



# South Nyack Economic Sustainability Study

South Nyack, NY

January 19, 2016



# Tonight's Presentation



- Introduction
- Background
- Market Analysis
- Site and Area Analysis
- Questions and Answers

# Tonight's Presentation



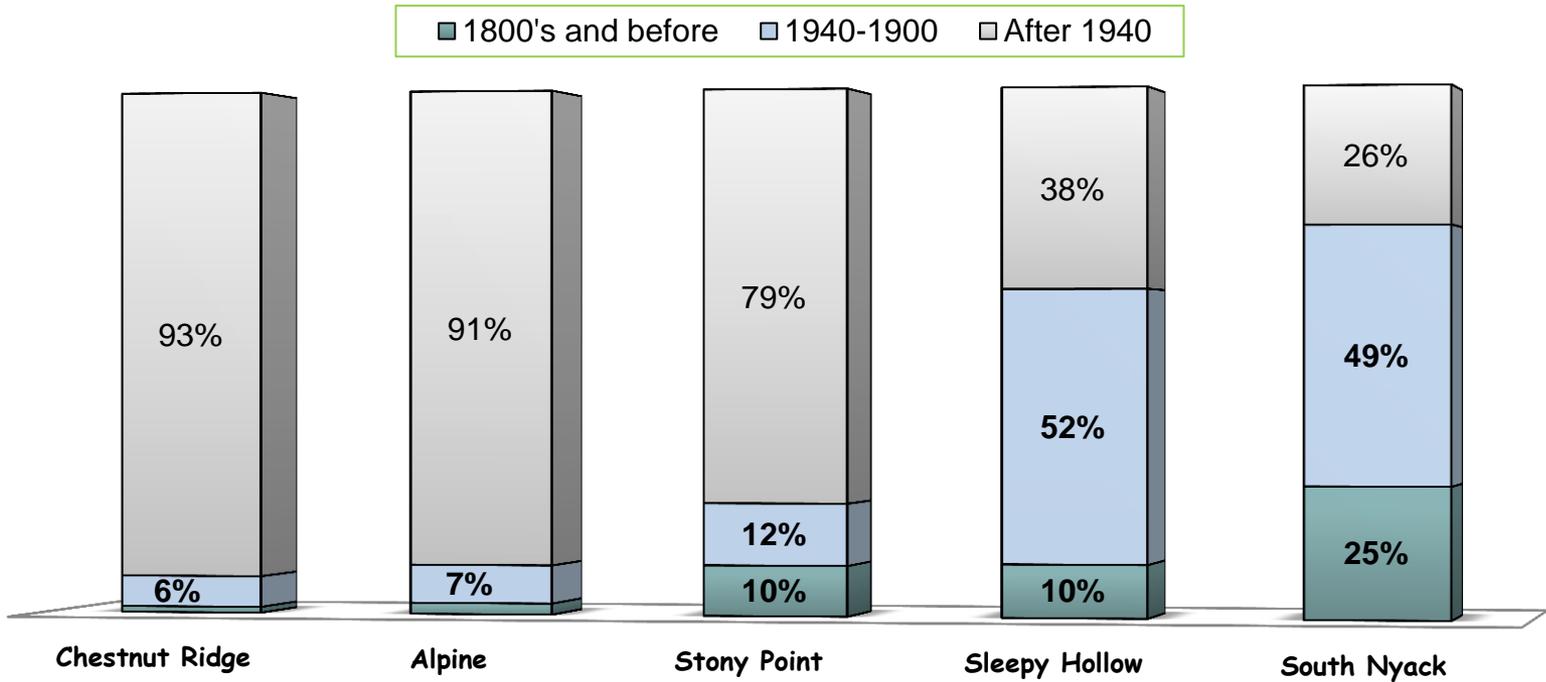
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# Village of South Nyack's Future



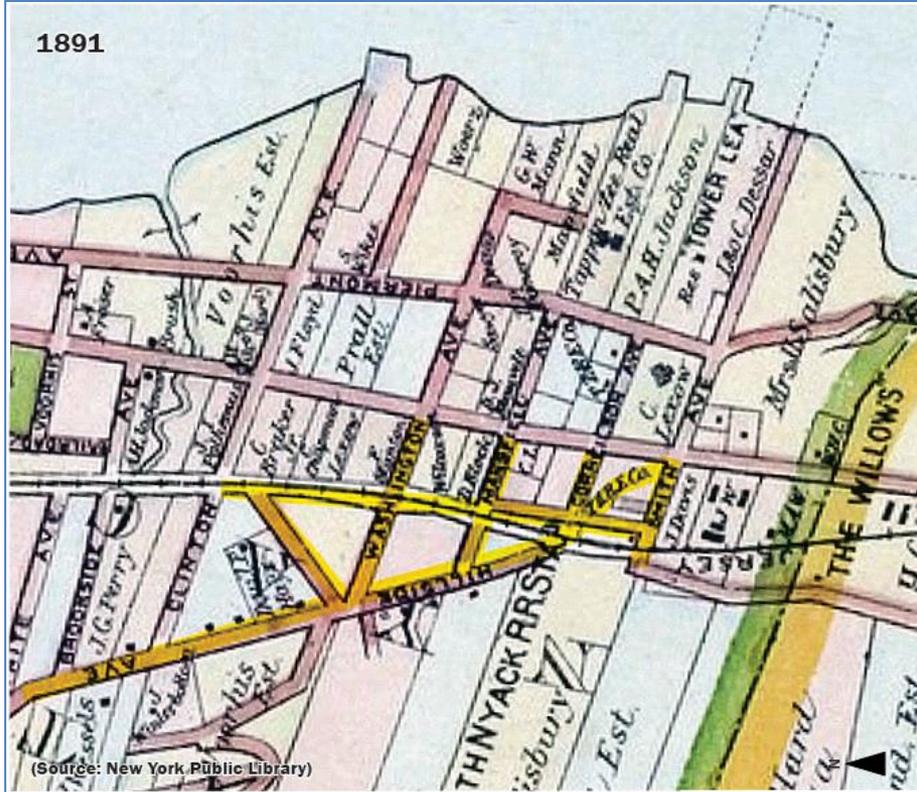
# South Nyack Housing Stock

## Year built



# Before and After the Thruway

1891



(Source: New York Public Library)

2015



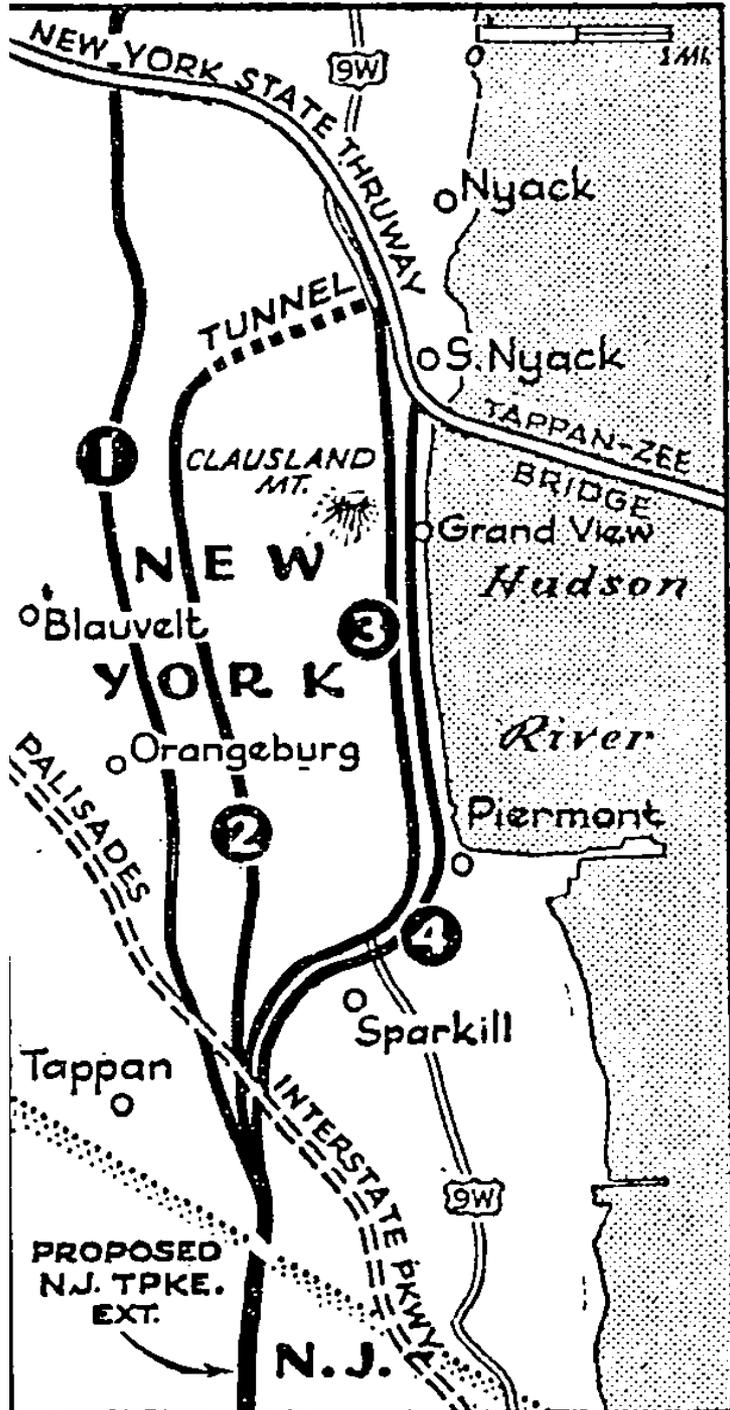
# Village of South Nyack Economic Sustainability Initiative



Restore and maintain the character, identity,  
and integrity of South Nyack  
in an economically sustainable manner.



**Interchange 10**



# Original Plans for Interchange 10

**The New York Times**

January 22, 1956

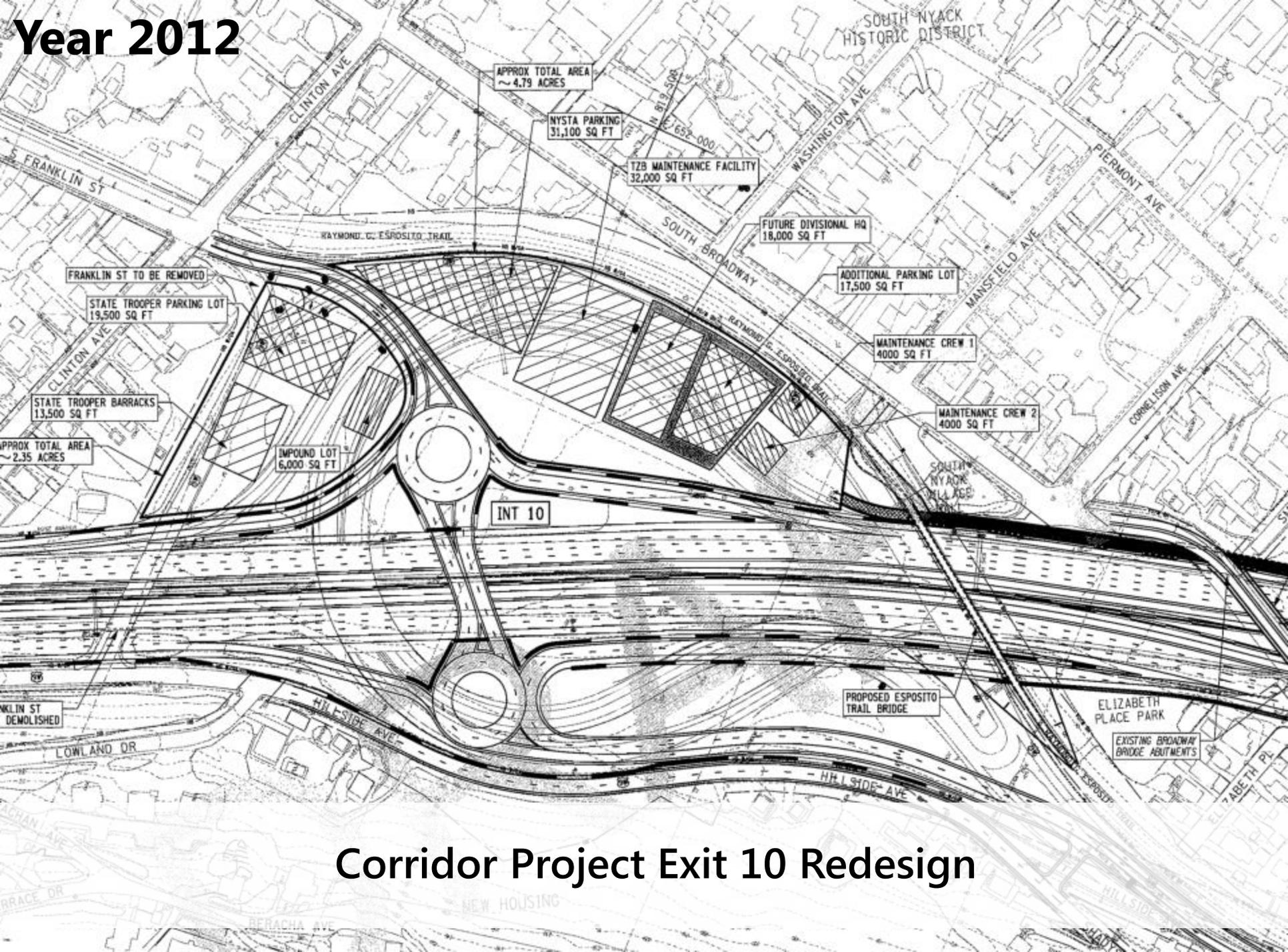


## Current Use of Interchange 10



Tappan Zee Bridge – I 287 Corridor

# Year 2012



## Corridor Project Exit 10 Redesign



Photo Credit: New York State Thruway Authority

## Interchange 10 and Bus Rapid Transit

# Village of South Nyack Economic Sustainability Initiative



## **Benefits**

- Reclaims wasted land for economic development
- Reconnects South Nyack's hillside and riverside neighborhoods
- Re-establishes a Village center.

# Village of South Nyack Economic Sustainability Initiative



- **Economic Sustainability**
  - Provide an alternative revenue source
- **Cultural Sustainability**
  - Establish village identity

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# Market & Economic Analysis

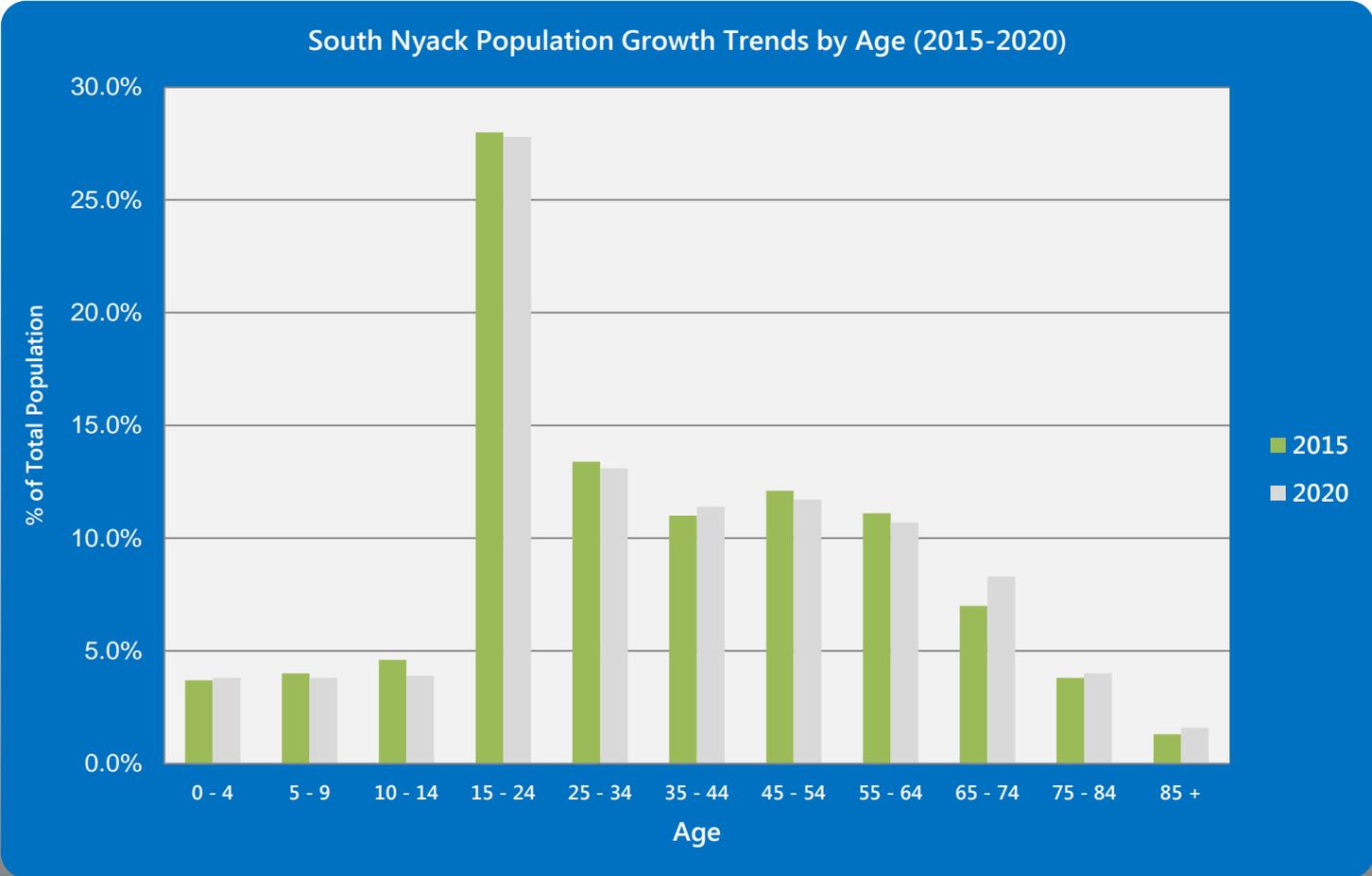
- **Scope of Problem – Fiscal Sustainability is challenged:**
  - Rockland County's local tax burden
  - Households and associated real property values
  - Fiscal costs are growing
  - Municipal facilities need upgrades and maintenance
  - **Today - Village of South Nyack is solvent**
  - **5 year trend - Suggests fiscal sustainability is stressed**

**South Nyack is Facing Challenging Options to Achieve Fiscal Sustainability**

# Market & Economic Analysis

## Demographic Trends: South Nyack

- 2015: 3,570 Residents / 1,225 Households
- 2020: 3,687 Residents / 1,269 Households



# Market & Economic Analysis

- **How can South Nyack increase fiscal revenues or cut municipal service costs?**
  - Increase taxes
  - Sharing government services
  - Generate new municipal revenues
- Evaluating options with maximum sustainability potential

# Market & Economic Analysis

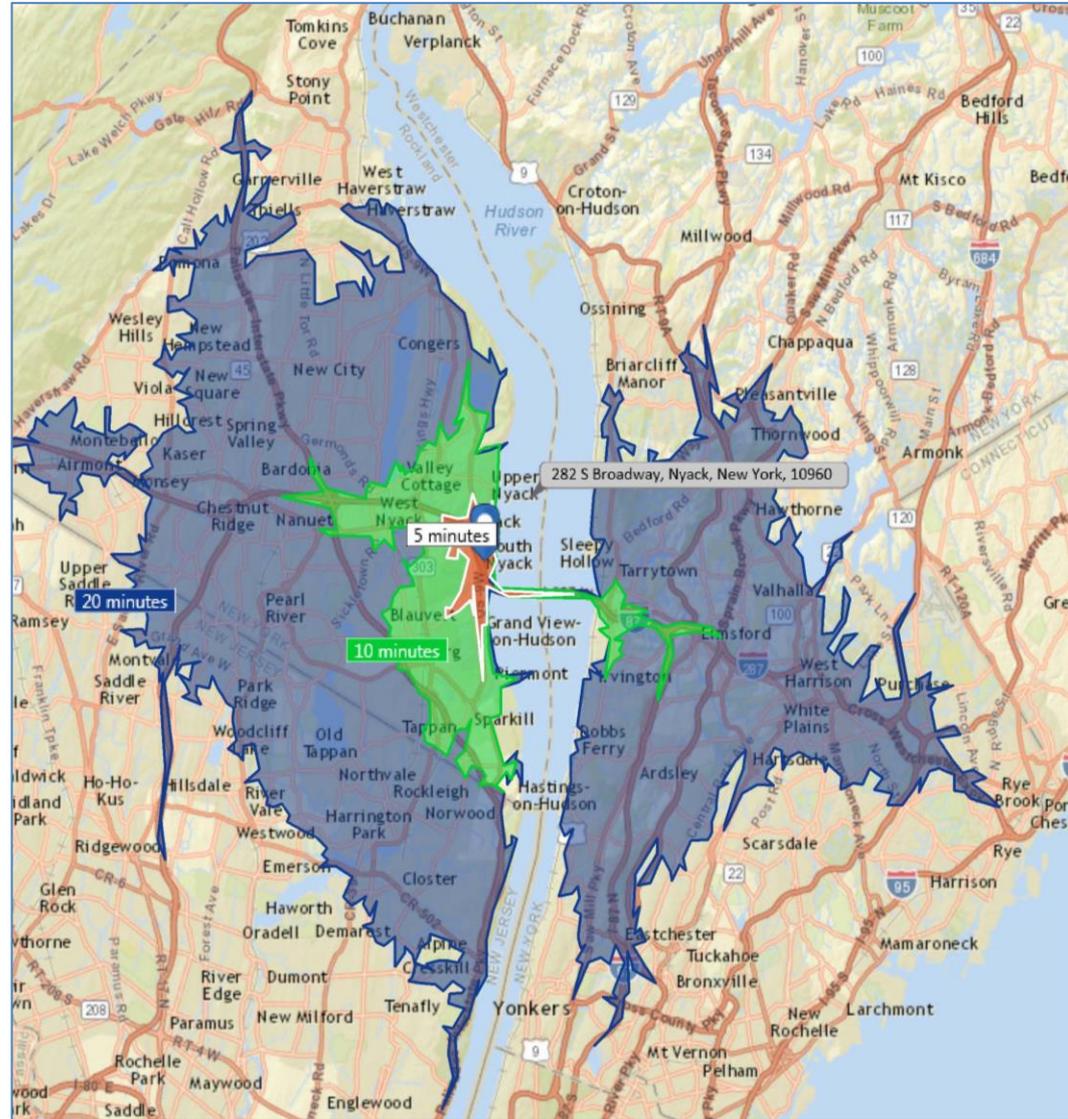
- **Market and economic analysis underway**
  - Demographic Trends: Population, Households, Income, Employment
  - Economic Resiliency Indicators – Rockland County & South Nyack
  - Seeking Linkages with Local and Regional Economic Development Strategic Plan Targets

# Regional Economic Development Drivers

- ✓ Fiscal sustainability
- ✓ Transit / mass transit
- ✓ Tourism
- ✓ Manufacturing
- ✓ Parks and recreation
- ✓ Community health
- ✓ Youth / workforce / brain drain and housing options
- ✓ In-migration of prime workforce (college educated, age 25 to 45)

# Market & Economic Analysis

- **Highest and Best Use Analysis Trends – Supply & Demand**
  - Commercial Office and Medical Office
  - Community Serving and Destination Retail
  - Cultural Arts, Recreation and Dining/Entertainment
  - Multifamily Residential



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- **Site and Area Analysis**
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# Options for South Nyack:

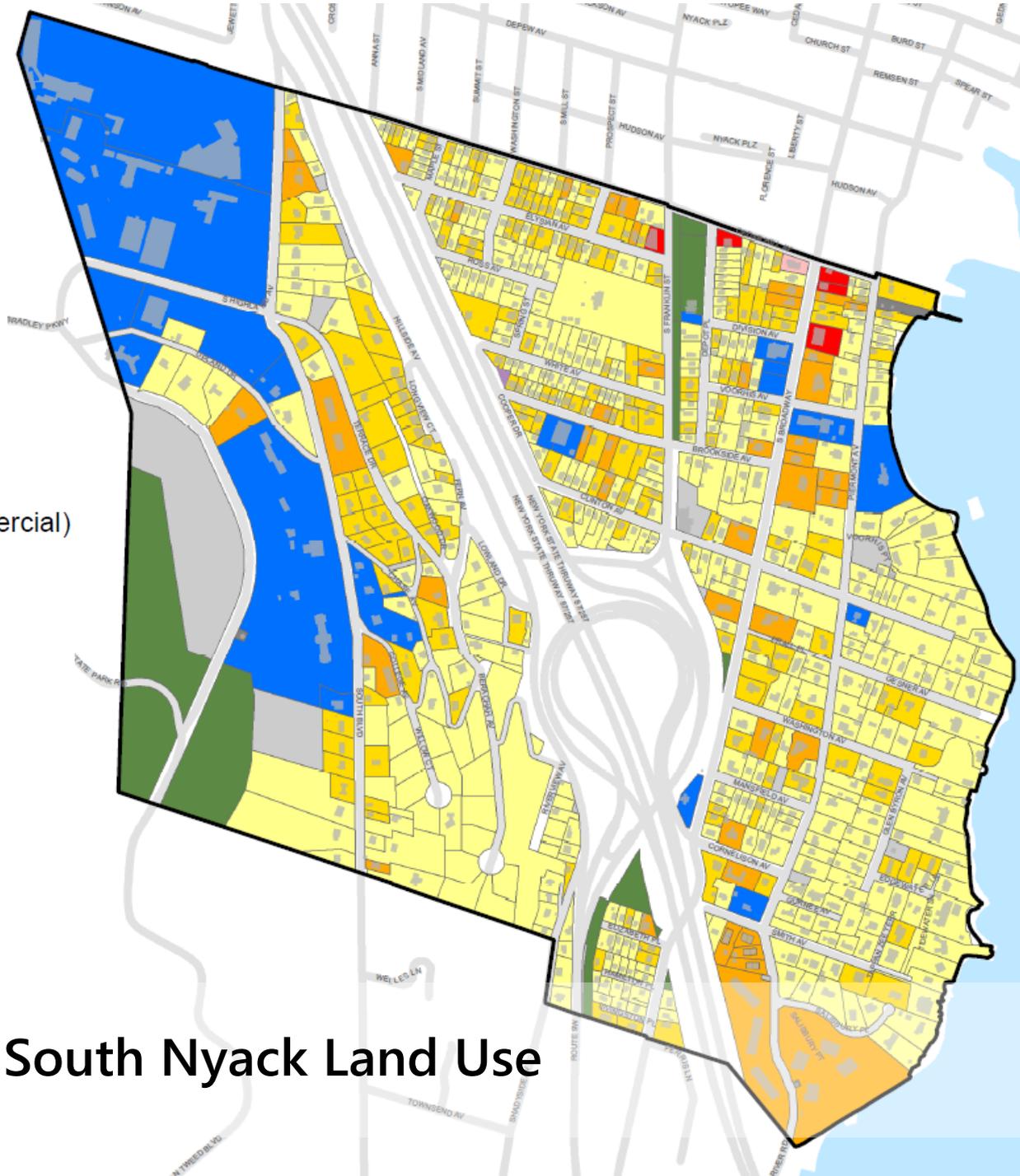
- Find available vacant land within the Village that is developable
- Redevelop land within the Village that is currently used for another purpose

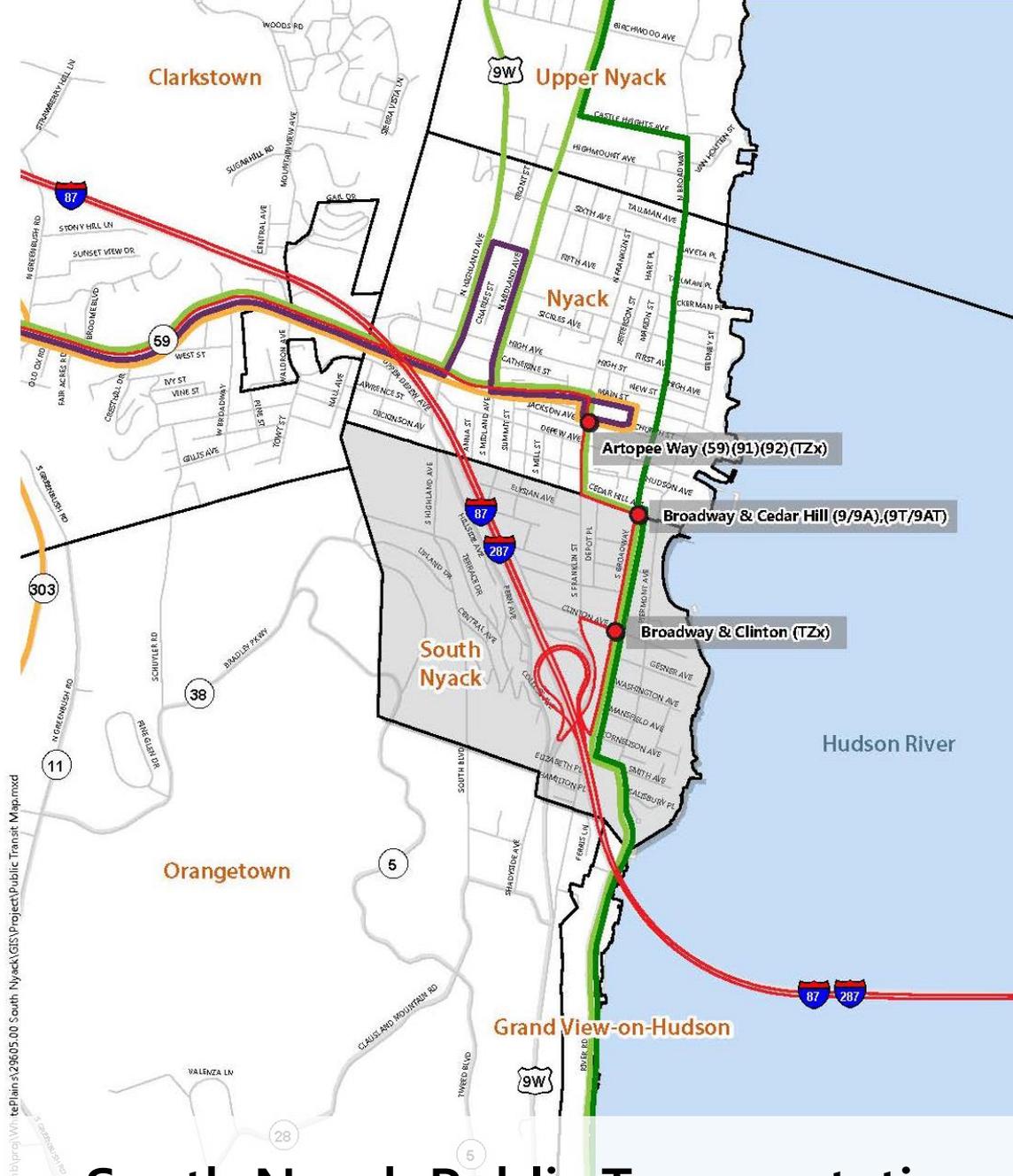


## Legend

- Building Outline
- One-Family Residential
- Two/Three-Family Residential
- Multi-Family Residential
- Mixed Use (Residential/Commercial)
- Commercial
- Institutional/Quasi-Public
- Light Industrial/Warehouse
- Park/Open Space
- Utilities
- Vacant

## South Nyack Land Use





# South Nyack Public Transportation

h:\proj\W\te\Plain429605.00 South Nyack\GIS\Project\Public Transit Map.mxd



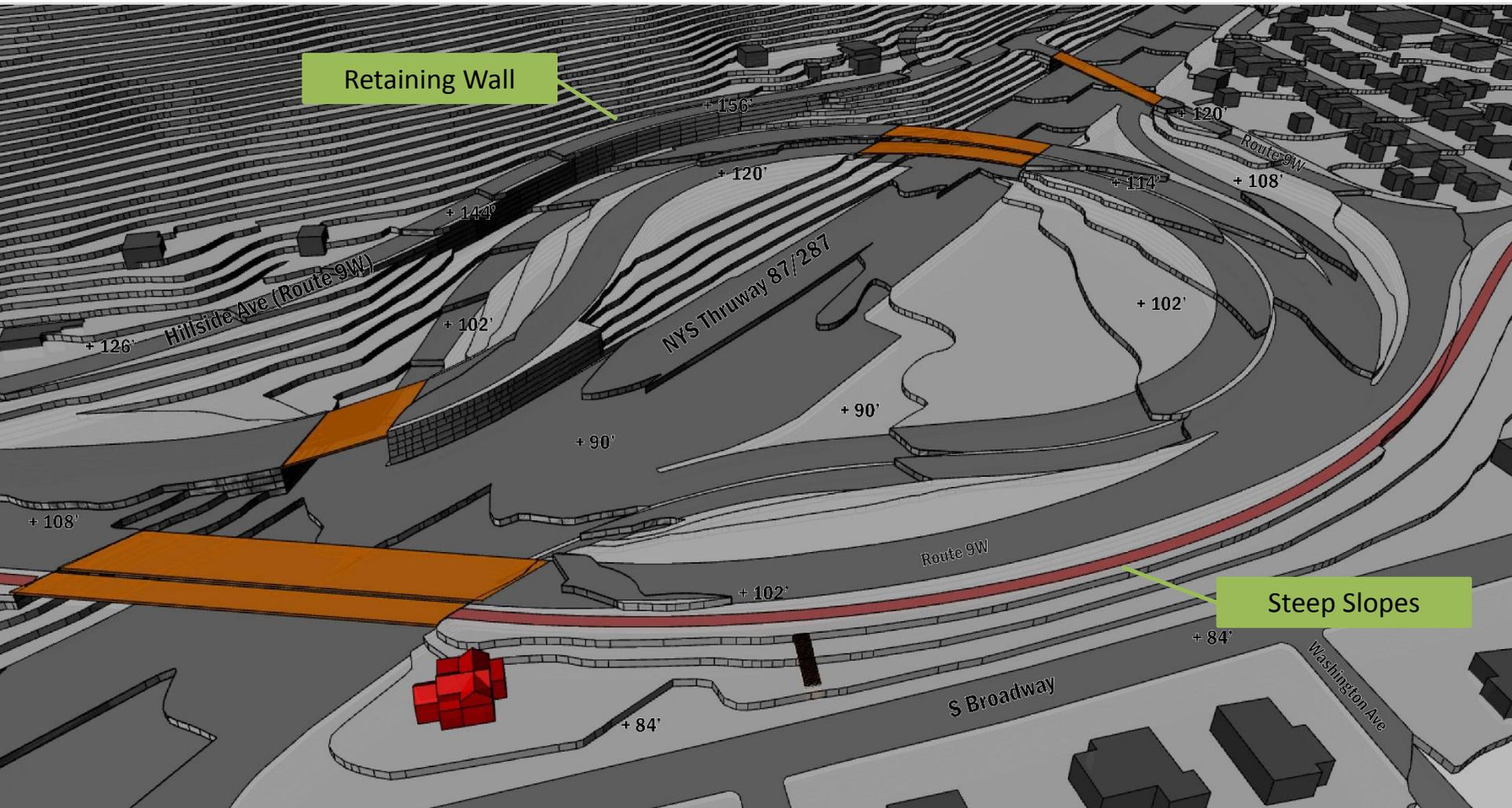
# Bicycle and Pedestrian Access



**Interchange 10**



# Interchange 10 Traffic Counts



## Interchange 10 Site Conditions

# Views to Water

View from Thruway Off-ramp



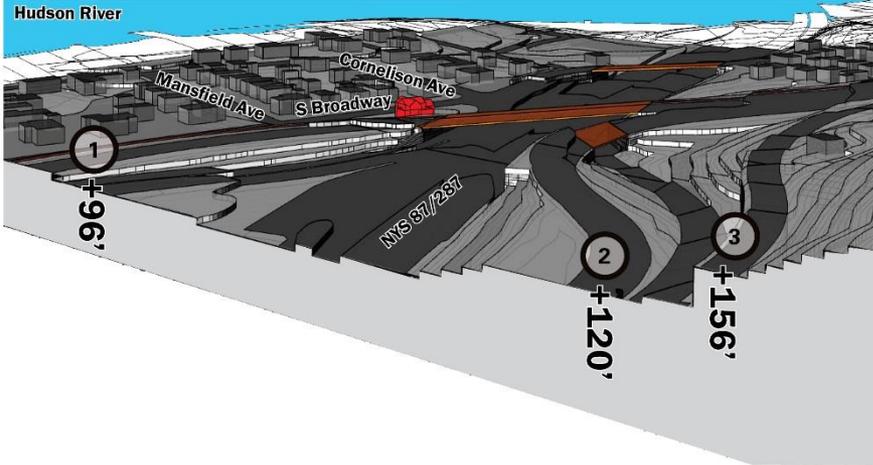
View from Thruway On-ramp



Hudson River View from Hillside Ave



Section Perspective View



Interchange 10 Views to the Hudson River

# Market & Economic Analysis

## ■ Exit 10 Site's Unique Opportunities:

- Capacity to develop new Village Center (Hall and Green)
- Green infrastructure connectivity to walking and biking trails
- Decking or other means
- Reconnect the two sides of the Village
- Reconnect from Waterfront to Hillside Avenue (Historic Road Network circa 1891)



# Market & Economic Analysis

## ■ **Site Premiums/Attractors:**

- River views
- Connectivity to SUP and BRT
- Regional Economic Development Strategic Plan Initiatives
- Employment Generators/Industry Cluster Activity
- Hudson Valley Food & Beverage Tourism Activity

## ■ **Site Limitations**

- Maintain Village Character
- Anticipated Infrastructure Costs
- Public Funding Availability
- Regional Commercial Development Undergoing Recovery from Recession

## Our Next Steps for Project

- **Identify Alternatives**
  - Finalize Market Data
  - Test range of redevelopment scenarios
- **Evaluate Alternatives**
  - Cost-Benefit Analysis
- **Implementation Strategies**
  - Sources of Funding

Present alternatives to the public in the spring for additional public feedback.



# Questions and Answers

- Additional Public Comments:

- Mayor Bonnie Christian

Email:

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