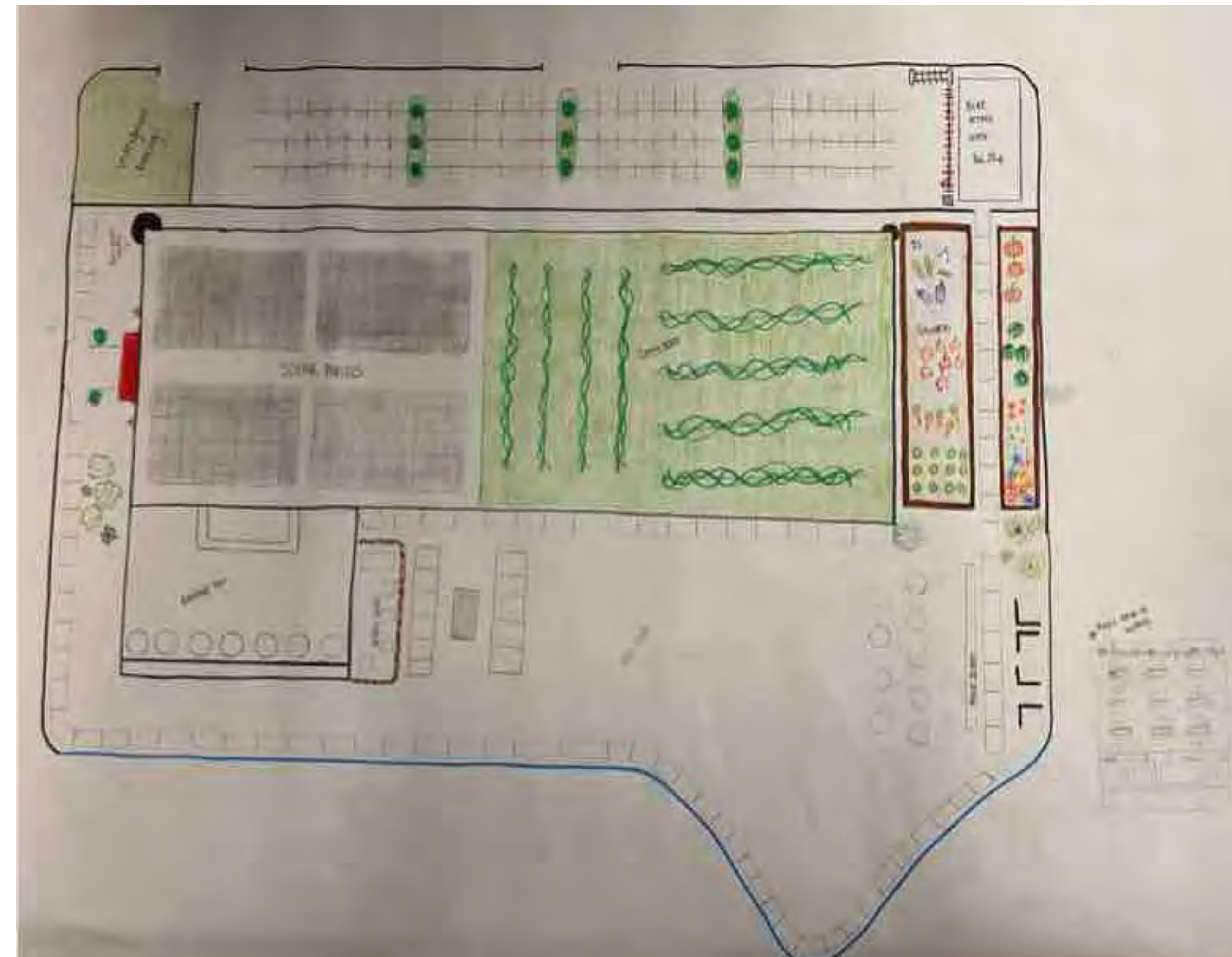


It is a 3.8 acre space that has been in the community for years. In 1859-1965 it was home to Nyack's Gaslight and Fuel site. This is where the oil and coal was treated and shipped from the waterfront. In the past coal, tar and other hazardous products seeped into the soil and water. The property is a former Superfund site on the Hudson River, and Orange and Rockland spent \$12 to \$23.7 million cleaning the area between 2005 and 2015. The Gedney Project was initially proposed by Helmer-Cronin Construction in 2015. The six story buildings were viewed as too high for the location, and since then there have been a lot of efforts going into the project to meet the community's concerns.



HOW DO YOU S.E.E. IT?

Our goal is to create a unique and inclusive community that enhances Nyack's beauty. The site will feature a community garden and fitness center to promote a healthy lifestyle. Compact yet efficient buildings will contain multiple levels: the bottom ones being restaurants and cafes with an outdoor patio, and the top residential housing. The buildings will have rooftop bars. There will be a neighborhood center where members will plan events such as carnivals and town fairs to encourage community engagement. The outdoor movie theater will be a unique addition to the town of Nyack and attract people from all across the county. A tunnel will lead to underground parking so the community can be accessible to more people. These stores and attractions will provide more employment opportunities to Nyack residents as well as a great place to live for families with various incomes.

WORKING WITH STAKEHOLDERS/COMMUNITY GROUPS

Local Organizations:

- Keep Rockland Beautiful
- The Village of Nyack Water Department
- Verengo Solar Inc.



SOCIAL OPPORTUNITIES, BUSINESS & SERVICE FEATURES

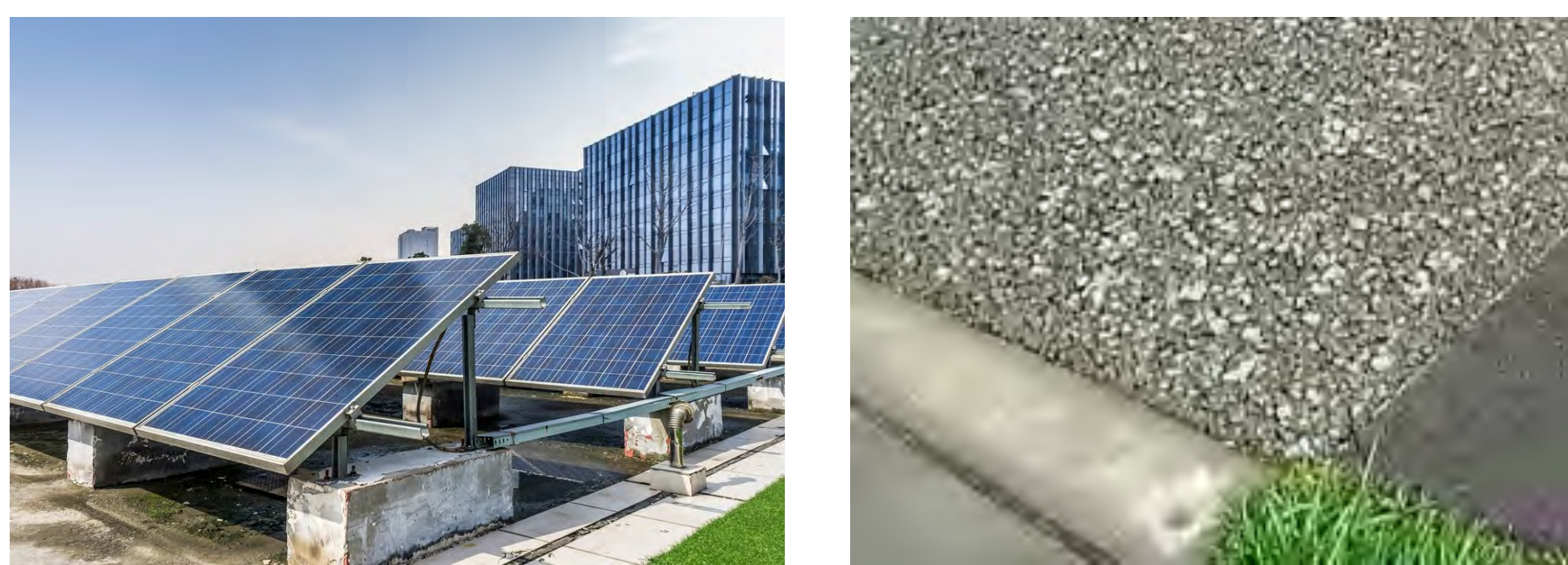
These features are linked together in order to encourage a mutually beneficial relationship. The services easily share customers and help improve the community's support of small businesses.

Social/ Business/ Service Features:

- Movie theater
- Outdoor seating area
- Garden area
- Restaurant space
- Cafe space
- Gym space
- Community service area



Climate Smart & Water Smart Initiatives



The housing will contain geothermal heating and cooling, and insulation will prevent the aroma of food from rising up to the housing. The top of the buildings will have green roofs and solar panels which help monitor the building temperature for changing seasons, and triple pane windows will save energy. The pervious concrete and paving stones enable stormwater runoff to infiltrate through the ground. The community garden will be watered with a rainwater system to collect water on the roof of the residential buildings. Bushes will surround the pathways and buildings to reduce runoff and LED lights will surround the building to create light in a sustainable way.

MAKING CONNECTIONS



Complete Streets Concepts

- Buses with attached bike racks
- Bus stop for people within and outside the community
- Expanded parking space (underground parking lot)
- Bike rentals
- Bike racks



YMCA Safe Routes to School

- Program that assists New York State communities in carrying out projects that promote walking and biking to school