

NYACK WATERFRONT WATCH

Nyack, New York

Working on behalf of a coalition of local property owners and the Nyack Waterfront Watch, F&A prepared a report to the Nyack Planning Board critiquing the proposed *TZ Vista* project which consists of a 128 unit multi-family residential building with an accessory café, pedestrian walkway along the Hudson River and 263 parking spaces on 6.68 acres (approximately half of which are below water). Located in the Village's Waterfront (WF) Zoning District, the proposed residences would be sited in three (3) buildings, each 52 feet tall, as well as "liner buildings" along the waterfront to screen the parking garage.

F&A's critique centered on concerns with: the adequacy of parking for the residential and public uses contemplated by the project; condition of infrastructure in the neighborhood; phasing of project construction; fiscal impacts of the project and the management of the public amenities to be provided by the project. The project is pending special permit and site plan approvals.



Proposed Waterfront Pedestrian Space
TZ Vista

In 2016, F&A prepared a report to the Nyack Board of Trustees critiquing a proposed zoning text amendment to the Waterfront District (WF District) which the Village was attempting to approve without sufficient environmental documentation. The proposed

PRIVATE SECTOR CLIENTS

changes to the WF District would affect the two last undeveloped sites on the Hudson River waterfront: the TZ Vista and Nyack Boat Club sites. The proposed amendment, affecting special permit applications for the WF District, would allow developers to construct larger buildings utilizing an increase in maximum height, floor area ratio (FAR) and residential density as long as certain waterfront improvements and design guidelines were met. F&A's review of the documentation associated with the project found that the Environmental Assessment and Coastal Assessment Forms, which would be the basis for the Village's Negative Declaration under SEQR, were deficient and ignored the site-specific impacts of future proposed projects on the two undeveloped sites. As part of a comprehensive submission to the Village with lawyers Zarin & Steinmetz, F&A urged that a detailed analysis be performed on the future development potential of those sites, via a Generic Environmental Impact Statement (GEIS), and those inconsistencies and other deficiencies in the proposed local law be corrected before any action was taken. The zoning was subsequently approved by the Village Board, despite strong opposition from the community.