

Memo

To: Mayor and Board of Trustees
From: Bob Galvin, Village Planner
cc: Building Inspector, Village Attorney, Village Administrator
Date: 9/14/2018
Re: Zoning Build-Out Analysis – DMU-2 and RMU

In response to the Board's request, I have developed a build out analysis for potential residential developments in the DMU-2 and RMU zones. The zoning capacity for individual sites uses the basic density plus sustainability incentives and the affordable housing bonus. To be conservative, I have used the maximum cap of 40 percent for the sustainability incentives currently contained in the Code instead of the average cap of 25 percent resulting from the previous analysis of actual sustainability percentages used in developments. This analysis (*Sustainability Review Memorandum dated July 2018*) found that while there is variability in such percentages based primarily on the property size, the average sustainability incentive percentage used was calculated to be approximately 25%.

The areas examined included the RMU District along High Avenue and Highland Avenue (Rte. 9W). The DMU-2 zone study encompassed Upper Main Street and part of the Key Bank site in the downtown. Soft sites were identified including any vacant sites and properties with redevelopment potential. Trip generation for the Weekday PM Peak Hour was provided since it typically represents the highest hourly traffic volume during the day. The Analysis collected and presented the following attributes for each site:

- Location
- Parcel size
- Frontage/depth
- Type of Land Use
- Base Density: Number of Units
- Maximum Sustainability Incentives: Number of units
- Total Potential Units
- Vehicular Trip Generation

Residential Mixed Use (RMU)

The RMU zone is intended to provide a transition between more intensive commercial areas and residential neighborhoods. The RMU District is found in small pockets in the southeastern corner of the Village and along High and North Highland Avenue near Exit 11. The RMU zone permits a wide range of residential and commercial uses, at a density roughly comparable to the MFR-1 zone but on small (7,500 sf) lots. The major RMU zoned property in the Village is the 4 acre former Pavion site which is currently under construction.

We have focused on the RMU district located along High and North Highland Avenues. The district is located between the multi-family developments in the MFR-1 and MFR-2 zones to the north (Highview Terrace Too Condominiums, Nyack Gardens and Highland Arms Apartments), Nyack Hospital, BOCES and the large TFR district to the east, the Commercial Corridor district to the south (Walgreens shopping center, the car wash and Best Western – West Gate Inn) and the Time Hotel on the west.

The area and bulk requirements for the RMU zone include the following:

Min. Lot Area	Lot Width	Frontage	Bldg. Height	Bldg. Stories	FAR	Density (per acre)
7,500 sf	25'	25'	32' *	2 *	0.75*	18

*For a lot 15,000 sf or greater, maximum FAR may be increased from 0.75 to 1.0 with a special permit from the Planning Board for mixed use. A third story with a height of 40' may be permitted by Planning Board for a LEED certifiable project.

High Avenue has a 60' width between Polhemus Street and North Highland Avenue. The RMU zone has no front yard setback nor any open space requirement per dwelling unit. The properties along both sides of High Avenue are single family residential. On the south side, there are five single family properties with another eight residences on the north side. Many of these residences have been renovated within the last five years and are valued at or over \$400,000. A two-story, 3,244 sf medical office building (Hudson Center for Women’s Health) is located on the north side of High Avenue on a 13,500 sf parcel. This facility has a parking lot to the rear. The Women’s Health Center built in 1990 is affiliated with Montefiore. A three family residence is adjacent to the Women’s Health Center on an 8,700 sf lot. A physical therapy office is located in a converted residence at the corner of High Avenue and North Highland Avenue. This facility has several parking spaces accessible from High Avenue. Most of the properties along High Avenue are below 7,500 sf and are thus non-conforming. None of the properties are larger than 15,000 sf.

High Avenue – South Side (see Parcel Map A)

Parcel Map Legend	Property	Lot Size	Land Use	Frontage	Zoning Conformity	Base Density	Maximum Sustainability Bonus	Affordable Units	Total Units	Trip Generation Weekday PM Peak *
A	283 High Av.	7,840 sf	SF	80'	C	N/A	N/A	N/A	N/A	N/A
B	279 High Av.	5,230 sf	SF	38'	N/C	N/A	N/A	N/A	N/A	N/A
C	277 High Av.	4,800 sf	SF	33'	N/C	N/A	N/A	N/A	N/A	N/A
D	275 High Av.	4,355 sf	SF	30'	N/C	N/A	N/A	N/A	N/A	N/A

E	273 High Av.	7,840 sf	SF	82'	C	N/A	N/A	N/A	N/A	N/A
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N/C – non-conforming property

N/A – Not Applicable

* Institute of Traffic Engineering. Trip Generation Handbook (9th Edition). 2012

High Avenue – North Side (see Parcel Map A)

Parcel Map Legend	Property	Lot Size	Land Use	Frontage	Zoning Conformity	Base Density	Maximum Sustainability Bonus	Affordable Units	Total Units	Trip Generation Weekday PM Peak *
F	284 High Av.	3,300 sf	SF	33'	N/C	N/A	N/A	N/A	N/A	N/A
G	282 High Av.	2,880 sf	SF	32'	N/C	N/A	N/A	N/A	N/A	N/A
H	280 High Av.	4,800 sf	SF	40'	N/C	N/A	N/A	N/A	N/A	N/A
I	278 High Av.	4,800 sf	SF	40'	N/C	N/A	N/A	N/A	N/A	N/A
J	276 High Av.	6,100 sf	SF	36'	N/C	N/A	N/A	N/A	N/A	N/A
K	272 High Av.	6,100 sf	SF	36'	N/C	N/A	N/A	N/A	N/A	N/A
L	264 High Av.	5,740 sf	SF	41'	N/C	N/A	N/A	N/A	N/A	N/A
M	258 High Av.	13,500 sf	Med. Office	80'	C	5	2	0	7	4
N	256 High Av.	8,500 sf	3 Family Res.	50'	C	3	1	0	4	2

N/C – non-conforming property

N/A – Not Applicable

* Institute of Traffic Engineering. Trip Generation Handbook (9th Edition). 2012

North Highland Avenue

West Side of North Highland Avenue extending from High Avenue to Sickles Avenue and the Oak Hill Cemetery have three medical offices and five single family residences located along this 60' wide road. The existing single family residences are located on non-conforming size properties. The medical offices consist of 1) Elan Physical Therapy at 66 North Highland Avenue, the corner of High and North Highland Avenues, 2) HRH Urgent Care at 84 North Highland Avenue (opened 2017) and the 3) adjacent Piermont Dental Care of Nyack at 90 North Highland Avenue (opened in 2006). Turning the corner onto Sickles Avenue along the boundary with Oak Hill Cemetery, there is another single family residence at 189 Sickles Avenue on a non-conforming sized property.

The Elan physical therapy is located in a converted residence on a smaller 4,700 sf parcel. The other two medical offices are modern 4,500 sf facilities on larger properties with their own parking lots. All of the existing residential properties are below 7,500 sf and non-conforming. None of the properties, even the newer medical properties, are larger than 15,000 sf. The location of the nearby Nyack Hospital is primarily responsible

for the existence of these medical offices. Future redevelopment in this corridor will likely continue to be strongly influenced by Nyack Hospital.

East Side of North Highland Avenue extending from High Avenue to Sickles Avenue include Jara Auto Repair and Moger Auto and Tire Repair with accessory parking, two residences on smaller lots and Pals Neighborhood Deli/residence at the corner of Sickles and North Highland Avenues. A TFR zoned neighborhood is to the east of these properties. The two auto repair businesses are tenants and located within a commercial building at 73 – 77 North Highland Avenue. This building is flanked by accessory parking lots on both sides. The total size of the commercial property is 27, 895 sf or 0.64 acres. The property has a depth of approximately 110’ to 120’. Adjacent to this commercial property are two residences on 4,800 sf lots. The Deli/residence is on a 9,600 sf lot at the corner of Sickles and North Highland Avenues. Pals Neighborhood Deli is not only patronized by residents but also by Nyack Hospital staff and employees. Although there is no active interest in converting the commercial properties into multi-family housing, we provide an analysis of these properties below. The commercial property at 73 – 77 North Highland Avenue is larger than 15,000 sf and would be eligible for a third story if it were LEED certifiable. The De Feo Family owns the property at 73-77 North Highland Avenue. The owner of the property at 95 North Highland Avenue (aka 169 Sickles Avenue) is Athanas Sophia Demou.

North Highland Avenue – West Side (see Parcel Map A)

Parcel Map Legend	Property	Lot Size	Land Use	Frontage	Zoning Conformity	Base Density	Maximum Sustainability Bonus	Affordable Units	Total Units	Trip Generation Weekday PM Peak *
O	66 N. Highland Av.	4,700 sf	Med. Office	42’	N/C	N/A	N/A	N/A	N/A	N/A
P	68 N. Highland Av.	4,788 sf	SF	42’	N/C	N/A	N/A	N/A	N/A	N/A
Q	70 N. Highland Av.	5,040 sf	SF	42’	N/C	N/A	N/A	N/A	N/A	N/A
R	72 N. Highland Av.	5,040 sf	SF	42’	N/C	N/A	N/A	N/A	N/A	N/A
S	84 N. Highland Av.	14,800 sf	Med. Office (Urgent Care)	101’	C	6	2	0	8	5
T	90 N. Highland Av.	8,275 sf	Med. Office (Dental)	60’	C	3	1	0	4	2
U	92 N. Highland Av.	3,500 sf	SF	41’	N/C	N/A	N/A	N/A	N/A	N/A
V	94 N. Highland Av.	3,500 sf	SF	41’	N/C	N/A	N/A	N/A	N/A	N/A

W	189 Sickles Av.	5,080 sf	SF	42'	N/C	N/A	N/A	N/A	N/A	N/A
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N/C – non-conforming property

N/A – Not Applicable

* Institute of Traffic Engineering. Trip Generation Handbook (9th Edition). 2012

North Highland Avenue – East Side (see Parcel Map A)

Parcel Map Legend	Property	Lot Size	Land Use	Frontage	Zoning Conformity	Base Density	Maximum Sustainability Bonus	Affordable Units	Total Units	Trip Generation Weekday PM Peak *
X	73-77 N. Highland Av.	27,895 sf	auto repair	350'	C	11	4	1	16	10
Y	85 N. Highland Av.	4,800 sf	SF	40'	N/C	N/A	N/A	N/A	N/A	N/A
Z	89 N. Highland Av.	5,160 sf	SF	43'	N/C	N/A	N/A	N/A	N/A	N/A
AA	95 N. Highland Av.	9,600 sf	Mixed Use (Deli/Rest)	80'	C	4	1	0	5	3

N/C – non-conforming property

N/A – Not Applicable

* Institute of Traffic Engineering. Trip Generation Handbook (9th Edition). 2012

DMU-2 (Downtown Mixed Use)

Upper Main Street has been zoned DMU for a number of years. As a result of the updated Comprehensive Master Plan (2012), the DMU was revised to DMU-2. The only changes made in the revised DMU-2 were the elimination of the ground floor retail requirement and the establishment of a 10' front yard setback from the curb. Upper Main Street is approximately 40' wide. With the new 10' setback, the distance between developed buildings on either side of Upper Main Street would be 60'. Development activity is occurring along the south side of Upper Main Street as described in the Village Planner memorandum *Upper Main Street Impact of Depew Avenue* dated 5/14/18. Our analysis will continue to the east for properties along Upper Main Street as well as the parcels on the north side of Upper Main Street.

The area and bulk requirements for the DMU-2 zone include the following:

Min. Lot Area	Frontage Setback	Frontage	Bldg. Height	Bldg. Stories	FAR	Density (per acre)
-----	10'	25'	40'	3	2.0	50

South Side of Upper Main Street

Gateway Lofts – 273 Main Street – Approved - This is a 0.50 acre or 22,017 square foot vacant property at the southeast corner of Main Street and Rte. 9W. Frontage is 151' along Main Street and 177'

along Rte. 9W. **A project consisting of 33 units with 46 parking spaces was approved on April 3, 2018.** The sidewalk was expanded to 5' and the building has been setback approximately 10 – 18' from the sidewalk.

Lazur La Vie – 267 Main Street - This 0.57 acre or 24, 830 square foot property is adjacent to the Gateway Lofts property and the former Fabric Store. The frontage is 88' on Main Street. The one-story building is occupied by a laser center and day spa, several office spaces and 4 residential units at the rear. There are no plans for development at the site. *The Table below shows the maximum number of sustainable units resulting in 38 total units. If developed, total units would be similar to the adjacent Gateway Lofts project of 33 units based on the similar property size, parking requirements and site configuration. The property has four existing residential units.*

Nyack Point – 263 Main Street – Built (2008) - This was a redevelopment project on a 0.6 acre site or 26,400 sf. The site was formerly used as a bowling alley with pizza restaurant/bar. The frontage is 76' on Main Street. The developer was the Rockland Housing Action Coalition (RHAC). Project is a three story building with 33 affordable rental units.

Nyack Victorian Condominiums – 261 Main Street – Built (1990) - This is a 10,700 sf property with approximately 50' frontage along Main Street. The property was developed in 1990 for a 5 unit townhouse development.

Diana Place – 249 Main Street – (Under Review – TBD) - This is the property that was the subject of the request before the Board of Trustees for removal of four parking spaces along the north side of Depew Avenue. The property is 0.38 acres or 16, 556 sf. The property consists of two parcels which would need to be merged. The frontage on Main Street is 80'. Proposal is for 26 units. The actual number of proposed units will not change with the decision of the Board of Trustees. The original design proposal included a 30' setback from Main Street for the upper floors. The Project would need to be re-designed and go back before the ARB. It is unclear what will happen with this project.

Bethel Haitian Alliance Church – 247 Main Street – This property is 0.42 acres or 18,295 sf. It consists of two parcels and is occupied by the Bethel Haitian Alliance Church building. The frontage on Main Street is 80'. The Church has occupied the property for approximately 5 years. The Church is currently renovating and reconfiguring the building to expand seating for its congregation. It is estimated that the Church is investing some \$60,000 in this renovation project. The Bethel Haitian Alliance Church has made a significant investment in maintaining its use on the property.

Residential Properties – 243 Main Street, 239 Main Street and 237 Main Street - These three properties are located at the end of Main Street adjacent to the Mexican Deli at the corner. All of the properties are 3,800 sf on small 38' x 100' lots. The frontage for each lot is 38' on Main Street. The uses of the existing residences are two family and a single family on the lot next to the Deli. There is a single driveway providing access to a parking lot in the rear for these three buildings. The properties are essentially landlocked. The three properties back up on residential lots which front on the 50' wide Midland Avenue. Any feasible development would need to include all three properties with a single access drive and promote the redevelopment and design as townhouses.

Travis Monuments – 225 Main Street – This 11,000 sf property is located at the southeast corner of Main Street and North Midland Avenue. The property has 100’ frontage along North Midland Avenue and 110’ on Main Street. There is no interest expressed in developing this property. Travis Monuments has been in business over 119 years. There is an adjacent single family residence on Main Street to the east. This adjacent residential property is on a narrow 30’ x 100’ lot consisting of 3,000 sf. The redevelopment of this lot would only be feasible if it were combined with the Travis Monument parcel to the west. If it were redeveloped residentially in the future, the result would be a total of 17 units.

Residential Properties – 3 Summit Avenue and 6 Summit Avenue – These two residential properties face Summit Avenue and are zoned DMU-2 at the end of a residentially zoned street in the TFR district. Both properties have 84’ frontages along Main Street. The three family residence at 3 Summit Avenue was originally built in 1858 on a 3,920 sf property. The single family residence at 6 Summit Avenue was built in 1859 on a 6,970 sf lot. Both properties are built at a higher elevation than Main Street. These properties are at the end of TFR residentially zoned street. It does not appear to be likely that these properties would be redeveloped under the DMU-2 zone. It may be more appropriate to rezone these properties to TFR to continue the residential pattern on Summit Avenue. Such a rezoning would also serve to provide a natural break between the DMU-1 and DMU-2 zones along Main Street.

Main Street – South Side (see Parcel Map B)

Parcel Map Legend	Property	Lot Size	Land Use	Frontage	Zoning Conformity	Base Density	Maximum Sustainability Bonus *	Affordable Units	Total Units	Trip Generation Weekday PM Peak **
1	Gateway Lofts Approved	22,017 sf	Vacant	155’	C	25	5	3	33	20
2	267 Main Street	24,830 sf	Mixed Use	88’	C	25	10	3	38	24
3	Nyack Point Built	26,400 sf	MF	76’	C	25	7	33	33	13
4	261 Main Street Built	10,700 sf	Condo	50’	C	5	0	0	5	3
5	Diana Place 249 Main Street - in review	16,556 sf	2 Family Res.	80’	C	19	5	2	26	16
6	247 Main Street	18,295 sf	Church	80’	C	N/A	N/A	N/A	N/A	N/A
7	243, 239, 237 Main Street	3,800 sf for each property	2 family Res.	38’	C	3 Ths @ 3 Family	0	0	9	4

N/C – non-conforming property

N/A – Not Applicable

* Actual number of sustainable units are used for approved, under review and built projects.

** Institute of Traffic Engineering. Trip Generation Handbook (9th Edition). 2012

Continued - Main Street – South Side (see Parcel Map C)

Parcel Map Legend	Property	Lot Size	Land Use	Frontage	Zoning Conformity	Base Density	Maximum Sustainability Bonus	Affordable Units	Total Units	Trip Generation Weekday PM Peak *
8	Travis Monument	11,000 sf	Comm.	110'	C	12	4	1	17	11
9	3 & 6 Summit Av	3,920 sf & 6,970 sf	SF, 3 family	84'	N/A	N/A	N/A	N/A	N/A	N/A

N/C – non-conforming property

N/A – Not Applicable

* Institute of Traffic Engineering. Trip Generation Handbook (9th Edition), 2012

North Side of Upper Main Street

Parcel Map D (tax map) shows the following properties from east to west along the north side of Main Street.

The Montclare – 6 North Midland Avenue – Under Construction - This is a 0.80 acre or 35, 273 square foot vacant property at the northwest corner of Main Street and North Midland Avenue. Frontage is 250' along North Midland Avenue and almost 140' along Main Street. **A project consisting of 48 units with 72 parking spaces was approved on June 6, 2016.** This property was formerly an auto dealership and had been vacant for over 10 years. The property is bordered on the north by the Catherine Street Condominiums. The Montclare property is now under construction. The developer had met with the owner of the adjacent property to the west in an attempt to include the property in the Montclair development. This would have included daylighting the Nyack Brook on this adjacent property. The owner had no interest in selling his property for the development.

256 Main Street – Cross Fit Momentum - This is a one story brick building with a parking lot at the rear which has decked the Nyack Brook. Vehicular access to the building is via Catherine Street. The building is located on a 13, 940 sf property. The property has 60' frontage on Main Street and a depth of 169'. The tenants include Cross Fit Momentum which was opened in 2013. Another tenant includes the Wedding Floral and Events Company. The owner of the property is Howard Hellman, the Chairman of All Bright Electric (Hellman Management). Although there is no active interest in developing the property, any redevelopment of the property for residential use would result in a potential of 22 dwelling units with access via Catherine Street.

258 Main Street – Mixed Use (Residential/Car Club Spa) – This two story building is located on an 8,712 sf property. The parcel has 43' frontage on Main Street and a depth of 209'. The property has no access to Catherine Street. If the property were redeveloped for residential use, it would result in approximately 14 units. There has been no interest expressed in redeveloping the site. The owner is the Tull Corporation (c/o Michael Deegan).

260 Main Street – Residential – This two story residential building is located on a 6,970 sf property. The property has three existing residential units. The parcel has 43' frontage on Main Street and a depth of 170'. The property has no access to Catherine Street. There has been no interest in redeveloping the property. In the past, interest has been expressed in a restaurant use within the

building. If the property were residentially developed, it would result in a net increase of 7 units. The owner, Daniel Jean-Giles, acquired the property approximately five years ago.

262A and 262B Main Street – Residential - The property has two existing structures on the 8,712 sf property. The parcel has 41’ frontage along Main Street with a depth of 170’. The property has no access to Catherine Street. The front building facing Main Street has two units. The owner has illegally added six units to the rear building for a total of 8 units on the site. This has been the subject of a court agreement allowing the owner to seek ZBA approval for 8 parking spaces. The site plan in front of the Planning Board now provides for a 15’ fire buffer between both buildings and has included bollards on the site to adhere to the NYS code. There are two parking spaces in the front yard along Main Street which require an area variance from the ZBA. The owner is exploring the leasing of parking spaces across Main Street at Nyack Point. There is no further redevelopment anticipated by the owner. The site is essentially built out. The owner of the property is Valentina Tarasenko.

288 Main Street – Village Property – Firehouse

290 Main Street – Retail/Office Use – This property has a one story, 1,296 sf building which is currently vacant. It is on a 2,175 sf parcel with 41’ frontage along Main Street. There is no on-site parking. The building is listed for retail or office use. The owner of the property is Phyllis Guterman Vietri.

292 Main Street – Office Building – The property is developed with a 4,800 sf two-story office building. The building is a Class B office building. The property is bordered by the Village DPW and Firehouse to the north. The property consists of 7,405 sf with a 100’ frontage on Main Street and a variable depth of 57’ and 90’. Even though it is unlikely to have the existing office building demolished and redeveloped, any redevelopment for residential use would be 11 units. The owner of the property is St. Johns Deliverance Tabernacle.

294 - 298 Main Street – Retail Uses – The property is located at the northeast corner of Highland Avenue (Rte. 9W) and Main Street. This commercial strip center consists of 10,890 sf including three retail/office uses with an accessory parking lot. The property has 190’ frontage along Main Street. It is fully occupied with the Tandy Leather store, David’s Check Cashing and Farmers Insurance in an L-shaped building. The parking lot is located in front of the building along Main Street. The property is bordered by Nyack Brook and the Village Firehouse and DPW to the north. The property is located at a heavily trafficked intersection with queuing past the property. The two lots that comprise this property are owned by 294 Main Street Assoc. LLC (Bart Rodi). It is highly unlikely that this property could be redeveloped for 17 multi-family residential uses at this intersection.

Main Street – North Side (see Parcel Map D)

Parcel Map Legend	Property	Lot Size	Land Use	Frontage	Zoning Conformity	Base Density	Sustainability Bonus *	Affordable Units	Total Units	Trip Generation Weekday PM Peak **
10	Montclare (U.C.)	35,273 sf	Vacant (U.C.)	250’	C	40	4	4	48	30
11	256 Main Street	13,940 sf	Comm.	60’	C	16	6	2	24	15

12	258 Main Street	8,712 sf	Mixed Use	43'	C	10	4	1	15	9
13	260 Main Street	6,970 sf	Res – 3 units	43'	C	8	3	1	12	7
14	262A & 262B - ZBA	8,712sf	Res - 8 units	41'	N/C	N/A	N/A	N/A	N/A	N/A
15	290 Main Street	2,200 sf	Retail/ Office	42'	C	N/A	N/A	N/A	N/A	N/A
16	292 Main Street	7,405 sf	Office	100'	C	N/A	N/A	N/A	N/A	N/A
17	294-298 Main Street	10,890 sf	Strip Comm.	190'	C	N/A	N/A	N/A	N/A	N/A

N/C – non-conforming property

N/A – Not Applicable

* Actual number of sustainable units are used for approved, under review and built projects.

** Institute of Traffic Engineering. Trip Generation Handbook (9th Edition). 2012

The remaining property to be reviewed is located on the Key Bank site in downtown Nyack. See Parcel Map E.

Key Bank Site – 17 South Broadway – This is an 0.96 acre or 41,820 square foot property at 17 South Broadway. The site is located on South Broadway between Burd Street and Remsen Street. The property extends from South Broadway east to Piermont Avenue. The property is occupied by the two story Key Bank Building fronting on South Broadway. The building is approximately 25,000 sf and has covered and open parking for 19 vehicles on the south side. There are three outparcels fronting on Burd Street. The property has an existing parking lot used for the bank and offices in the existing Key Bank building. The property has 151’ frontage along South Broadway, 334’ frontage along both Burd and Remsen Streets and 153’ along Piermont Avenue.

The property has been offered for sale to the market. There have been several proposals received and a prospective developer is now conducting due diligence on the property. Any development proposal would need to subdivide the property with the existing parking lot becoming a separate developable site. The property has a significant slope downward from South Broadway to Piermont Avenue. Any development of the rear parking lot would have the opportunity to provide underground parking due to the site’s difference in topography. It appears that the potential development site would be 21,980 sf or 0.50 acres. This would potentially yield 34 units based upon the parking requirements for the project.

Findings

RMU – There were 27 properties identified in the RMU analysis. The properties are predominantly single family with 78 percent or 21 properties thus classified. All of the properties except for three residences are below 7,500 sf and are thus non-conforming. Many of these properties have been sold and renovated within the last five years. There are four medical office properties on mostly larger lots in this area. None of these medical related properties are identified for redevelopment. The location of the nearby Nyack Hospital is primarily responsible for the existence of these medical offices. Future redevelopment in this corridor will likely continue to be strongly influenced by Nyack Hospital.

Most of the properties in this RMU area are single family and non-conforming. None of the medical properties are identified for redevelopment. The proximity of Nyack Hospital supports these facilities and the Hospital's growth will encourage more such development. None of the properties in the district are larger than 15,000 sf with the exception of the commercial auto repair at 73 – 77 North Highland Avenue. This property is larger than 15,000 sf and would be the only parcel eligible for a third story if it were LEED certifiable and for an FAR increase from 0.75 to 1.0 for a mixed use project.

DMU-2 – The analysis reviewed 18 properties along the north and south sides of Upper Main Street and the Key Bank site in downtown Nyack. The south side of Upper Main Street has been the recipient of most of the development in this area. The nine properties on the south side of Main Street include one approved project, two properties developed and one under review. The Travis Monument and the 3 residential properties near the Main Street and Midland Avenue intersection have development potential but are not ripe for such development.

Of the eight properties on the north side of Upper Main Street, one (The Montclare) is under construction and another property at 262A & 262B has been built out and is not eligible for further development. The property at 256 Main Street is of sufficient size to be developed. The remaining properties on the north side of Main Street have limited potential for further development due to their smaller size, pattern of separate ownerships and existing property improvements.

The eastern portion of the Key Bank site has the most potential for short-term development with a potential developer exercising due diligence on the property.

A summary of identified potential properties is provided below:

Parcel Map Legend	Property	Lot Size	Land Use	Frontage	Zoning Conformity	Base Density	Maximum Sustainability Bonus	Affordable Units	Total Units	Trip Generation Weekday PM Peak *
RMU										
Map A - X	73-77 N. Highland Av.	27,895 sf	Auto Repair	350'	C	11	4	1	16	10
Map A -AA	95 N. Highland Av.	9,600 sf	Mixed Use (Deli/Res)	80'	C	4	1	0	5	3
DMU-2 – South Side										
Map B - 2	267 Main Street	24, 830 sf	Mixed Use	88'	C	25	10	3	38	24
Map B - 7	243, 239, 237 Main Street	3,800 sf for each property	2 family Res.	38'	C	3 Ths @ 3 Family	0	0	9	4
Map C - 8	Travis Monument	11,000 sf	Comm.	110'	C	12	4	1	17	11
DMU-2 – North Side										
Map D - 11	256 Main Street	13,940 sf	Comm.	60'	C	16	6	2	24	15

Map D - 12	258 Main Street	8,712 sf	Mixed Use	43'	C	10	4	1	15	9
Map D - 13	260 Main Street	6,970 sf	Res – 3 units	43'	C	8	3	1	12	7
Map E - 18	Key Bank 17 S. Broadway	21,980 sf	Office	153'	C	25	10	3	38	24



2

ANNA STREET

CEDAR HILL AVENUE
SOUTH NIMROK

SOUTH MIBLAND AVENUE

DEPEW AVENUE

STREET

1R2

8

1

9

SUMMIT STREET

STREET

POND ROAD

DEPEW

STREET

WASHINGTON STREET

STREET

WILSON

JACKSON

BURD

MILL STREET

STREET

NORTH MILL STREET

STREET

PROSPECT STREET

STREET

2

AVENUE

Parcel MAPC



PARCEL MAP

SCHOOL AND SPECIAL DISTRICTS
 COUNTY OF ROCKLAND
 LEGEND
 66.29
 66.30
 66.31
 66.37
 66.39

REVISED THROUGH
 FEBRUARY 28, 2017

VILLAGE OF NYACK
 243 MAP