



TZ VISTA/TIDEWATER PROJECT, NYACK



Image by DCAK_MSA



Current image from project website. View from Gedney. credit DCAK-MSA. For more: <https://www.gedneystreetproject.com>

LOCATION

A 3.8 acre former superfund site on the Hudson River at 55 Gedney St between Nyack Boat Club and the Clermont condominiums right. Currently a fenced lot of open field, the location of the property right along the river, and the fact that it is the last large open waterfront property in Nyack, make it a focus for development.

PROPOSAL

The Gendey Street project was first proposed in 2015 by Helmer-Cronin Construction. Originally presented at three buildings each six stories in height the neighboring community expressed concern that this is too high for a waterfront location. The project has undergone several changes to better meet the concerns of the community. Current plans call for 3 new buildings at the foot of Gedney & Main with a public park with waterfront access retained for the community. The 128 unit condo complex is proposed to be no higher than 52 ft. (~5 stories). A green roof is proposed on the below ground parking garage and walkways with outdoor design, plazas, art, a café, gazebo and historic waterfront displays. to hold onto the Nyack feel. The Tidewater developer promised to lower the height along the water for the proposed buildings to open the river views and has focused on water access. Riverfront viewscape has been a critical part of the debate in many riverfront towns on the Hudson.

HISTORY

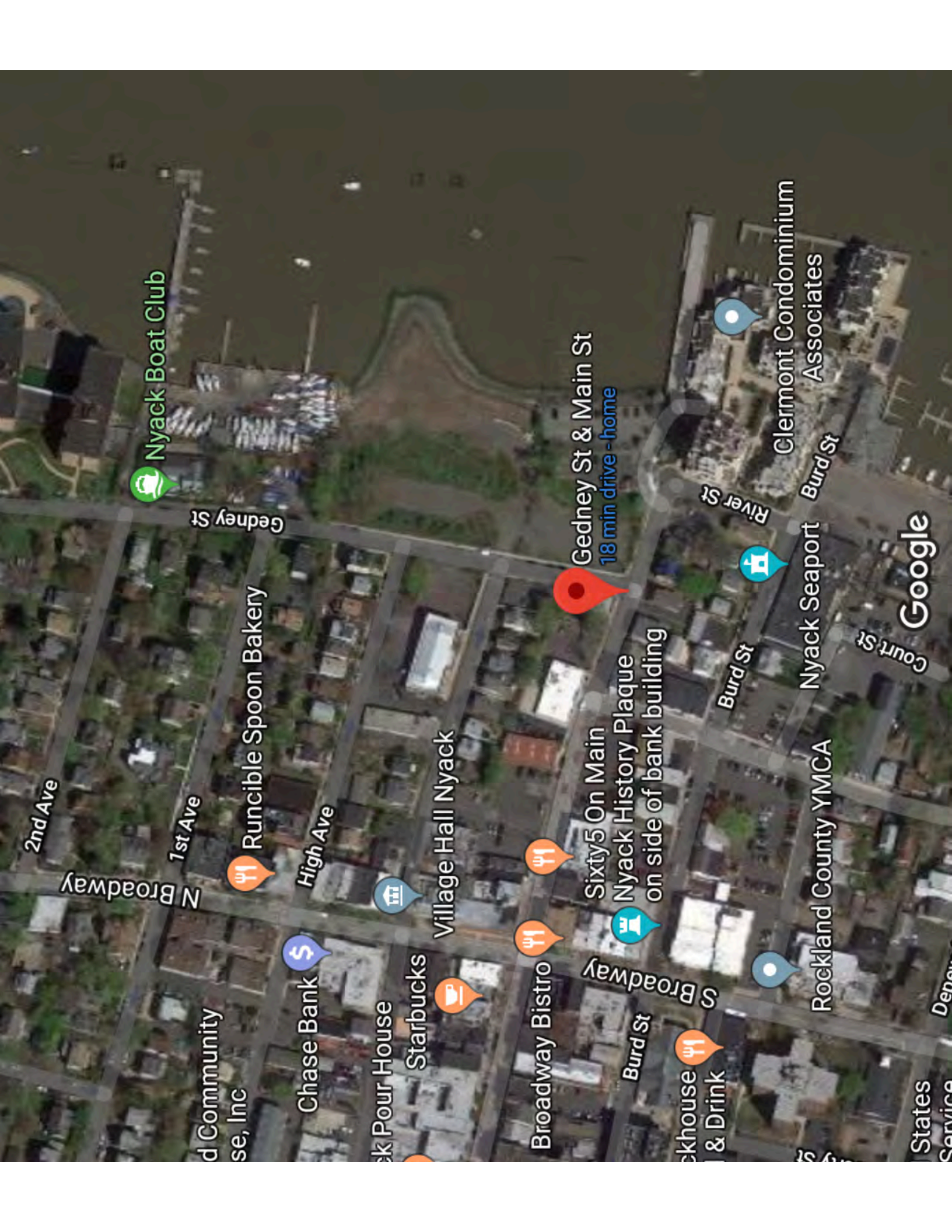
The site was home to Nyack Gaslight & Fuel and then Con Edison from 1859-1965 where oil and coal was treated & shipped from the waterfront. During this time, carcinogenic coal tar, a hazardous by-product of the operation, seeped into the soil and water. Declared a Superfund site, quotes of \$12 to \$23.7 million was spent to clean the fenced area by Orange & Rockland between 2005 and 2015. Helmer Construction has owned part of the area for about 20 years hoping to develop on the waterfront.



Site clean up included bulldozing, dredging and capping.

Zoning & Concerns

The project site is situated next to the Clermont condos, a single 170 unit building with a stucco style exterior that didn't blend well with the neighborhood. At one point the buildings sat on the waterfront uncompleted for several years concerning the neighbors. Neighbors are concerned that another project of a similar large-scale condo style will further change the historic look and feel of the town.



Nyack Boat Club

Gedney St

Gedney St & Main St
18 min drive - home

Clermont Condominium
Associates

Runcible Spoon Bakery

Sixty5 On Main
Nyack History Plaque
on side of bank building

Nyack Seaport

2nd Ave

1st Ave

High Ave

Village Hall Nyack

River St

Burd St

Burd St

Google

N Broadway

Chase Bank

Rock Pour House

Starbucks

Broadway Bistro

S Broadway

Burd St

Rockhouse & Drink

Rockland County YMCA

Court St

States
Service