

Village of Nyack

9 North Broadway, Nyack, NY 10960

Meeting of the Village Board of Trustees

August 21, 2025 6:30 pm

YouTube meeting livestream access link (public comment is in-person only):

www.nyack.link/youtube

WORKSHOP MEETING ON NEW YORK FORWARD VILLAGE APPLICATIONS

1. PRESENTATION OF PROJECT PROPOSALS

1.1. GATEWAY/THRUWAY UNDERPASS

1.1.1. Sidewalks, crosswalk, landscaping, lighting.

1.1.2. Approx \$900K/Village match 10%

1.2. MARINA RESTAURANT

1.2.1. Single story restaurant concession building, indoor/outdoor dining, awning, park/recreation area (Bocce ball).

1.2.2. Approx \$3M/Village match \$2M

1.3. MAIN STREET SIDEWALK, BROADWAY TO RIVER ST

1.3.1. Replace and expand sidewalk, add traditional lamp posts, banners, trees.

1.3.2. Approx \$1M/Village match 10%

1.4. MARKETING AND WAYFINDING

1.4.1. Design and implement marketing plan and build various signs

1.4.1.1. Analyze visitor data

1.4.1.2. Design marketing templates and various physical signs

1.4.1.2.1. Directional sign/kiosk

1.4.1.2.2. Parking lot signs

1.4.1.2.3. Historical/interpretative signs

1.4.1.2.4. Lamp post banner signs

1.4.1.2.5. Mini-gateway signs

1.4.2. Approx \$400/ Village match 10%

1.5. SMALL PROJECT FUND

1.5.1. Facades, awnings, public art/murals, etc.

1.5.2. Approx \$368K/No village match/25% private match on each project

1.6. COMMERCIAL CORRIDOR RE-ZONING PLANNING

1.6.1. Re-zone Rte 59 corridor in Nyack to mixed use for both residential and commercial shopping.

1.6.2. Approx \$200K/10% Village match

2. Public Comment on Any Topic (1-3 minutes depending on the quantity of speakers)



Gateway Underpass Beautification and Improvement

\$907,424 Total Project Cost / \$816,682 NYF Funding Request / 90% of Total Project Cost

NOTE: Some elements may differ from the project application due to ongoing project development. Please refer to the below project profile for the most up to date information.

Project Location/Address

Nyack NY Forward Area

Project Sponsor

Village of Nyack

Project Description

The Village of Nyack is seeking to transform this gateway into a positive experience for motorists and pedestrians that reflects the community's interest in beauty and safety. This project aligns, also, with the goal of re-zoning the commercial corridor to foster mixed use and improved overall streetscape west of the underpass to the Thruway ramps. If successful, pedestrian demand for adequate sidewalks will only increase in the future. The scope of work includes the following:

1. Use lighting to transform this underpass into an attractive experience for both motorists and pedestrians, the design of which is in keeping with Nyack's cultural and historical context. The lighting will provide consistent illumination of both the roadway and the sidewalks, to eliminate areas of total darkness, and convey a sense that one is entering a space that has been designed to be both literally safer for users, but also to convey a sense of being in an environment purposefully designed to create a warm and, welcoming experience, imbued with artistry.
2. Use sidewalk improvements to make this gateway more conducive to walking among various nearby amenities. These improvements will both benefit pedestrians and local businesses and convey an accurate image of the Village of Nyack as a place that cares about walkability and is committed to quality of life. This work includes:
 - a. Underpass sidewalk protection: Sidewalks in the underpass itself require protection from eroding dirt embankments, which erosion causes trip hazards, is unsightly and diminishes ADA accessibility. The Village will advocate work with the NYS Thruway Authority to maintain ~~maintenance~~ and repair the of ~~their~~ dirt embankments.
 - b. Construction of a Sidewalk on the north side of Rte 59, connecting the underpass westward towards Tree House Cannabis. This 150 foot section of ROW for sidewalk has no actual concrete sidewalk, but links to new sidewalk at Tree House.
 - c. Construction of a Crosswalk over Kilby Street, on south side of Rte 59, to connect sidewalk in the underpass to shopping areas to the west. The entrance to Kilby St is about 85 feet wide, far too wide for a pedestrian to safely cross. This improvement uses paint and flexible bollards to narrow this street entrance in favor of a shorter crossing. The Village has applied for a grant to install sidewalks on Kilby St,

connecting to a funded sidewalk project on Upper Depew Ave, that is in final design stage with NYS DOT at this time.

- d. Curb repairs ~~On the~~ east side of underpass and new trees., ~~s~~ Sidewalks are in fair condition, but some curb repairs are needed and the bus shelters lack shade trees.
 - e. Highway median improvement – seal and paint median to improve aesthetics.
3. Use landscaping, landscape lighting and signage to better communicate to motorists and pedestrians that they are entering a unique community that dearly values beauty, nature and biodiversity. The main opportunities for this work are the following sites:
- a. Grass embankment on north side of Rte 59, west of the underpass. Add trees and pollinator pathway wildflower border to this small, steep meadow, use lighting to accent landscaping.
 - b. Grass embankment on south side of Rte 59, west of the underpass, by existing “Welcome to Nyack” sign. This grass, planter bed and sign could use a “re-fresh”, including some lighting of the welcome sign.
 - c. Plant shade trees along sidewalk and by bus shelters as appropriate, and use lighting to create an attractive gateway effect, similar to that which exists at Tree House Cannabis.

Existing Conditions

Describe the project site's existing conditions, including a description of why the proposed project is needed.

NYS Rte 59 passes under the NYS Thruway at the western entrance to Nyack becoming Main Street in Nyack. The underpass forms the key gateway and first impression of Nyack for motorists and is an important connection in the local sidewalk system. Approximately 7 million vehicles pass through the underpass per year, and the sidewalks connect large apartment buildings with local businesses and bus stops. The underpass is gloomy and foreboding, with insufficient lighting, deteriorated sidewalks, peeling paint, eroded dirt embankments, and stained concrete abutments. A high traffic area, the underpass is close to ramps connecting to the Thruway, three hotels, a supermarket, hundreds of apartments, a variety of stores and a residential neighborhood. The underpass is Nyack's gateway, it is not pretty and it does not “communicate” the Village's character and heritage as home to a diverse, artistic, historic community.

The underpass has 42 piers, is about 300 feet long, and has four street lights maintained by the Village that do not adequately illuminate the sidewalks. Adjacent sidewalks connecting the underpass to nearby businesses, bus stops and apartment buildings are in poor condition and lack sufficient street trees for shade. Two bus shelters adjacent to the underpass belong to the County and lack appropriate shade trees and landscaping.

Property Ownership

- NYS Thruway owns the underpass bridge structure.
- NYS DOT owns Rte 59, the sidewalks.
- Rockland County owns and maintains bus shelters.
- The Village owns the streetlights and pays for their electricity.

Capacity

The Village has extensive capital projects and grant administration experience. Our team includes Andy Stewart, the Village Administrator, with about 20 years of local government and nonprofit management experience, Ann Marie Tlsty, Assistant Village Administrator, who handles grant administration directly, Sylvia Welch, a grant writer specializing in municipal projects, and Weston and Sampson Engineers, who, as village engineers, typically help with cost estimates and conceptual design work, as well as construction contract bidding and project inspection.

Specifically, the Village has worked extensively with NYS DOT on road improvements, as NYS DOT has overseen funding and design for downtown sidewalk and traffic signal projects. For example, our current Safe Routes to School sidewalk and traffic signal project is in design review at this time with NYS DOT. As NYS Rte 9W and NYS Rte 59 both run through Nyack, our DPW regularly collaborates with NYS DOT around paving, drainage and related infrastructure maintenance concerns. Also, the Village maintains the streetlights in the underpass through a permit with the NYS Thruway Authority.

The DPW staff possesses the necessary skills to maintain and upgrade public amenities such as signage, lighting and landscaping and are familiar with the logistical challenges of infrastructure and public realm projects. Their deep knowledge of Nyack's existing infrastructure ensures efficient management of any potential issues during and after installation. The DPW, supported by Village administration, will ensure both effective implementation and long-term sustainability of all improvements.

Recent Grant Funded Capital Projects included in supporting material.

Project Budget

Activities	Cost	Funding Source	Status of Funds
Landscaping the Hillside Embankment	\$14,750	NYF	Requested
Sidewalk Improvements and Median Rehabilitation	\$152,667	NYF	Requested
Kilby Crosswalk Improvements	\$22,040	NYF	Requested
Gateway Sign Improvements	\$10,900	NYF	Requested
Shade Trees by Bus Shelter	\$8,600	NYF	Requested
Underpass Sidewalk Protection	\$131,776	NYF	Requested
Sidewalk Shade Trees	\$26,599	NYF	Requested
Underpass Improvement	\$84,350	NYF	Requested
Maintenance of Traffic	\$27,094	NYF	Requested

Construction and Design Contingency and Soft Costs	\$90,742 \$135,049	Village NYF	Secured Requested
General Contractors Overhead and Profit	\$138,862	NYF	Requested
Escalation	\$64,093	NYF	Requested
Total NY Forward Request			\$816,682
Funding from Other Sources			\$90,742
Total Project Cost			\$907,424

Budget Narrative

The Village has obtained an estimate from a third-party cost estimation firm. The Village will contribute 10% (\$90,742) of the total project cost.

Project Readiness and Timeframe for Implementation

Describe any work that is underway or has already been completed to advance the project, such as feasibility studies, market studies, preliminary site design, permits obtained, and/or funding or financing that has been secured.

The Village has done fieldwork to identify existing conditions and opened a dialogue with NYS DOT and NYS Thruway Authority to begin to understand their concerns. The Village currently operates street lights in the underpass via a permit from the Thruway Authority.

Is there any environmental investigation or cleanup needed for the project to proceed? If yes, please explain.

N/A

If known, please list the permits or approvals your proposed project will require.

- > NYS DOT permit for all work in the right of way and lighting design.
- > NYS Thruway permit for attachment of lighting fixtures to the underpass.

What challenges or issues, if any, would affect the implementation of your proposed project?

NYS DOT will need to closely evaluate any design elements that may impact motorist or pedestrian safety.

Project Financing Sketch Plan / Preliminary Design Regulatory Approvals (Permitting and Approvals) Design, Engineering and Selection of Contractor Construction or Implementation Other

- > Spring/Summer 2026 – Funding contract with NYS approval

- Summer 2026 – Planning/Lighting/Landscaping Consultant contract approval
- Fall 2026 – Presentation of draft design to NYS DOT and NYS Thruway for review.
- Fall-Winter 2026 – Design of lighting, streetscape and landscaping projects; Final permit review by NYS DOT and NYS Thruway
- Spring 2027 – Bidding of construction contracts
- Summer 2027 - Construction

Alignment with NY Forward Goals

This project will create a more inviting entrance into downtown Nyack, transforming the Gateway underpass into a more walkable and attractive connector between the Gateway area and the rest of the downtown. By using lighting, paint, and signage, as well as adding new landscaping, the underpass will be turned into an attractive experience for both motorists and pedestrians and will reflect Nyack's creative community. This transformation will also promote a more cohesive commercial landscape by visually linking the gateway area to Main Street, enticing visitors to explore more of downtown. Furthermore, the proposed sidewalk and curb improvements will make the underpass more welcoming and accessible, enhancing walkability and pedestrian safety.



Waterfront Restaurant

\$3,961,627 Total Project Cost/ \$1,250,000 NYF Funding Request/ 32% of Total Project Cost

NOTE: Some elements may differ from the project application due to ongoing project development. Please refer to the below project profile for the most up to date information.

Project Location/Address

Near terminus of Burd Street, adjacent to the marina

Project Sponsor

The Village of Nyack

Project Description

Architecture—The project will build a one-story casual restaurant building, with publicly accessible bathrooms and an outdoor dining deck, to be designed for maximum public access, views of the Hudson River and climate change resilience. The restaurant will be approximately 1750 square feet, including 1250 square feet of indoor seating and, 2550 square feet of the outdoor seating area 2550 square feet, and tThe remainder of the site will be landscaped for park and passive recreation enjoyment, including decking, lawn space, and an area for games. A retractable awning and lighting will make the outdoor dining area inviting in most months of the year. This project also involves the replacement of 80 feet of failed bulkhead with new steel plates and a tie-back system into a concrete “deadman” to be buried on the restaurant site. ¶

The restaurant will be open year around as a concession contract with the Village. The roof top is an opportunity for solar photovoltaic panels.¶

License Agreement: The restaurant will be operated by a concession license holder. Terms of the license will cover monthly rent, a division of responsibility between Village and licensee for maintenance and repair, hours of operation, and related matters. The restaurant owner will build out the interior of the site. ¶

¶

Related Activities: We are also interested in providing a small walkup space for concession rentals—where visitors could line up to rent kayaks, register for Nyack Boat Charters, and whatever other waterfront activities we end up adding to the Marina.¶

License Agreement: The restaurant will be operated by a concession license holder. Terms of the license will cover: monthly rent, a division of responsibility between Village and licensee for maintenance and repair, hours of operation, and related matters. ¶

Marina Slips and Parking Lot: As part of this project, the Village would re-balance the allocation of marina boat slips away from seasonal rentals and towards transient docking, to the extent needed to meet demand for transient docking. The RFP for restaurant license will include an option to manage the marina for both rental and transient docking, so the needs of the restaurant are fully integrated into marina management. Most of the slips would be open for transient docking by boaters,

~~to attract tourists to the park and the village. This would be a major draw for operators, who could add a significant amount of business on the water side. ¶~~

~~Parking Lot: The Village will consider eliminating year around daily boat launch activity to preserve more of the parking lot for general park and restaurant use, and in consideration of the fact that transient docking will enhance waterfront access for boaters. The project may include, separately, the redesign of the lot entrance on Burd St for a single entrance/exit and the provision of enhanced walkway amenities, such as benches, in front of the restaurant.¶~~

Existing Conditions

Nyack's waterfront is a key tourism driver for the Village and the region. Reestablishing waterfront dining is an essential step in the revitalization of Nyack's waterfront and downtown, creating an amenity, employment and tax revenues. The Village owns the site of the former River Club restaurant, adjacent to the marina, where the Village rents boat slips and provides boat launch facilities. It is the only Nyack restaurant site actually on the river, with spectacular views. The former River Club restaurant, a Nyack institution, operated there for 30 years, surviving Superstorm Sandy (2012), and only closed in 2015 when its longtime owner decided to retire. New management plans by Bar Taco fell through upon discovery of unanticipated costs of fixing various defects in the building, which ultimately was razed by the Village in 2019. The site is ready for redevelopment but for needed repairs to the existing bulkheads, 80 feet of which require replacement prior to building construction. The current derelict condition of the site detracts from the waterfront experience and the value of adjacent properties, leaving a gap in the otherwise continuous shoreline path. Both the Nyack Comprehensive Plan and the Nyack Local Waterfront Revitalization Plan include prioritization of maintaining and enhancing access to the river via re-activation of this commercial site as a restaurant.

Property Ownership

The Village of Nyack

Capacity

The Village has extensive capital projects and grant administration experience. Our team includes Andy Stewart, the Village Administrator, with about 20 years of local government and nonprofit management experience, Ann Marie Tlsty, Assistant Village Administrator, who handles grant administration directly, and administers the marina slip rental business, and Weston and Sampson Engineers, who, as village engineers, typically help with cost estimates and conceptual design work, as well as construction contract bidding and project inspection. Village Attorney Dennis Michaels has experience writing license agreements and our risk management partners at NYMIR provide outstanding guidance on issues of liability and accident prevention.

The DPW staff possesses the necessary skills to maintain and upgrade public amenities such as signage and lighting and are familiar with the logistical challenges of infrastructure and public realm projects. Their deep knowledge of Nyack's existing infrastructure ensures efficient management of any potential issues during and after construction. The DPW, supported by Village administration, will ensure both effective implementation and long-term sustainability of all improvements.

Recent Grant Funded Capital Projects included in supporting material.

Project Budget

Activities	Cost	Funding Source	Status of Funds
Bulkhead design and construction	\$500,000	Village	Secured
Demolition	\$60,600	NYF	Requested
Building	\$233,466	Village	Secured
	\$508,334	NYF	Requested
Garden	\$41,526	NYF	Requested
Sidewalk	\$27,420	NYF	Requested
Awning	\$47,700	NYF	Requested
Exterior and Interior Furnishings	\$157,040	NYF	Requested
Lighting	\$175,300	NYF	Requested
Decking	\$232,080	NYF	Requested
Design and Construction Contingency and Soft Costs	\$1,090,906	Village	Secured
General Contractor Overhead and Profit	\$607,437	Village	Secured
Escalation	\$279,818	Village	Secured
Total NY Forward Request			\$1,250,000
Funding from Other Sources			\$2,711,627
Total Project Cost			\$3,961,627

Budget Narrative

WXY created a conceptual building design. Hayduck Engineering provided estimated construction costs. The bulk of project costs (68%) will be bonded by the Village, requiring a resolution of the board of trustees and a sale of debt by the Village bond counsel and financial advisor. This process takes only a month or two.

Project Readiness and Timeframe for Implementation

Describe any work that is underway or has already been completed to advance the project, such as feasibility studies, market studies, preliminary site design, permits obtained, and/or funding or financing that has been secured.

The Village has done fieldwork to identify existing conditions. The Village engineer has analyzed the failing bulkhead and provided conceptual design and cost of construction.

Is there any environmental investigation or cleanup needed for the project to proceed? If yes, please explain.

N/A

If known, please list the permits or approvals your proposed project will require.

- Bulkhead - Although this project is only a repair/replacement of existing bulkheads in kind, it still probably requires permits from the NYS DEC and US Army Corps of Engineers.
- Architecture - The project will comply with the Village's energy efficiency code for construction, and flood elevation regulations, meet the requirements of the Waterfront District zoning code and align with the vision expressed in the Local Waterfront Revitalization Plan and the Comprehensive Plan, both of which speak to the community's interest in re-activating the restaurant site.

What challenges or issues, if any, would affect the implementation of your proposed project?

The project is somewhat complex, requiring the coordination of design and construction with the needs of future restaurant tenants in mind.

Project Financing Sketch Plan / Preliminary Design Regulatory Approvals (Permitting and Approvals) Design, Engineering and Selection of Contractor Construction or Implementation Other

- Spring/Summer 2026 – Funding contract with NYS approval
- Summer 2026 – Design of Bulkhead by Village Engineer; RFP and selection of consultant for Restaurant building design; RFEI for restaurant tenants
- Summer – Fall -- 2026 – Bidding and construction of bulkhead project; Design of restaurant building; Community Engagement on restaurant design.
- Fall- Winter 2026 – Bidding of Restaurant building construction; Award of restaurant concession agreement.
- Winter 2026 – Spring 2027 – Construction of restaurant;
- Summer 2027 – Restaurant open for business.

Alignment with NY Forward Goals

The construction of a restaurant with public amenities and enhanced waterfront access aligns closely with the goals of energizing the waterfront and promoting a cohesive commercial landscape. By offering a new attractive dining option with views of the Hudson River, this project will draw more regional and local visitors to the waterfront, creating an expanded customer base for downtown businesses. As mentioned by the LPC and community members, the existing waterfront is underutilized. This project will activate a key site along Nyack's riverfront, creating much needed space for residents and visitors to gather and enjoy the beauty of the Hudson River. As such, this project aligns with the Nyack NYF goal to make public spaces more welcoming and accessible. Additionally, activities like kayak rentals and boat charters will capitalize on the waterfront location, attracting more tourists and general use of the waterfront by Nyack residents. [11](#)

Other

Related Activities

Waterfront Recreation: Related Activities: ~~We are also~~ [The Village is](#) interested in providing a small walkup space for concession rentals – where visitors could line up to rent kayaks, register for Nyack Boat Charters, and whatever other waterfront activities we end up adding to the Marina.

~~License Agreement: The restaurant will be operated by a concession license holder. Terms of the license will cover: monthly rent, a division of responsibility between Village and licensee for maintenance and repair, hours of operation, and related matters. ¶~~

Marina Slips and Parking Lot: ~~As part of a separate project, As part of this project,~~ the Village ~~would~~would consider re-balancinge the allocation of marina boat slips away from seasonal rentals and towards transient docking, to the extent needed to meet demand for transient docking. The RFP for restaurant license ~~will~~could include an option to manage the marina for both rental and transient docking, so the needs of the restaurant are fully integrated into marina management. Most of the slips would be open for transient docking by boaters, to attract tourists to the park and the village. This would be a major draw for operators, who could add a significant amount of business on the water side.

Parking Lot: The Village will consider eliminating year around daily boat launch activity to preserve more of the parking lot for general park and restaurant use, and in consideration of the fact that transient docking will enhance waterfront access for boaters. The project may include, separately, the redesign of the lot entrance on Burd St for a single entrance/exit and the provision of enhanced walkway amenities, such as benches, in front of the restaurant.¶



Main Street Streetscaping from Broadway to the Waterfront

\$1,036,444 Total Project Cost / \$932,800 NYF Funding Request / 90% of Total Project Cost

Project Location/Address

Main Street between Broadway and River Street

Project Sponsor

The Village of Nyack

Project Description

The Village of Nyack is seeking to make the connection along Main Street between the waterfront and the business zone more safe and attractive, to aid in the downtown revitalization process. Elements of this project include:

1. Improve walkability along this key connecting road - Replace and expand sidewalks on Main Street between Broadway and River Street, making the sidewalks wider where possible, while preserving parking spaces and two-way traffic.
2. Improve lighting to enhance evening streetscape experience - Add decorative, solar powered, lamp posts for improved lighting and design continuity with the downtown. Brackets on lamp posts for banner signs and flower baskets will enable expansion of the Village's seasonal banner sign program and flower decoration program down Main Street.
3. Incorporate art into sidewalks to entice pedestrians into the pathway and maintain interest - Install bronze plaques designed by one or more artists in the new sidewalks, highlighting Nyack heritage, and providing wayfinding information.
4. Increase traffic and pedestrian safety and calm traffic - Add crosswalks as appropriate at Piermont and Gedney intersections.[¶]
- 4.5. [Add street trees where feasible.](#)

Existing Conditions

Downtown revitalization hinges, in part, on improved pedestrian connections between the waterfront amenities that drive tourism and the business zone that depends on retail sales for its vibrancy. The poor condition of sidewalks on Main Street undermines this important connection. Specifically, the sidewalks running from Broadway down to River Street are deteriorated in general, are unnecessarily narrow, and have cracks, crumbling curbs, trip hazards and asphalt repairs that are both unsightly and hazardous. In addition, lighting, provided by standard cobra head streetlights, is not sufficient, and is also unattractive and fails to continue or complement the improved lighting with faux Victorian lamp posts in the business zone. Lastly, there are few, if any, shade trees to make this stretch of sidewalk more comfortable in the summer, and no decorative features or street furniture to draw pedestrians along this important connection between the waterfront and business zone.

New development on the waterfront (the Tidewater Project and the planned marina restaurant), at 65 Main Street and at the John Green House will bring substantial improvement to this stretch of Main Street, resulting in more pedestrian traffic, increasing the need and benefit of improved sidewalks and lighting.

Property Ownership

The Village of Nyack

Capacity

The Village has extensive capital projects and grant administration experience. Our team includes Andy Stewart, the Village Administrator, with about 20 years of local government and nonprofit management experience, Ann Marie Tlsty, Assistant Village Administrator, who handles grant administration directly, Sylvia Welch, a grant writer specializing in municipal projects, and Weston and Sampson Engineers, who, as village engineers, typically help with cost estimates and conceptual design work, as well as construction contract bidding and project inspection. In the case of the Water Dept, H2M engineers provide extensive capital project administration support.

The DPW staff possesses the necessary skills to maintain and upgrade public amenities such as signage and lighting and are familiar with the logistical challenges of infrastructure and public realm projects. Their deep knowledge of Nyack's existing infrastructure ensures efficient management of any potential issues during and after installation. The DPW, supported by Village administration, will ensure both effective implementation and long-term sustainability of all improvements.

The Pollinator Pathway group will consult on plantings.

Recent Grant Funded Capital Projects included in supporting material.

Project Budget

Activities	Cost	Funding Source	Status of Funds
Sidewalk Improvement	\$103,644	Village	Secured
	\$216,063	NYF	Requested
Street Trees and Landscaping	\$43,480	NYF	Requested
Decorative Medallions	\$16,720	NYF	Requested
Crosswalks	\$14,000	NYF	Requested
Light Poles	\$141,225	NYF	Requested
Construction and Design Contingency and Soft Costs	\$267,566	NYF	Requested
Prime General Contractors Overhead and Profit	\$160,540	NYF	Requested
Escalation	\$73,206	NYF	Requested
Total NY Forward Request			\$932,800
Funding from Other Sources			\$103,644
Total Project Cost			\$1,036,444

Budget Narrative

The Village has obtained an estimate from a third-party cost estimation firm. The Village will contribute 10% (\$103,644) of the total project cost.

Project Readiness and Timeframe for Implementation

Describe any work that is underway or has already been completed to advance the project, such as feasibility studies, market studies, preliminary site design, permits obtained, and/or funding or financing that has been secured.

The Village has done fieldwork to identify existing conditions.

Is there any environmental investigation or cleanup needed for the project to proceed? If yes, please explain.

N/A

If known, please list the permits or approvals your proposed project will require.

N/A, except that all sidewalks must be ADA compliant.

What challenges or issues, if any, would affect the implementation of your proposed project?

It is very unlikely there are any basement vaults under these sidewalks, but this is always a design concern Nyack that will need to be assessed in the field, as it impacts sidewalk design and cost.

Project Financing Sketch Plan / Preliminary Design Regulatory Approvals (Permitting and Approvals) Design, Engineering and Selection of Contractor Construction or Implementation Other

5.6. Spring/Summer 2026 – Funding contract with NYS approval

6.7. Summer 2026 – Engineering Design Consultant contract approval. Bronze Plaque Design Consultant approval.

7.8. Summer – Fall -- 2026 – Project Design, Community Engagement/Feedback, Final Design.

8.9. Winter 2026 – Spring 2027 – Bidding of construction contracts, Construction

Existing Conditions

Downtown revitalization hinges, in part, on improved pedestrian connections between the waterfront amenities that drive tourism and the business zone that depends on retail sales for its vibrancy. The poor condition of sidewalks on Main Street undermines this important connection. Specifically, the sidewalks running from Broadway down to River Street are deteriorated in general, are unnecessarily narrow, and have cracks, crumbling curbs, trip hazards and asphalt repairs that are both unsightly and hazardous. In addition, lighting, provided by standard cobra head streetlights, is not sufficient, and is also unattractive and fails to continue or complement the improved lighting with faux Victorian lamp posts in the business zone. Lastly, there are few, if any, shade trees to make this stretch of sidewalk more comfortable in the summer, and no decorative features or street furniture to draw pedestrians along this important connection between the waterfront and business zone.

New development on the waterfront, including the planned Tidewater Project, new marina restaurant, 65 Main Street and the John Green House will attract more pedestrian traffic, increasing the need and benefit of improved sidewalks and lighting.

Alignment with NY Forward Goals

By improving walkability and expanding sidewalks, this project will enhance pedestrian safety and accessibility, making downtown public space more welcoming and attractive. The addition of decorative, solar-powered lamp posts will not only improve the streetscape experience but will also provide a visual connection between the waterfront and the commercial core of Main Street. Additionally, the addition of crosswalks and sidewalk improvements will enhance pedestrian safety. Together, these improvements will encourage pedestrian movement between two key areas of the waterfront and the rest of Main Street, drawing both locals and visitors to explore the area, promoting a more cohesive commercial landscape, improving downtown Nyack's public spaces, and ultimately energizing the waterfront. Furthermore, by incorporating medallions into the sidewalks, the project celebrates Nyack's history and culture.



Village Branding, Marketing, and Wayfinding

\$500,000 Total Project Cost / \$450,000 NYF Funding Request / 90% of Total Project Cost

NOTE: Some elements may differ from the project application due to ongoing project development. Please refer to the below project profile for the most up to date information.

Project Location/Address

Nyack NY Forward Area

Project Sponsor

Village of Nyack

Project Description

The Village Branding, Marketing, and Wayfinding project will fund a consultant to provide branding, marketing and wayfinding recommendations, including designs for marketing materials in multiple media, and design and installation of wayfinding signage aligned with the broader branding and marketing design. The project is an opportunity to better communicate Nyack's attractions to potential visitors and to shape how residents and visitors experience the Village's historic charm, connect with its spaces, and move through its neighborhoods. This comprehensive initiative aims to support long-term economic development and growth. The project will create a distinctive suite of multimedia marketing material templates as well as wayfinding signs, each unique to Nyack's character and heritage. Nyack currently has a marketing effort fragmented across many special event projects and no wayfinding signs, only street signs. Wayfinding signage will enhance the Village's sense of place, making Nyack easier to navigate and more memorable to those who call it home and those who are visiting or passing through.

Branding and Marketing

A critical review of Nyack's destination marketing approach, the community's marketable assets, and recommendations for refreshed logos, taglines, color palette and other media and overall style. This work will take place in consultation with Visit Nyack, the Chamber of Commerce, Hotel Nyack, special event organizers and other stakeholders in Nyack's current destination marketing matrix, and will result in a strategy for implementation across all platforms including social media, websites, print media, and public relations. The work will include purchase and analysis of anonymized smart phone locational data and credit card data to understand more about who is visiting Nyack, when and where, how they are spending money, and what they are most interested in doing here, and use this information to target ad buys and develop promotional materials accordingly for maximum local impact.

Wayfinding

By formalizing a cohesive wayfinding system, Nyack will elevate its historic, arts, and recreational assets, weaving them more deeply into the fabric of the Village. The signs will reflect the community's unique blend of history, beauty, and small-town charm. This project is not just about functionality, but it is a thoughtful placemaking effort that encourages exploration and discovery at every corner, underscoring the value of Nyack's cultural heritage and storied past.

The wayfinding system will include different types of signs, carefully designed to meet the varied navigational needs of the Village's residents and visitors. Signage will include pedestrian wayfinding, vehicular wayfinding, parking signage, ~~historical information, and welcome signs, and wayfinding kiosks.~~ Strategically placed in key locations across the Nyack NY Forward Area, each sign will serve as both a practical tool and a small landmark. The project components will reinforce the Village's identity, helping visitors feel grounded and oriented in downtown Nyack.

Permanent signage to be installed to include:

- Directional Signs ~~(4)~~: These signs, to be located in key pedestrian sites throughout the village, will provide distance, direction and amenity information to aid pedestrian navigation.
- Historical walking tour project: ~~5~~ interpretative signs, similar in content to the ones by the Toni Morrison Bench and by the Community Garden, featuring Nyack history, stories and images, with a QR code linking to further information on the Village website.
- Public Parking Lot Wayfinding Signs: Use directional and lamppost banner signs to help motorists find parking lots.
- Destination Arrival Signs ~~(3)~~: "Welcome to Memorial Park/Nyack Marina" and related signs to alert pedestrians and/or motorists to their location at a major amenity or entrance to the village. "Welcome to Nyack" signs at major entry points to the village.
- Seasonal Lamppost Banner Signs: Nyack annually posts US veteran commemorative banners on about 50 lampposts in the downtown, from Memorial Day through Veterans Day. Design and produce banners for the remaining part of the year.

Existing Conditions

Downtown Nyack has a wealth of assets including the arts, history, and entertainment. However, there is a lack of visual markers that identify Nyack as a unique community in the region, and physical signage to guide residents and visitors through Nyack's Downtown center, to public parking lots and to waterfront amenities. Also, the Village logo and promotional language are outdated, weakening digital representations to potential visitors. Lastly, the Village's destination marketing effort is not based on the best available data and analysis of visitor patterns and spending, and therefore media purchasing is not targeted optimally to maximize revenues to local businesses.

Property Ownership

Signage will be placed on Village rights-of-way and property.

Capacity

The Village has extensive experience pertaining to working with a consultant through public engagement processes to arrive at plans for public works, and then with contractors to build public works and to implement multi-media communications strategies. Our team includes Andy Stewart, the Village Administrator, with about 20 years of local government and nonprofit management experience, Ann Marie Ilsty, Assistant Village Administrator, who handles grant administration, website and social media accounts for the village. A key partner is VisitNyack.org, a destination marketing nonprofit run by Thomas Schneck and a board of directors composed of local business owners and media experts.

The DPW staff possesses the necessary skills to maintain and upgrade public amenities such as signage and lighting and are familiar with the logistical challenges of infrastructure and public realm projects. Their deep knowledge of Nyack's existing infrastructure ensures efficient management of any potential issues during and after installation. The DPW, supported by Village administration, will ensure both effective implementation and long-term sustainability of all improvements.

Related recent projects include:

- Nyack Tourism Grants, administered by Visit Nyack, funded by the Village from Hotel Occupancy Tax, and focused on grants for media buys for local event organizers. This project integrates Nyack's logo and tagline, "Art and Soul on the Hudson" across all media and helps event organizers develop and coordinate their efforts. Visit Nyack regularly convenes local business, civic and creatives to strategize on how best to promote Nyack to the world.
- New Village Website – recently overhauled and upgraded.
- Various consultant contracts for comprehensive planning, park design, climate action planning and other projects involving community engagement processes.

Recent Grant Funded Capital Projects included in supporting material.

Partner entities or organizations that will help implement the project include:

- Visit Nyack, Nyack's local destination marketing nonprofit, headed by Thomas Schneck and led by a board of directors of local business owners, is a partner in this project as pertains to feedback on any proposed marketing strategy, its implementation, or the design of any signs that may impact tourism and local shopping activity.
- The Nyack Historical Society is a key resource in developing content for historical interpretative signs.

Project Budget

Activities	Cost	Funding Source	Status of Funds
Branding Strategy	\$50,000	NYF	Requested
Marketing	\$50,000	Village	Secured
Wayfinding/Signage Design and Placement Strategy	\$130,000	NYF	Requested
Signage Installation	\$270,000	NYF	Requested
Total NY Forward Request	\$450,000		
Funding from Other Sources	\$50,000		
Total Project Cost	\$500,000		

Budget Narrative

This budget was estimated based on the review of a similar DRI project in the Village of Haverstraw, guidance from the Nyack NY Forward consultant team, and a third-party cost estimator. The Village will contribute 10% (\$50,000) of the total project cost. Project Readiness and Timeframe for Implementation

Describe any work that is underway or has already been completed to advance the project, such as feasibility studies, market studies, preliminary site design, permits obtained, and/or funding or financing that has been secured.

Through the work of Visit Nyack, the Village has a destination marketing approach that this project would augment.

Is there any environmental investigation or cleanup needed for the project to proceed? If yes, please explain.

N/A

If known, please list the permits or approvals your proposed project will require.

None - All public works in Village right of way.

What challenges or issues, if any, would affect the implementation of your proposed project?

Implementation of marketing strategy will require ongoing staff effort and partnership with local business organizations.

Project Financing Sketch Plan / Preliminary Design Regulatory Approvals (Permitting and Approvals) Design, Engineering and Selection of Contractor Construction or Implementation Other

- Spring/Summer 2026 – Funding contract with NYS approval
- Summer 2026 – RFP distribution for Consultant services
- Fall 2026 – Consultant contract approval
- Fall – Winter 2026 – Consultant orientation, market research, public engagement, wayfinding location and design plan
- Winter-Spring 2027 – Finalization of designs for marketing, branding and wayfinding items.
- Spring- Summer 2027 – Construction of wayfinding signs, Implementation of marketing strategy.

Alignment with NY Forward Goals

The "Enhance the Brand of Downtown with Wayfinding Signage" project will be instrumental in supporting the goals of encouraging regional and local visitation to Nyack by creating a unified and appealing visual identity that draws people into the downtown area. By implementing cohesive branding through new logos, taglines, and marketing materials, the project aims to create a consistent and inviting image that appeals to both residents and visitors. The strategically placed wayfinding signage will enhance public spaces, making them more accessible and welcoming by providing clear navigation aids for pedestrians and motorists. These signs, reflecting Nyack's unique history and charm, will contribute to a more cohesive commercial landscape by connecting key areas such as the waterfront, commercial corridors, and village gateways. Additionally, the project will reinforce important connections between these focal points, facilitating easier movement and exploration, thereby nurturing a consistent customer base for local businesses and enriching the overall visitor experience in Nyack.



Small Project Fund

Total Project Cost: \$367,500 / NYF Funding Request: \$300,000 / 75% of Total Project Cost

Project Location/Address

The Nyack NY Forward Boundary

Project Sponsor

The Village of Nyack

Project Description

The Village of Nyack is seeking to establish a small project fund dedicated to helping small businesses in the Nyack NY Forward Area through small business assistance and capital improvements. This fund, designed to invigorate Nyack's downtown, is a small business-centered initiative designed to support property improvements and provide small business assistance that benefit the broader village and foster a thriving business district. The small project fund will be designed and implemented with the following parameters, consistent with State requirements:

Applicant Eligibility

The fund will be open to owners of commercial and mixed-use properties located within the Nyack NY Forward Area, as well as tenants of buildings with permission from property owners, encouraging investments that strengthen the business community and boost economic vitality.

Types of Projects

Applicants may use funds for the following types of projects:

- > Interior and exterior building renovations for commercial and mixed-use spaces, e.g., façade/storefront renovations, permanently affixed signage and awnings, commercial interior fit-out, HVAC, MEP, and other permanent building improvements
- > Upper-story residential improvements in mixed-use buildings
- > Business assistance—permanent commercial machinery and equipment
- > Soft costs—architectural, engineering, environmental
- > Public murals and other public art

Grant Terms

As proposed by the project sponsor, businesses and property owners may apply for grants up to \$75,000, with each recipient required to contribute 25% of the total cost of the proposed improvement. This co-investment approach maximizes the impact of public funding while promoting an active commitment from local businesses.

Program Administration

The Village of Nyack will establish a team of Village officials to procure a grant administration consultant and work directly with the grant administrator to advertise the program, develop an application for funding, score applications, select grant recipients, and enter into contracts with participants. The grant administrator will prepare the materials and documentation required for grant recipients to comply with contracting requirements, the Village's zoning code, the building code, and environmental regulations. The consultant will also assist in making funding decisions based on the established scoring criteria, prepare environmental review documentation (including submittal to the NYS Historic Preservation Office [SHPO] (if necessary), prepare scopes of work, coordinate procurement and bidding for projects, complete construction inspections, and prepare requests for reimbursement.

The Building Department will provide crucial information and support throughout all construction planning, contracting, land use board approval and permitting needs.

Existing Conditions

Small businesses in Nyack often lack sufficient funds to improve their facades, resulting in distressed or dilapidated facades that detract from the downtown experience. Tattered awnings, peeling paint, outdated and energy inefficient doorways and windows with poor interior and exterior lighting, convey an image of neglect that may diminish pedestrian traffic and the overall attractiveness of the downtown, with negative impacts on business revenues and survival. Portions of sidewalks lacking any shade from awnings or trees become very uncomfortable during summer heat waves, which will increase in frequency, duration and extremity due to climate change. Furthermore, iconic Victorian architectural features go unnoticed at night due to an absence of effective uplighting of second and third stories, windows and roof lines.

Property Ownership

N/A

Capacity

The Village Administrator, will oversee the small project fund and manage the fund with the assistance of the Village Clerk and Treasurer. The Village will procure an administrative consultant to oversee the contractual and financial components of the fund and ensure that participants comply with fund requirements. While the Village has limited experience administering such a program, the Village administration has substantial experience managing other grants and overseeing capital improvements and will be supported by the selected administrative consultant.

For example, the Village distributes 50% of its Hotel Occupancy Tax revenues, about \$200,000 annually, to help special event organizers pay for promotional media for their projects that drive tourism to the village. This project is administered via an administrative services contract with Visit Nyack, a local destination marketing nonprofit. A committee of local business owners convenes to review applications and funding options are presented to the Village Board for review and approval.

Our Team: The Village has extensive capital projects and grant administration experience. Our team includes Andy Stewart, the Village Administrator, with about 20 years of local government and nonprofit management experience, Ann Marie Tlsty, Assistant Village Administrator, who handles grant administration directly, Sylvia Welch, a grant writer specializing in municipal projects, and Weston and Sampson Engineers, who, as village engineers, typically help with cost estimates and

conceptual design work, as well as construction contract bidding and project inspection. In the case of the Water Dept, H2M engineers provide extensive capital project administration support.

The DPW staff possesses the necessary skills to maintain and upgrade public amenities such as signage and lighting and are familiar with the logistical challenges of infrastructure and public realm projects. Their deep knowledge of Nyack's existing infrastructure ensures efficient management of any potential issues during and after installation. The DPW, supported by Village administration, will ensure both effective implementation and long-term sustainability of all improvements.

Project Budget

Activities	Cost	Funding Source	Status of Funds
Construction	\$270,000	NY Forward	Requested
	\$67,500	25% Private Match	Anticipated
Grant Administration	\$30,000	NY Forward	Requested
Total NY Forward Request	\$300,000		
Funding from Other Sources	\$67,500		
Total Project Cost	\$367,500		

Budget Narrative

The Village is requesting \$300,000 from NY Forward funding. The Village will use \$30,000, or 10%, of the NY Forward funding for the administrative costs associated with hiring a grant administrator. The remainder of the funding \$270,000, will be used as grants for building and businesses owners to implement capital and public art projects, as eligible through the small project fund. An additional \$67,500 through the 25% match required from the small project fund participants will also be used for eligible projects, for a total project cost of \$367,000.

Project Readiness and Timeframe for Implementation

Describe any work that is underway or has already been completed to advance the project, such as feasibility studies, market studies, preliminary site design, permits obtained, and/or funding or financing that has been secured.

The Village has done fieldwork to identify candidate buildings for façade improvements. There are certainly sufficient distressed facades in high-pedestrian areas of Main St, S. Franklin St and Broadway, to put this grant money to productive use.

Is there any environmental investigation or cleanup needed for the project to proceed? If yes, please explain.

Building Code requires testing for lead paint, asbestos and other hazards, depending on the project.

If known, please list the permits or approvals your proposed project will require.

Property owners will need building permits, and possibly approvals from the Architectural Review and Planning Boards.

What challenges or issues, if any, would affect the implementation of your proposed project?

Building owners, tenants and their chosen contractors need to work together effectively to complete projects in a timely and cost-effective way. Nyack Building Dept has experience advising and coaching in this field.

Project Financing Sketch Plan / Preliminary Design Regulatory Approvals (Permitting and Approvals) Design, Engineering and Selection of Contractor Construction or Implementation Other

- Spring/Summer 2026 – Funding contract with NYS approval
- Summer 2026 – RFP distribution for Grant Administrator Consultant contract
- Fall 2026 – Grant Administrator Consultant contract approval
- Fall – Winter 2026 – Grant application process development and promotion to local businesses, applications received, awards made by Village Board of Trustees.
- Spring – Summer 2027 – Funded projects designed, pending approval from Building Dept and Architectural Review Board and Planning Board as needed.
- Fall 2027 – Construction completion.

Alignment with Vision and Goals

The Small Project Fund will be administered to provide funding to small business and property owners to implement capital and arts improvements within the Nyack NY Forward area. As such, the Small Project Fund aligns with the Nyack NY Forward goals to improve building facades and celebrate the history and diversity of Nyack's arts and cultural communities. Furthermore, funding provided by the Small Project Fund can be used to improve the operations and capacity of small businesses in downtown Nyack, which could encourage more consistent customer base for downtown businesses.



Gateway Rezoning

\$200,000 Total Project Cost / \$180,000 NYF Funding Request / 90% of Total Project Cost

NOTE: Some elements may differ from the project application due to ongoing project development. Please refer to the below project profile for the most up to date information.

Project Location/Address

The Corridor Commercial (“CC”) zone in Nyack is located along NYS Route 59 from the NY Thruway ramps on the west to the top of Main Street in the east.

Project Sponsor

The Village of Nyack

Project Description

The Village of Nyack seeks funding for a planning process, the end result of which will be the adoption by the Board of Trustees of amendments to local zoning code that will replace the CC zone with a mixed-use zoning district that fosters the consolidation of parcels into a well-planned shopping and residential “Up Town” neighborhood. The Village has opened a conversation with the Town of Clarkstown, which is undertaking its own planning process to amend its zoning code for adjacent areas, such as the area of Toto Court off Waldron Ave and the area west of Mountainview Avenue. The opportunity exists to align the zoning between the two municipalities to foster the best outcomes from redevelopment.

The Village does not have the resources or expertise to undertake this planning process in-house. A consultant is needed to lead the village through various tasks:

- > Coordination with the Clarkstown planning process.
- > Study Area – Describe Existing Conditions/Uses (include uses adjacent to Study Area).
- > Analysis of Zoning – include size of lots, location of lots, ownership, structures, access.
- > Redevelopment Opportunities – possible project assembly, identify Catalyst Sites, potential buildout, visuals of buildout, connectivity among potential sites, proximity to bus service, existing taxes for all sites.
- > Tax Benefits of Potential Redevelopment Sites- fiscal analysis of redevelopment opportunities.
- > Conformity with Village Comprehensive Plan & connection to Nyack Forward Program.
- > Demographic Profile, Residential Market and Affordable Housing Opportunities (potential # of units).
- > Stakeholder Engagement (Vision) and Design Charettes(include illustrations).
- > Streetscape Standards, Opportunity for Open Spaces, Plazas,
- > Placemaking, Affordable housing.
- > Draft Legislation including Dimensions & Sustainable Development.
- > SEQRA Review & GML review - Include Traffic/Transportation, Analysis of Infrastructure.
- > Finalize Draft Legislation.

- Next Steps: Implementation of Zoning and RFP – Preferred Master Developer

Existing Conditions

The Corridor Commercial (“CC”) zone in Nyack is located along NYS Route 59 from the NY Thruway ramps on the west to the top of Main Street in the east. Land use is largely dilapidated single story strip shopping centers and several drive-thru businesses, but also two hotels, a supermarket and several multifamily homes. The CC zone is adjacent to densely built residential communities off Mountainview Ave, Waldron Avenue, High Avenue. Sidewalks are poor to nonexistent, traffic is hazardous due to the excessive number of driveways entering NYS Route 59. The Hudson Link and local buses serve several bus stops in this zone. Connections to NYS Route 59 west to the Palisades Center Mall, NYS Route 9W north and south and the Thruway itself, make this zone a very heavily trafficked gateway for the Village of Nyack.

In its current configuration, the CC zone is not promoting much needed investments in housing, improved streetscapes and pedestrian safety, sustainability, or place making. Without re-zoning for mixed use development, the CC zone will remain a low density, automobile dominant, fragmented area for the foreseeable future, doing little to alleviate the housing crisis or to improve quality of life, public transit, the tax base in the village and region, or the experience of entering Nyack from major highways.

Property Ownership

The Village of Nyack has the jurisdiction to amend its zoning code.

Capacity

Our Team: The Village has extensive experience pertaining to managing this planning process. Our team includes Andy Stewart, the Village Administrator, with about 20 years of local government and nonprofit management experience, Dennis Michaels, Village Attorney, Bob Galvin, Village Planner, and Manny Carmona, Village Building Inspector. Our zoning and planning board chairs and members similarly have extensive capabilities.

Recent planning projects, all of which involve community engagement and working with planning consultants, include:

- LWRP update (2021) – a NYS funded planning process in which the Village worked with BFJ Planning Consultants through a process of public engagement, stakeholder involvement and discussion by the Board of Trustees. The Updated LWRP identifies resiliency measures to protect natural and built resources from flooding and sea level rise; include sustainability planning resulting in recommendations for smart growth; and identify strategies for growth that provide economic opportunity. The LWRP update reflects the strategic plans developed by the Hudson Valley Regional Council to advance economic priorities. Project integrates a Harbor Management Plan (HMP) as set forth in 19 NYCRR Part 603 within the LWRP (all together, the Project).
- Nyack 2030 Climate Action Plan (2024) <https://www.nyack2030.com/> – externally funded; local consultant Marcy Denker led a dedicated leadership committee and range of topical subcommittees through an extensive planning process, including public workshops involving a wide range of government, business, nonprofit and civic representatives. Nyack recently attained “Silver” level from Climate Smart Communities program.
- Climate Change Resiliency and Adaptation Plan (2025) – Similar process as Nyack 2030 Climate Action Plan. Work in progress.

- The Greater Nyack Bicycle/Pedestrian Master Plan (2018) - Nyack, South Nyack, Upper Nyack, and the hamlets of Valley Cottage and Upper Grand View collaborated on a planning process funded by New NY Bridge Project's Community Benefits Program. The study was administered by the Village of Nyack and conducted by [Fitzgerald & Halliday, Inc.](#), a transportation planning and engineering consulting firm, with support from [Street Plans](#), experts in tactical urbanism and quick-build implementation.
- Comprehensive Plan (2016) – the Village worked with BFJ Planning to complete an extensive community-driven planning process aiming to protect and enhance our historic and residential neighborhoods, facilitate revitalization of the downtown, waterfront, and gateway areas, and chart a path toward a sustainable and resilient future. The Plan continues to serve as a valuable point of reference for various zoning code amendments in recent years.
- Shoreline Path Project (2025) – this NYS funded project is in progress, via a series of planning field visits, workshops and online opinion surveys, with consulting by Weston and Sampson landscape architects, to design and build a shoreline path in Memorial Park.

Recent Grant Funded Capital Projects included in supporting material.

Project Budget

Activities	Cost	Funding Source	Status of Funds
Planning Consultant	\$180,000 \$20,000	NYF Village	Requested Secured
Total NY Forward Request	\$180,000		
Funding from Other Sources	\$20,000		
Total Project Cost	\$200,000		

Budget Narrative

The Village obtained a cost proposal for the planning work from BFJ Planning Consultants, a team that has worked extensively in Nyack (Comp Plan, LWRP, Parking, etc.). The Village will contribute 10% (\$20,000) of the total project cost.

Project Readiness and Timeframe for Implementation

Describe any work that is underway or has already been completed to advance the project, such as feasibility studies, market studies, preliminary site design, permits obtained, and/or funding or financing that has been secured.

The Village has done fieldwork to identify redevelopment opportunities in the CC zone, such as aging and distressed strip shopping centers.

The Village has opened a dialogue with Town of Clarkstown Planning Department to confirm interest in aligning planning processes.

Is there any environmental investigation or cleanup needed for the project to proceed? If yes, please explain.

Adoption of zoning will require SEQRA review.

If known, please list the permits or approvals your proposed project will require.

GML review by neighboring parties – Town of Clarkstown, NYS DOT, NYS Thruway.

What challenges or issues, if any, would affect the implementation of your proposed project?

Property owners would need to see the benefit of the up-zoning and work together to assemble larger parcels for redevelopment according to the new zoning standards.

Town of Clarkstown will adopt its own zoning, which may or may not align optimally with Village zoning needs.

Project Financing Sketch Plan / Preliminary Design Regulatory Approvals (Permitting and Approvals) Design, Engineering and Selection of Contractor Construction or Implementation Other

This project is timely because the Town of Clarkstown is beginning its own planning process for its side of the municipal boundary. The benchmarks for project completion would be:

- Spring/Summer 2026 – Funding contract with NYS approval
- Summer 2026 – Planning Consultant contract approval
- Fall 2026 – Planning analysis – demographics, zoning, redevelopment opportunities, streetscape, etc.
- Winter 2026 – Stakeholder engagement, design charettes
- Spring 2026 – Draft legislation, SEQRA review.
- Summer 2026 – Adoption of final legislation, promotion of redevelopment options to property owners and developers.

Alignment with NY Forward Vision and Goals

The Gateway Rezoning will enable mixed-use redevelopment in the “Gateway” area of Nyack, reactivating the entrance into Nyack’s downtown. By rezoning the Gateway area, this project will facilitate more pedestrian oriented commercial development and bring residents into a portion of the downtown that is characterized by primarily large-scale retail uses. In doing so, this project aligns with Nyack NY Forward goals to reactivate key sites, to redefine and enhance the Gateway Area, and to create additional housing in the downtown area to increase affordability.