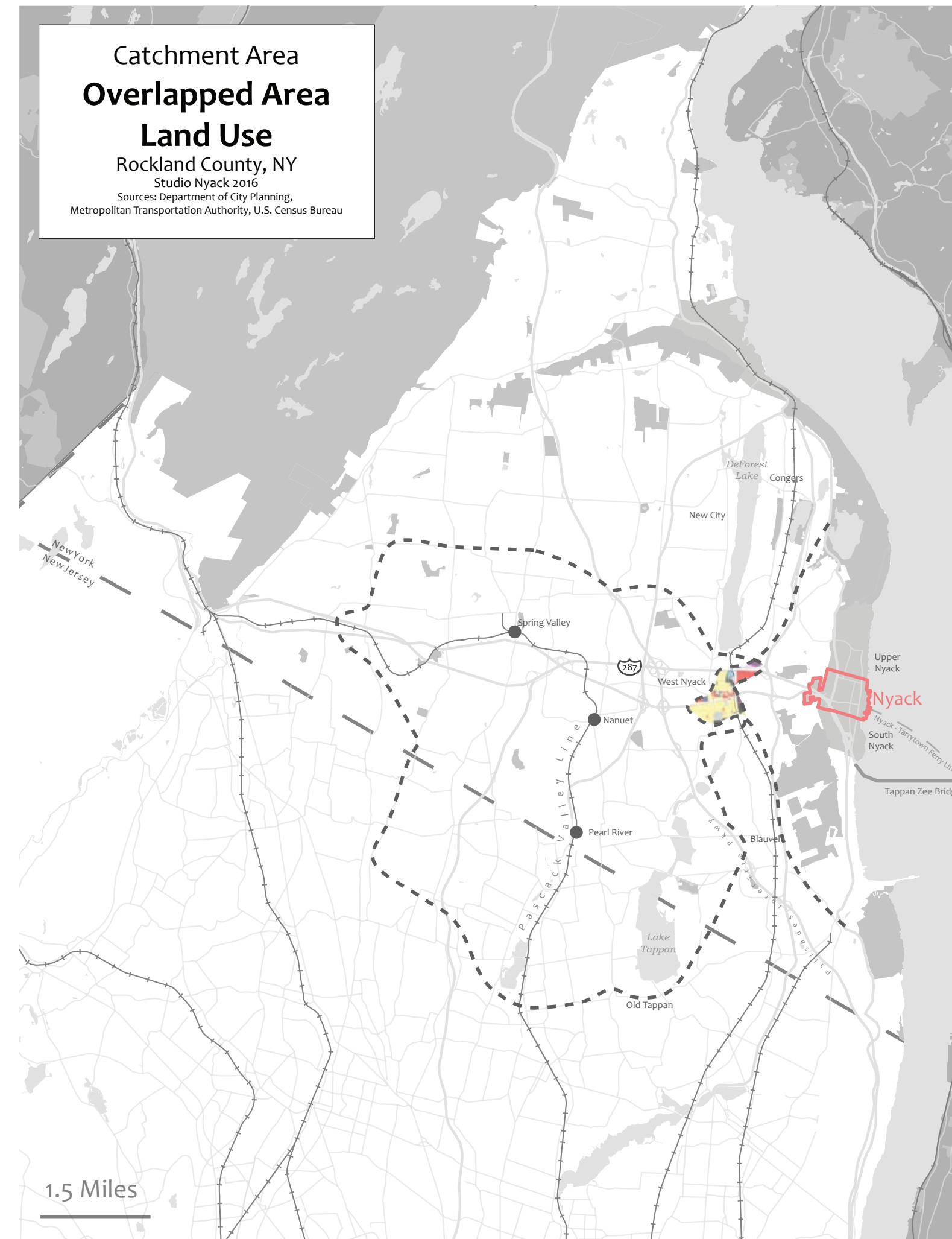
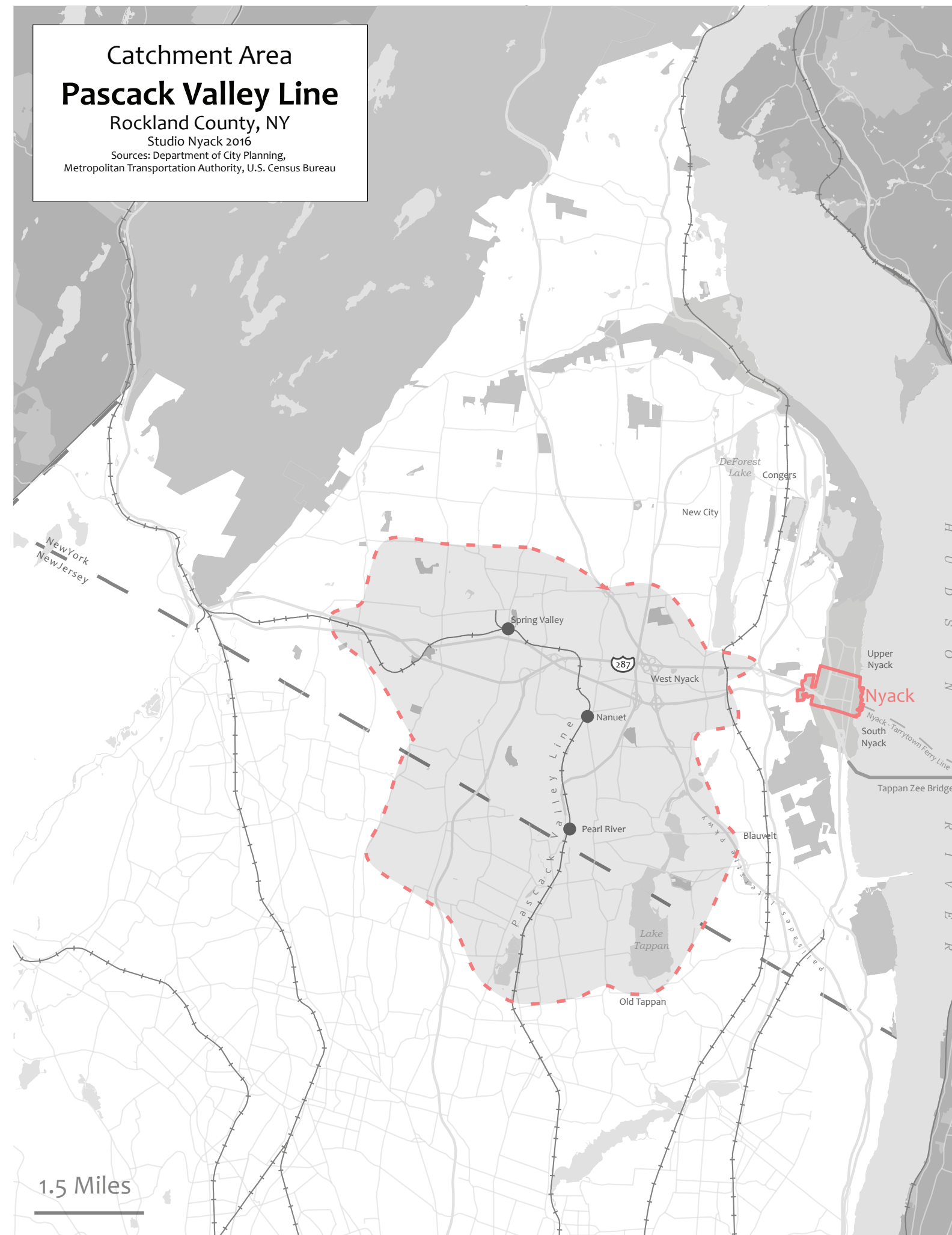
10-minute drive catchment area to proposed pier of Nyack Ferry

Measured by Google Maps' Directions tool (Tuesday 6:30am)

Land use in catchment area shows large open spaces and institutional uses



Catchment Area: Nyack - Midtown Manhattan

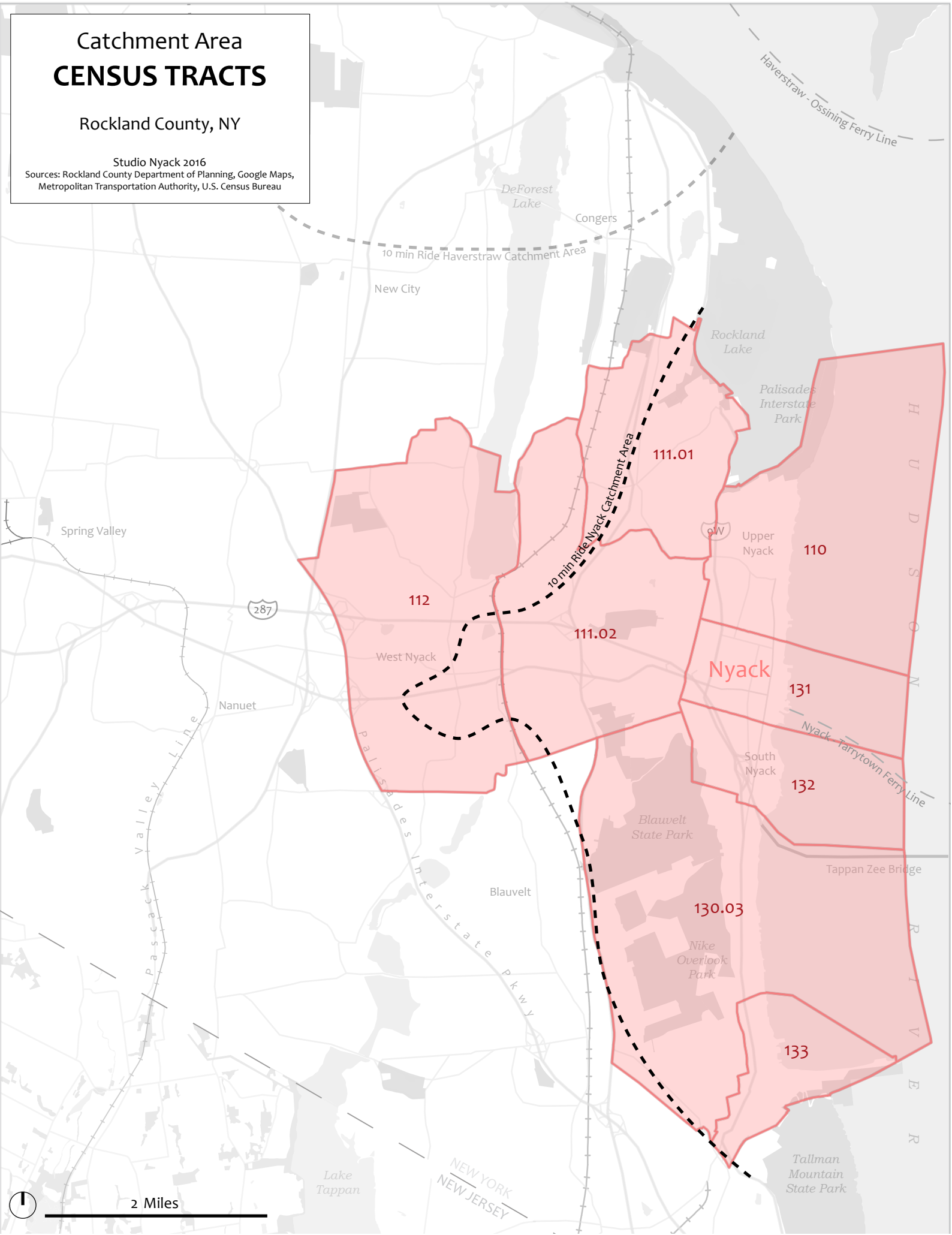


20-minute drive due to attraction of seamless transit commute

Relatively small portions of the Pascack Valley Line and Nyack catchment areas overlap

Majority of overlapped area is residential

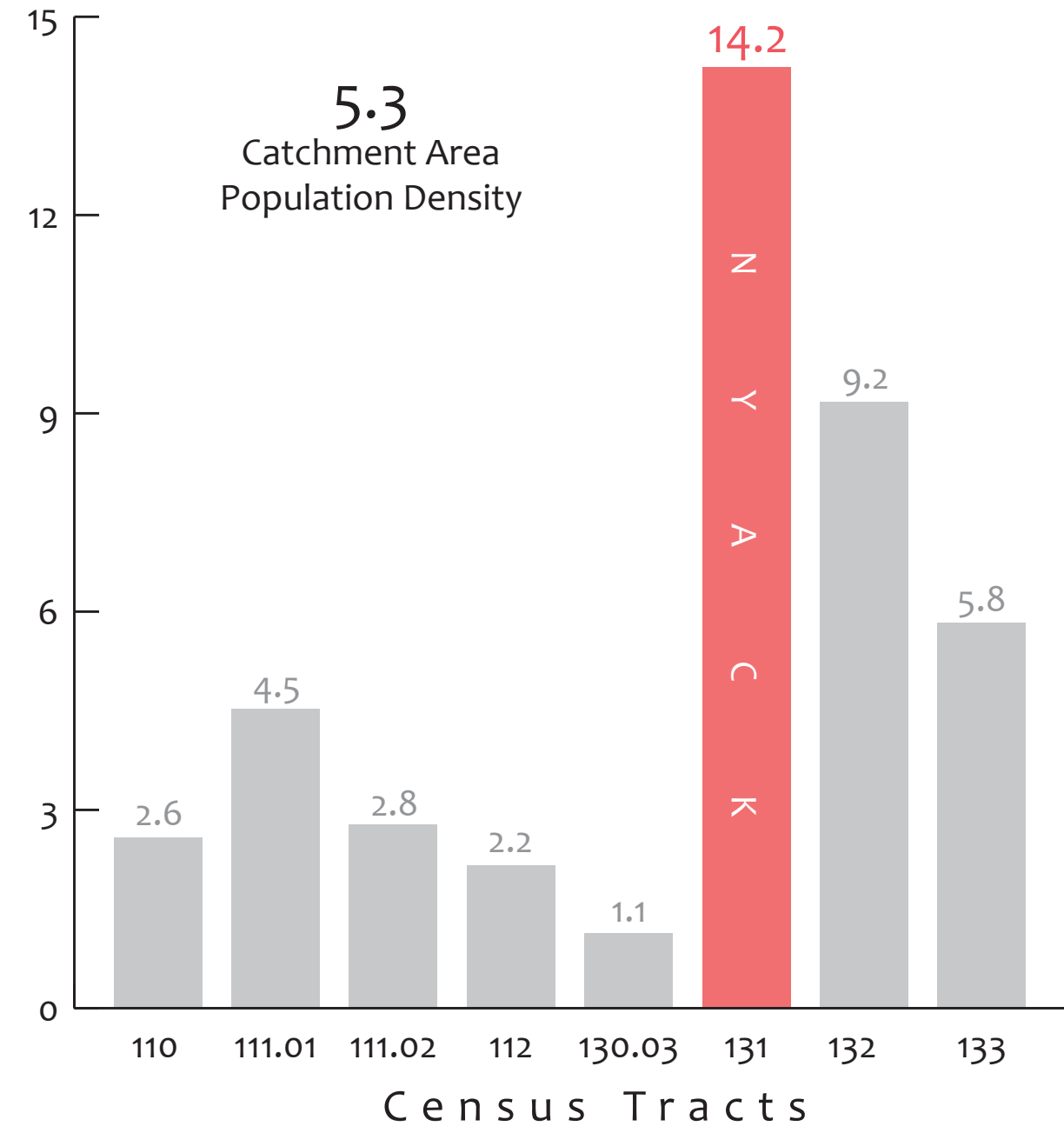
Demographics



Catchment Area Total Population: 36,500
Nyack Population: 6,200

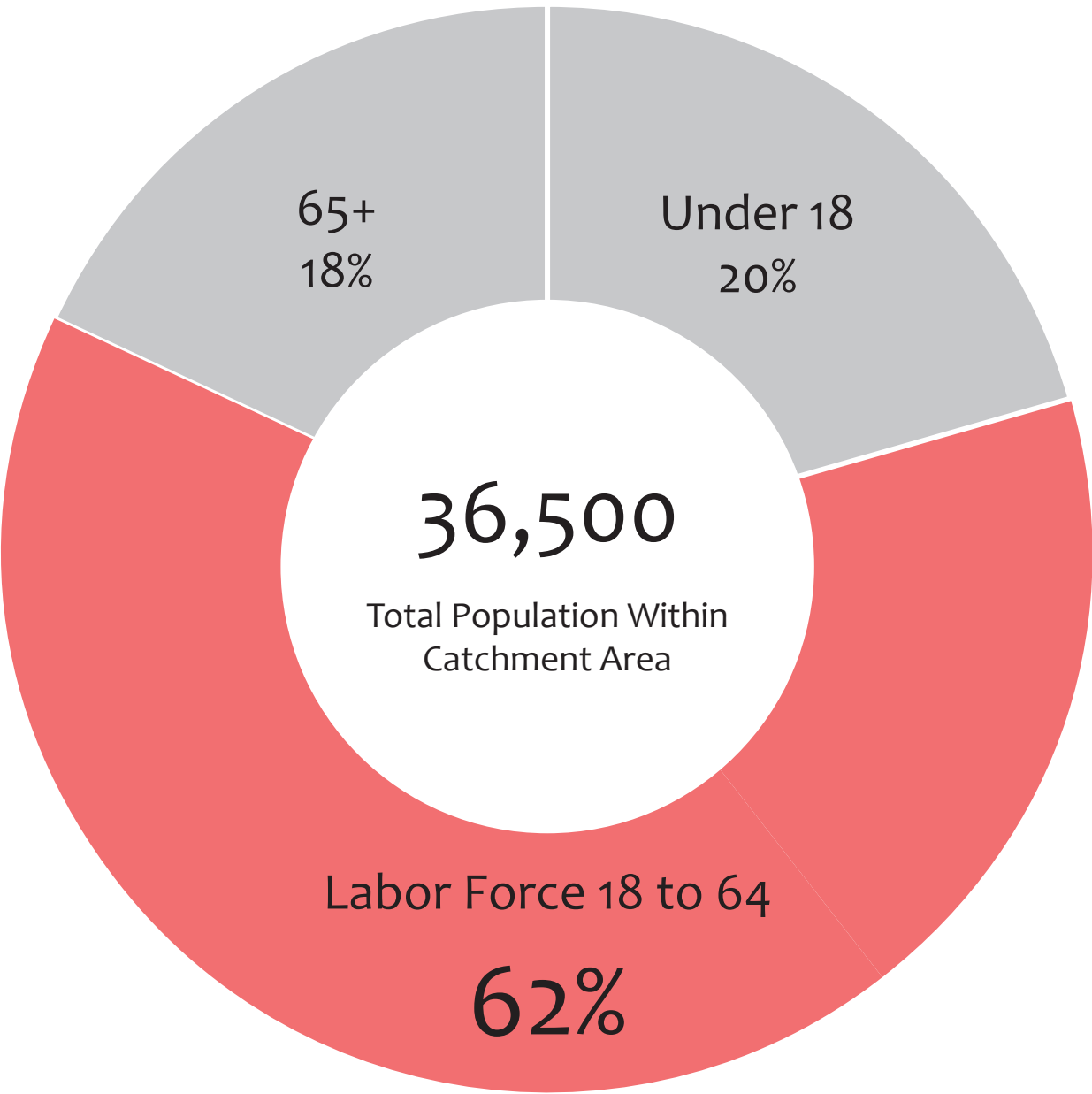
* Number is rounded to the nearest 100

Population Density Within
Catchment Area
(Persons per Acre)



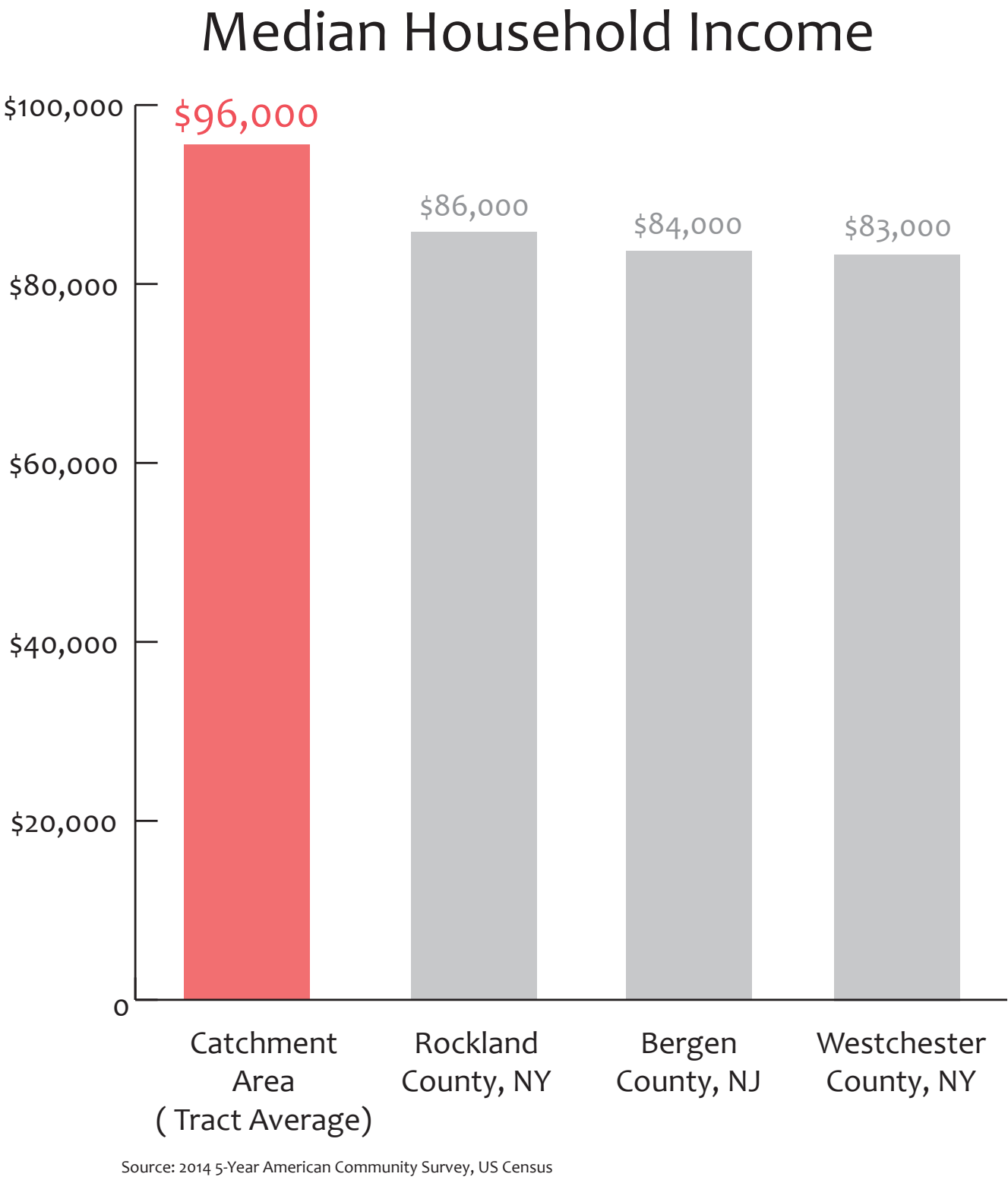
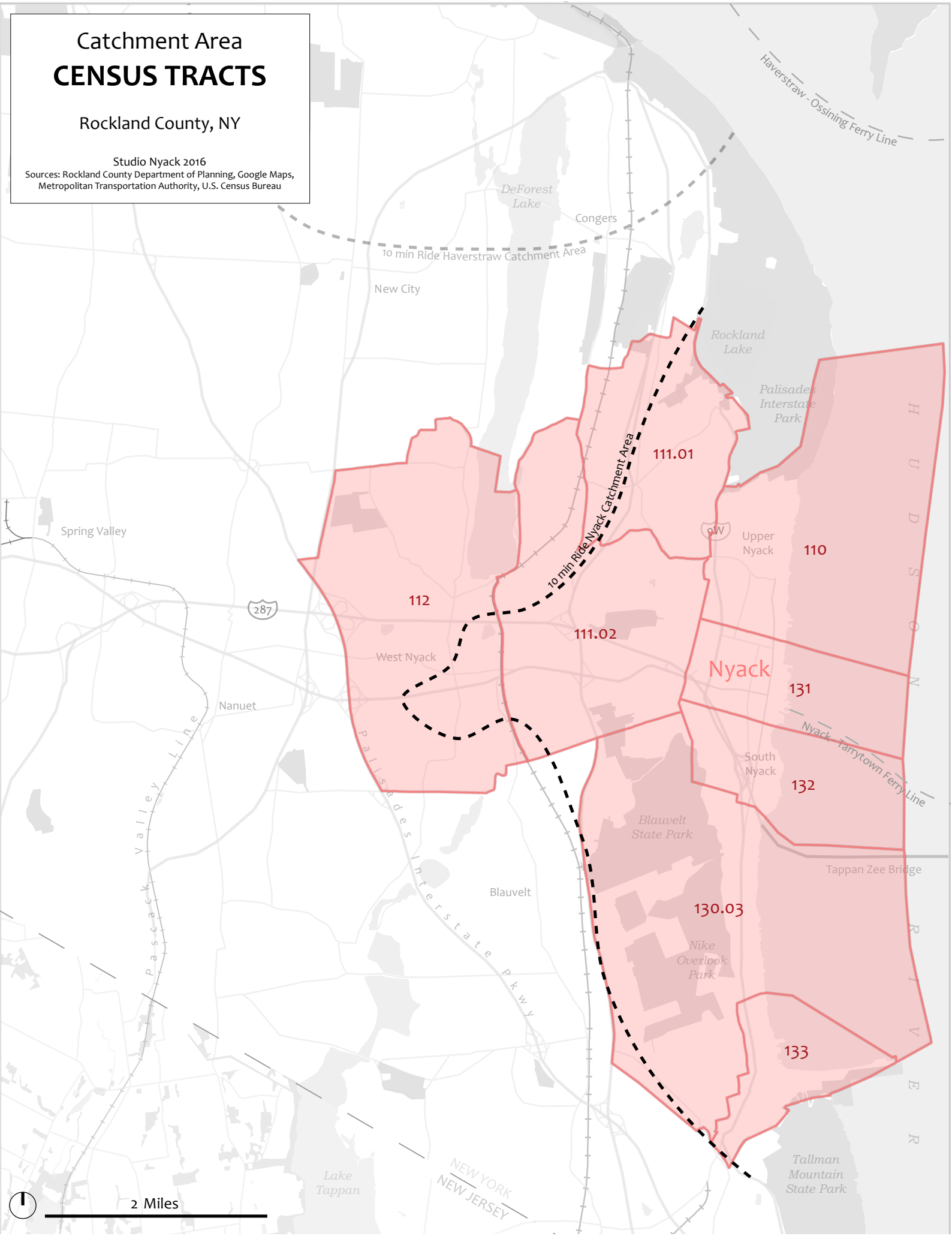
Source: 2014 5-Year American Community Survey, US Census

Age Distribution Within
Catchment Area

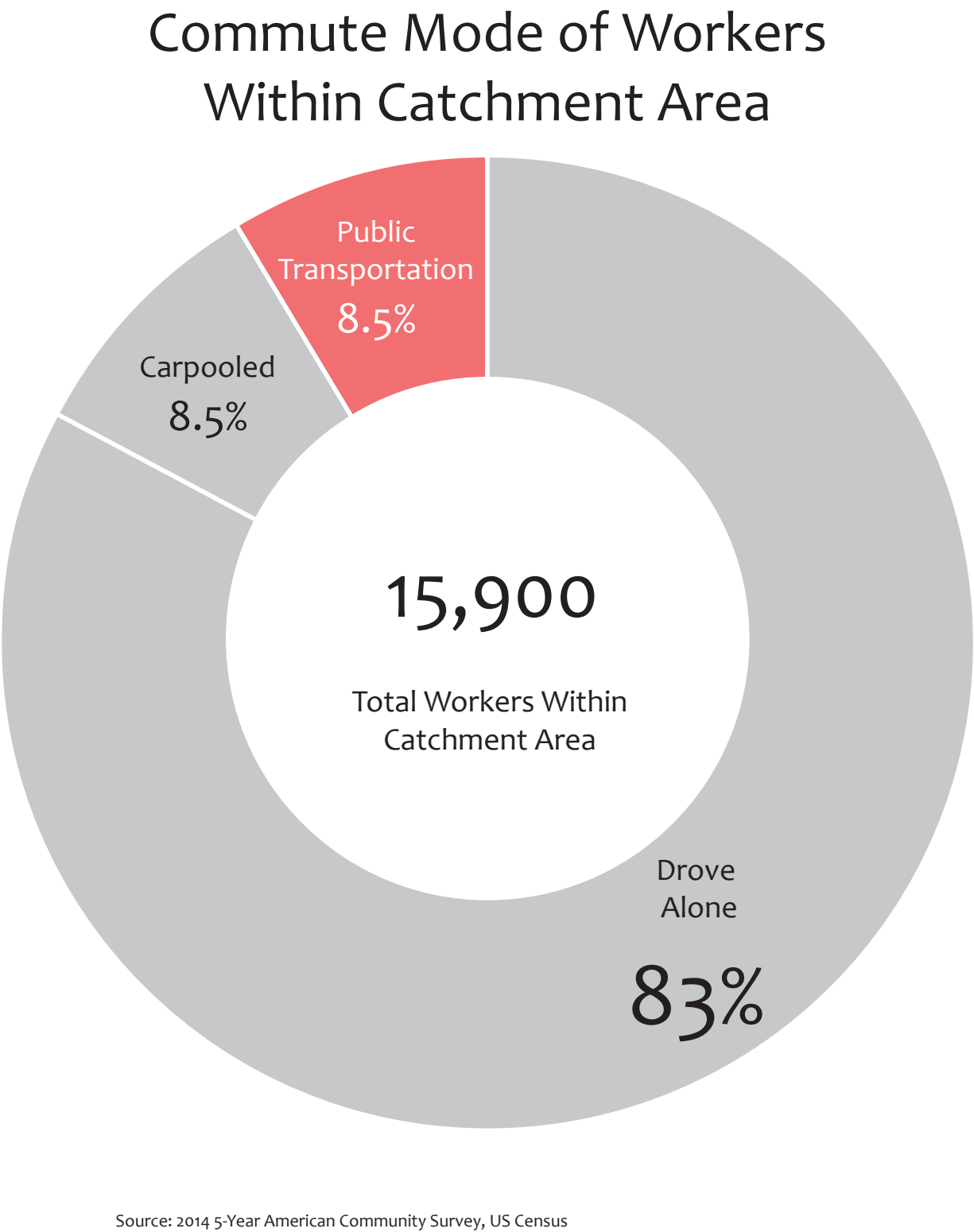


Source: 2014 5-Year American Community Survey, US Census

Demographics



Nyack median household income: **\$66,000**



Approximately **1,350** persons in the catchment area commute via public transportation

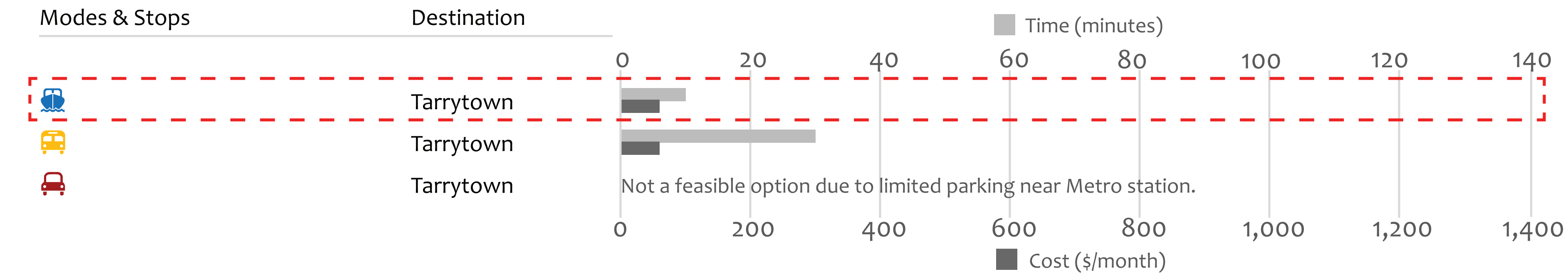


Chapter 7

TRANSIT MODES

Transit Mode Comparison

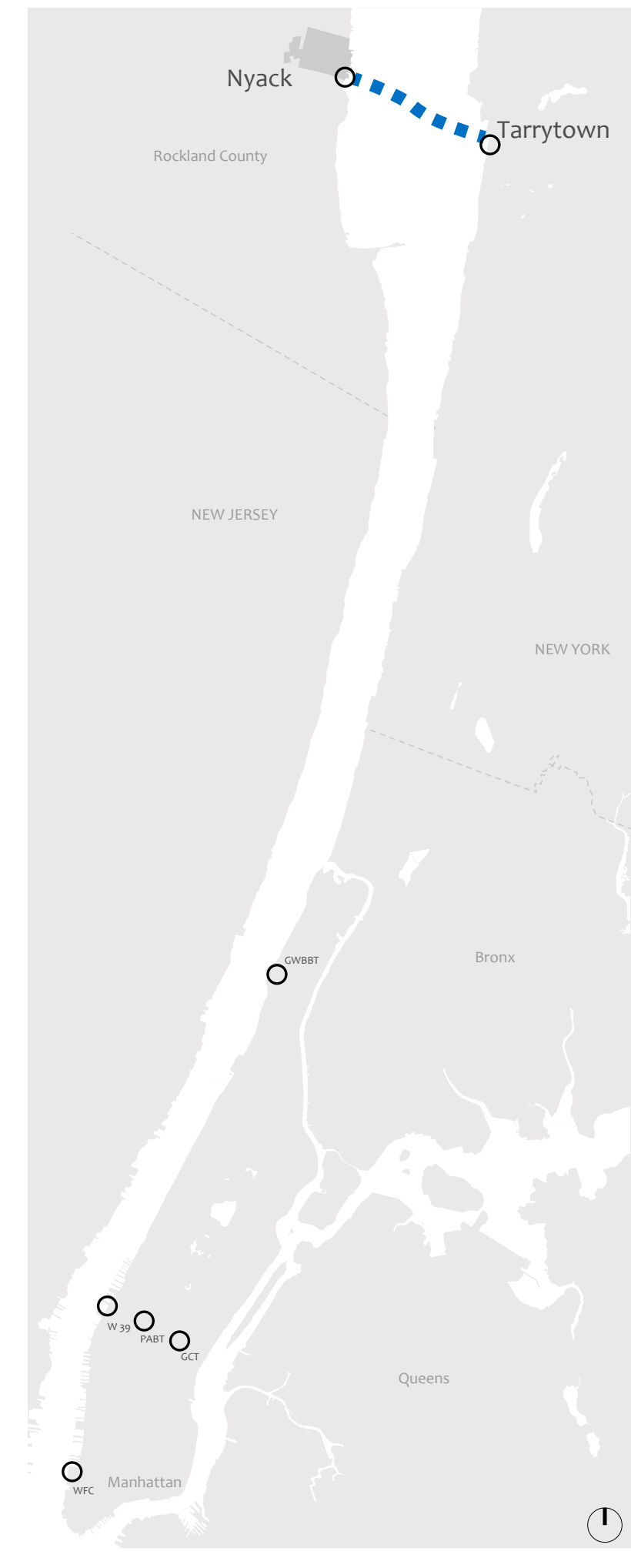
Nyack to Tarrytown



A new ferry service is the most time- and cost-effective mode

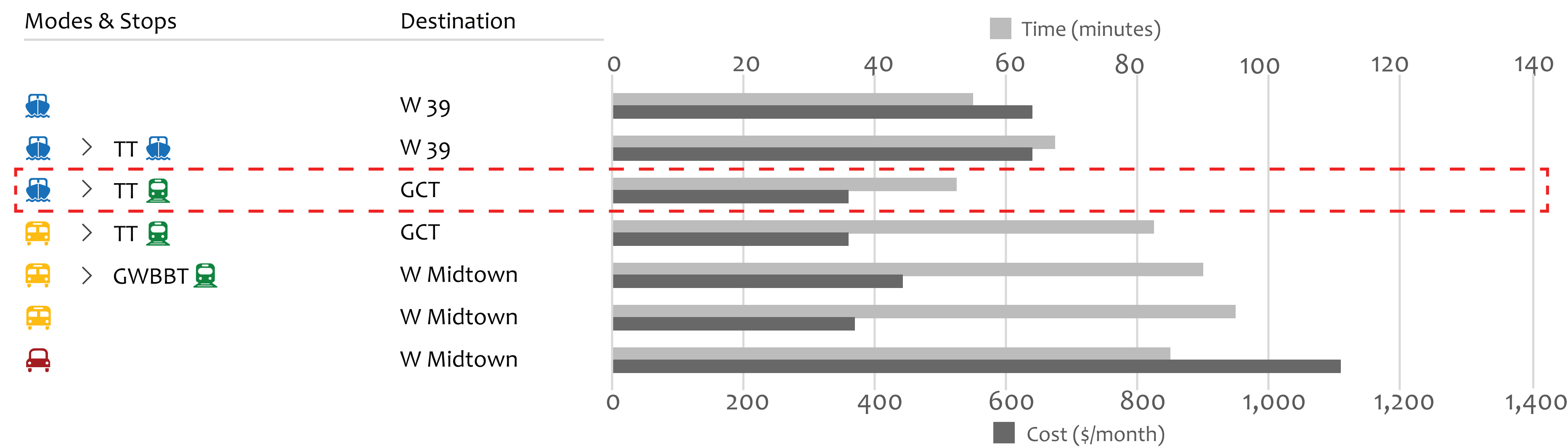
TZx bus: time and cost are similar to a ferry trip, but can take longer during peak commuter hours

New NY Bridge will not initially have a dedicated BRT lane, so bus service will remain similar to today



Transit Mode Comparison

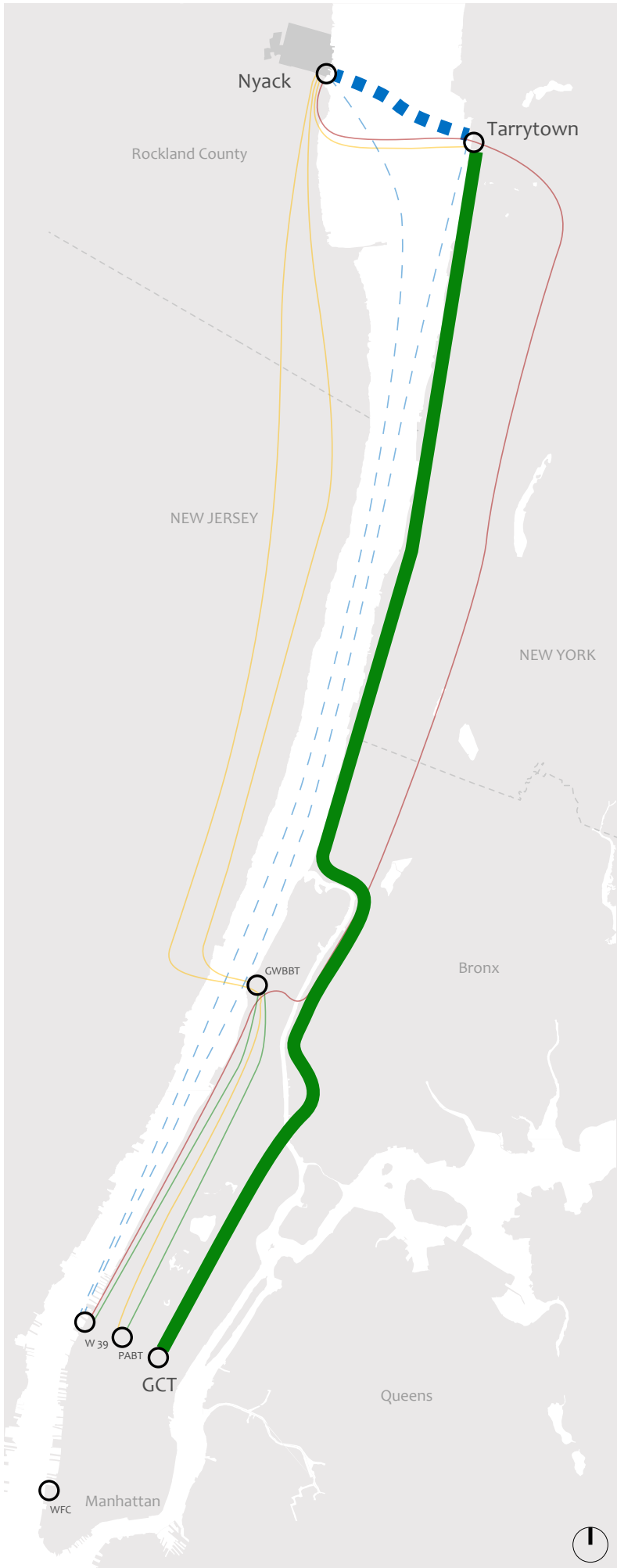
Nyack to Midtown Manhattan/ W39th Street Pier



Ferry service -Tarrytown - Metro-North to GCT is the most time- and cost- effective mode combination

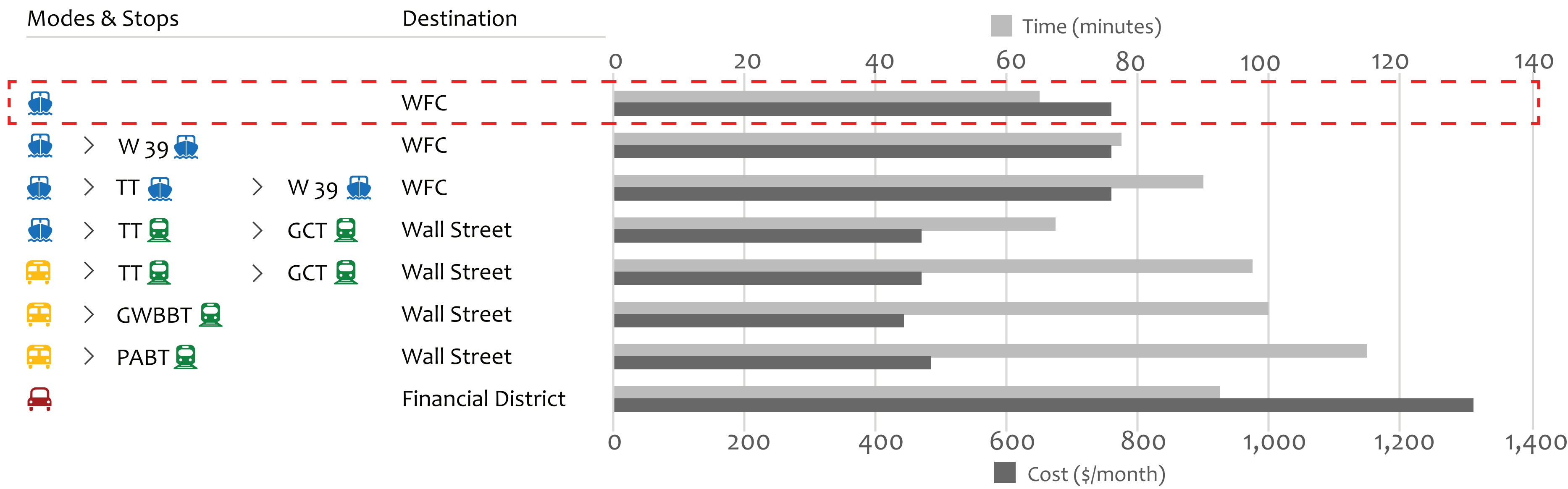
Unattractive only if people work too far from GCT; becomes a 4-seat ride

As Hudson Yards jobs increase in next 8-10 years, direct commuter ferry to W 39th may become more attractive



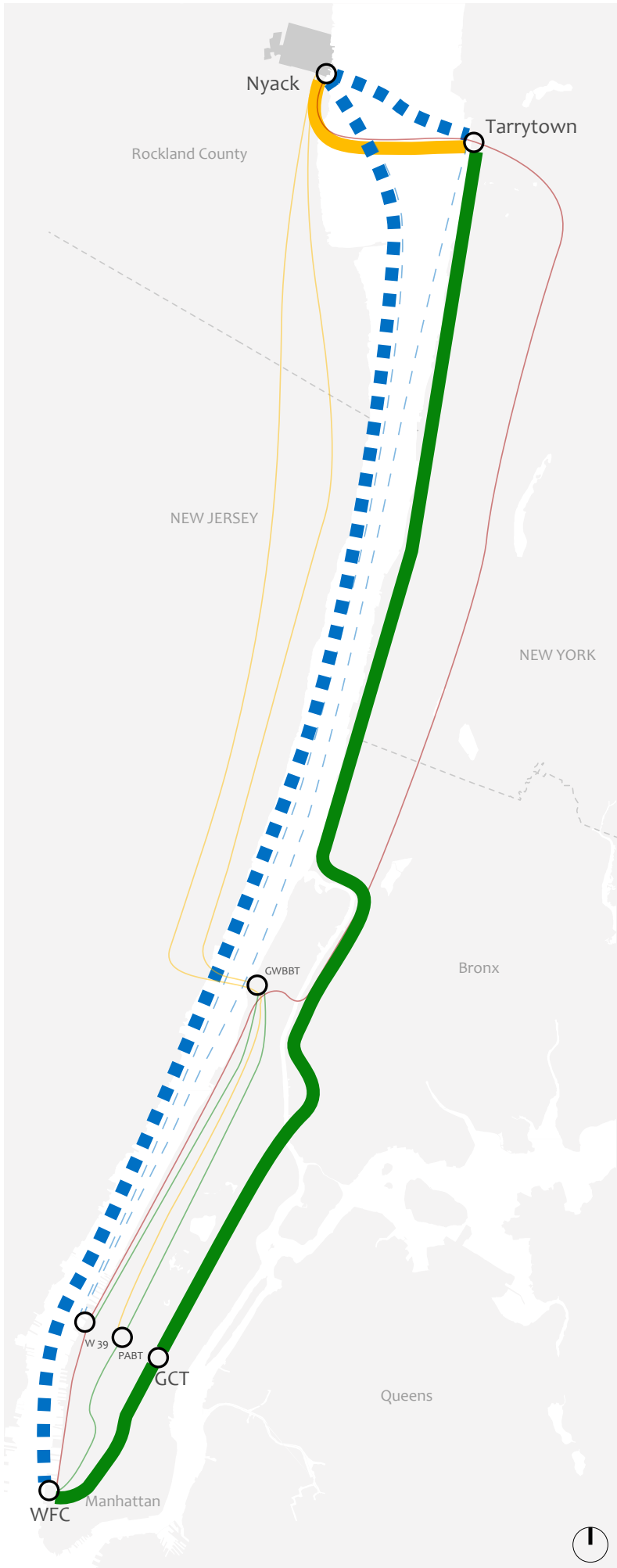
 Transit Mode Comparison

Nyack to Lower Manhattan



A direct, one-seat ride to Lower Manhattan from Nyack would be a unique commuter experience if there is substantial ridership

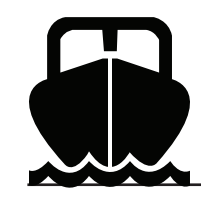
At this time, a direct ferry is NOT advisable: Very few residents of the catchment area work in Lower Manhattan



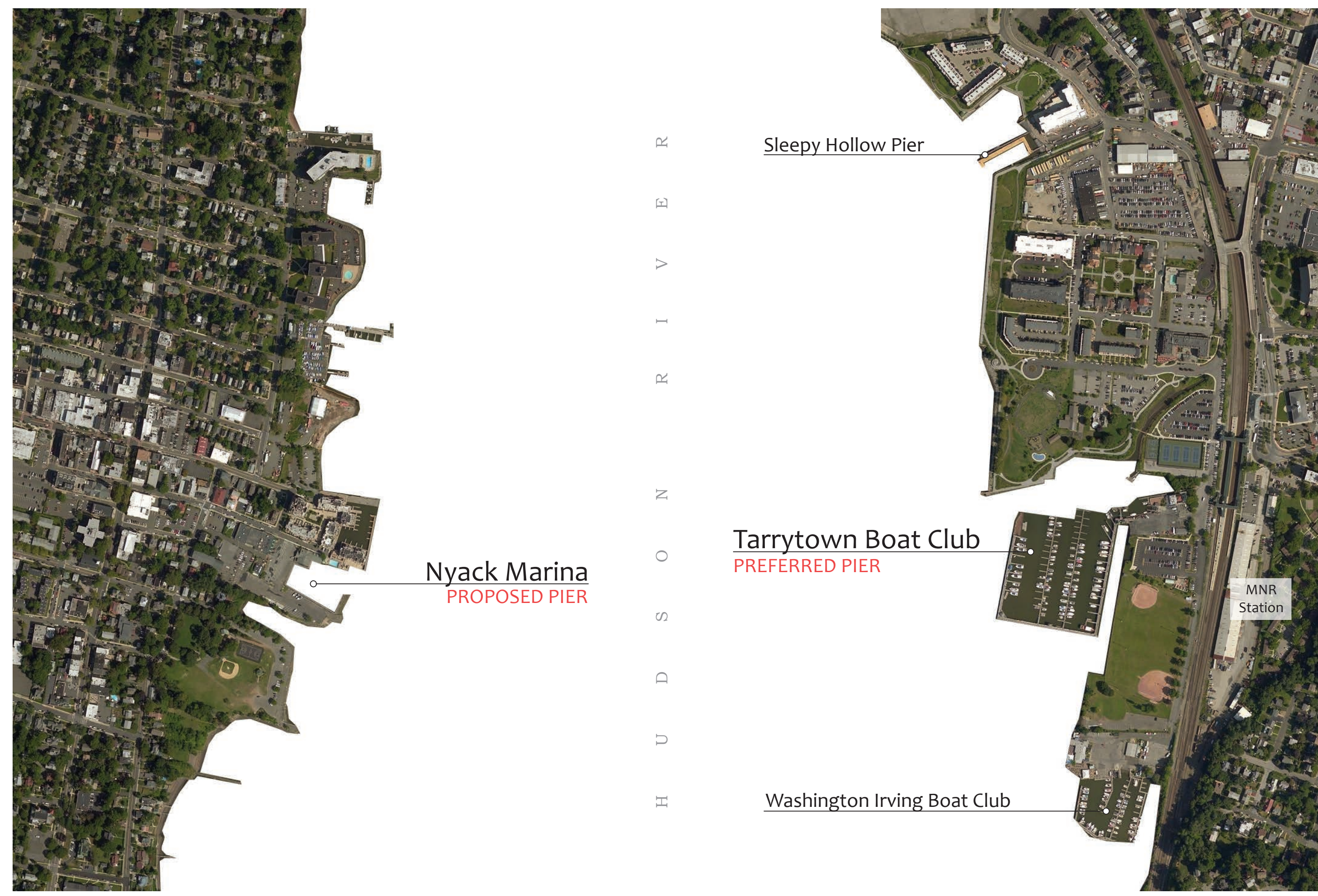
An aerial photograph of a coastal region, likely San Francisco, showing a large body of water (the bay) and surrounding land. The text "Chapter 8" and "PIER SITES" is overlaid on the image. The text "PIER SITES" is underlined with a red line.

Chapter 8

PIER SITES



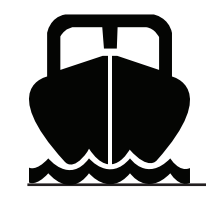
Pier Sites: Nyack & Tarrytown



Engineering improvements & TOD
Funds & MTA subsidies
Implementation timeline

 Pier Sites: Nyack & Tarrytown

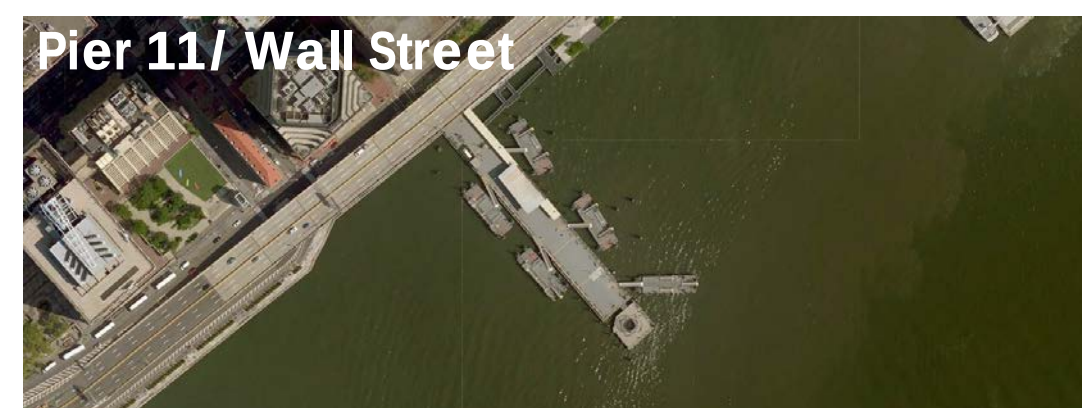




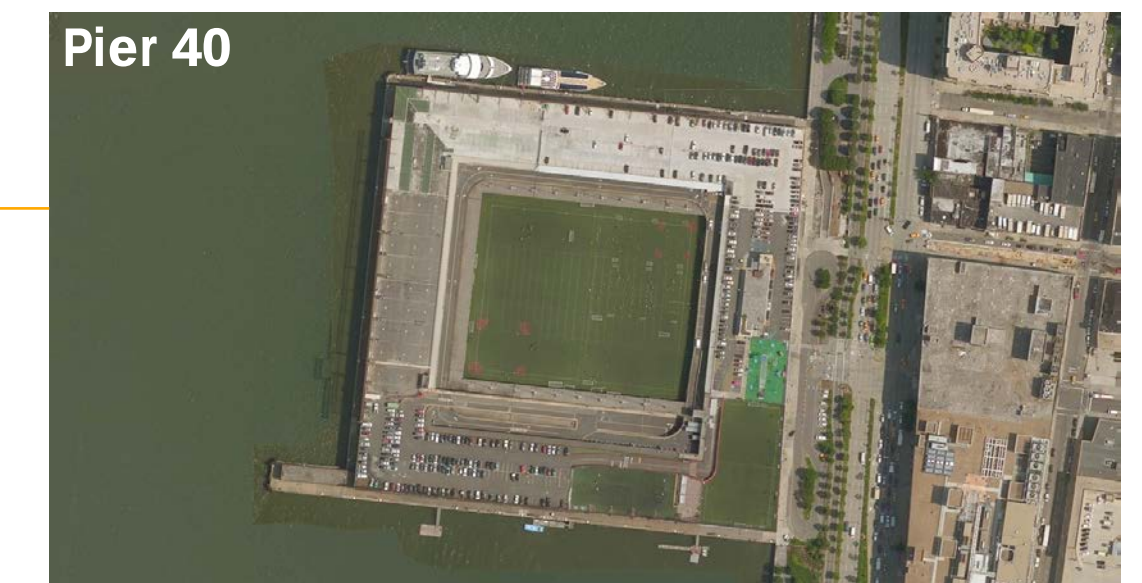
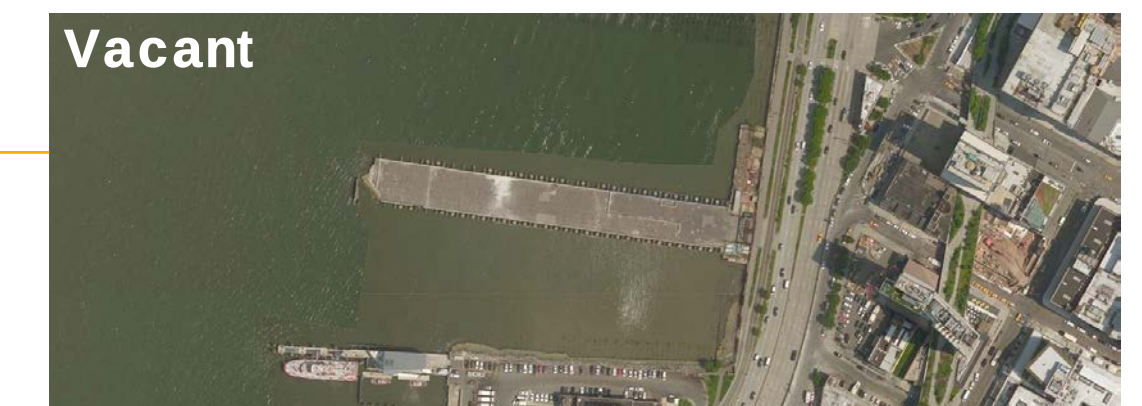
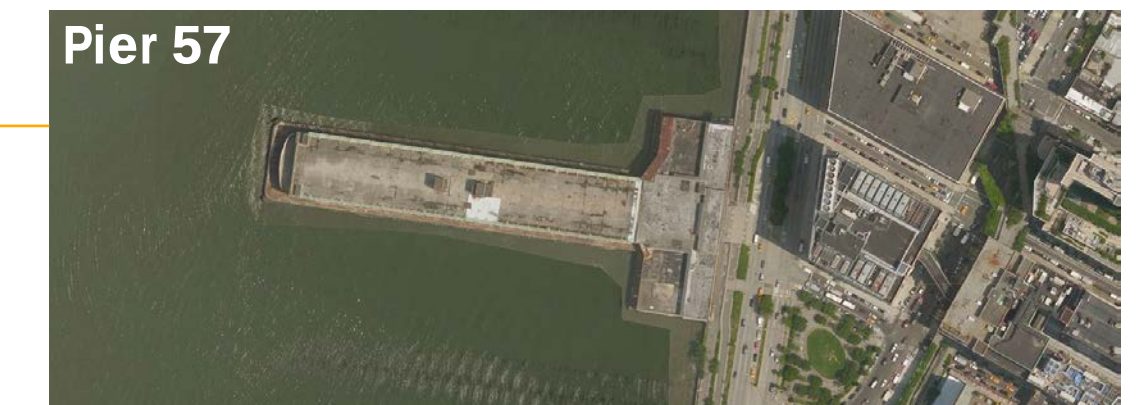
Pier Sites: Midtown and Lower Manhattan

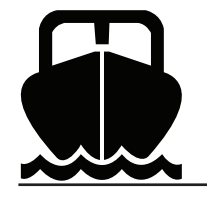
Manhattan piers in proximity to subway stations:

Currently Used by NY Waterway

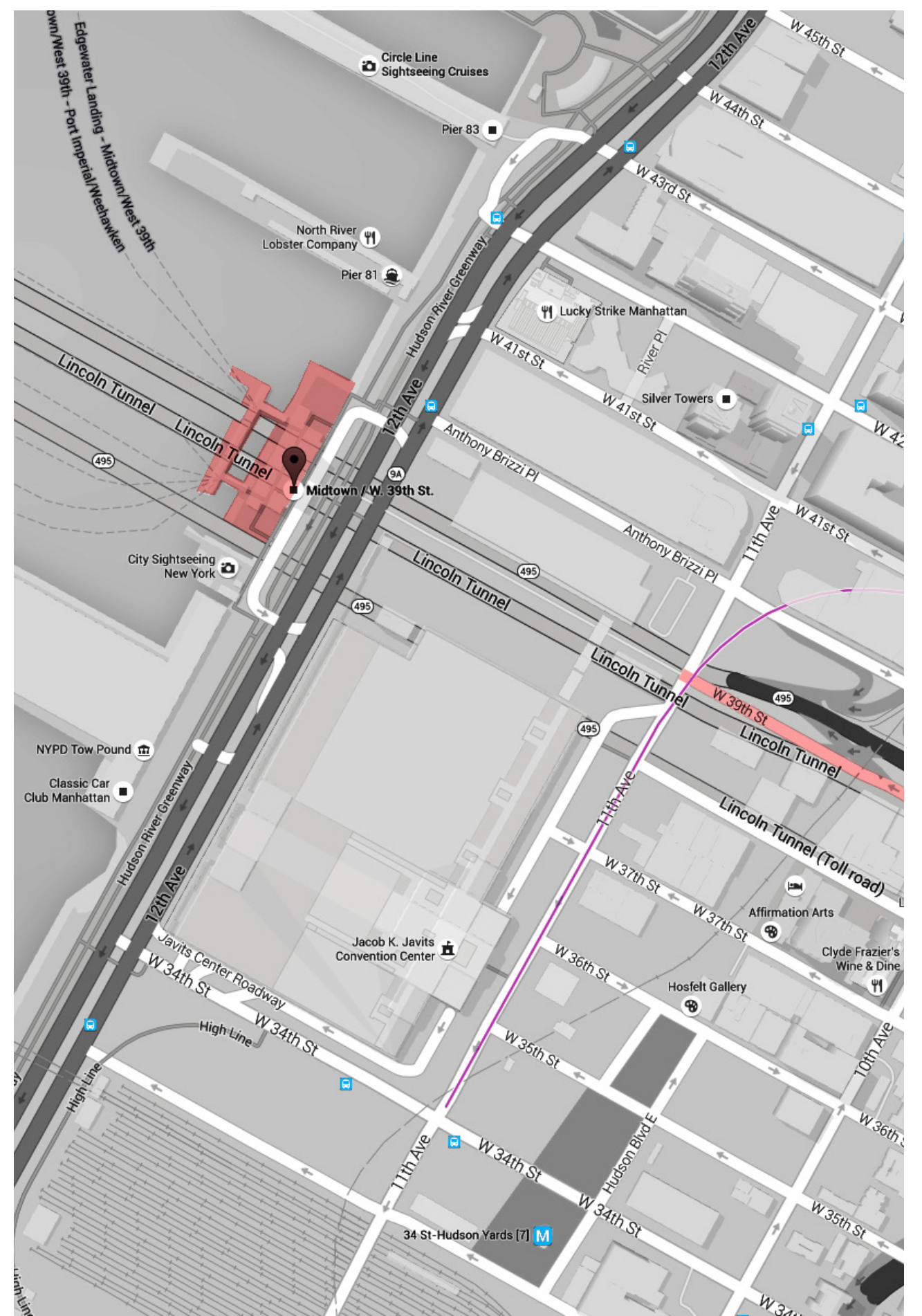


New Potential Piers





Pier Site: Midtown Manhattan/ W39th Street





Chapter 9

EXCURSIONS
