

Memo

To: Mayor and Board of Trustees
From: Bob Galvin, AICP – Village Planner
CC: Village Attorney, Building Inspector
Date: 5/14/18
Re: Analysis of Potential Impacts of DMU-2 on Depew Avenue

Introduction

With the backdrop of the proposed development at 243-249 Main Street and their request to use an easement onto Depew Avenue for their access, I have been requested to review the potential for additional DMU-2 properties on Main Street to have similar access to Depew Avenue.

Analysis of DMU-2 Properties along the South Side of Main Street

I have reviewed the Tax Map (65.44) showing the DMU-2 parcels along Main Street, their size, current development and potential access to Depew Avenue. The attached tax map shows the following properties from West to East along the south side of Main Street.

1. Gateway Lofts – 273 Main Street
2. Lazur La Vie – 267 Main Street
3. Nyack Point – 263 Main Street
4. Nyack Victorian Condominium - 261 Main Street
5. Diana Place – 249 Main Street (proposed)
6. Bethel Haitian Alliance Church – 247 Main Street
7. Residence – 243 Main Street (2 family)
8. Residence – 239 Main Street (2 family)
9. Residence – 237 Main Street (single family)

Property Information

- 1) **Gateway Lofts – 273 Main Street** - This is a 0.50 acre or 22,017 square foot 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 Project includes an underground parking garage, amenity space and a 4,748 sf landscaped roof deck which also functions as a green roof for stormwater management. The Project had a basic density of 25 units plus 20% sustainability bonus (5 units) and three affordable units. There was no potential to use additional sustainable incentives on the site. The unit mix is 10 - 1 bedrooms and 13 – 2 bedrooms. The retaining wall was shifted 18' from the intersection. The sidewalk was expanded to 5' and the building has been setback approximately 10 – 18' from the sidewalk. **All access is from Main Street with a right turn only. The property has no access to Depew Avenue.**

- 2) **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. The property extends between Main Street and Depew Avenue. **The property has an existing, as of right driveway out to Depew Avenue.** There are no plans for development at the site. If developed, total units would be similar to the adjacent Gateway Lofts project. **Existing Access is from Main Street and Depew Avenue.**

- 3) **Nyack Point – 263 Main Street** – 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 is the Rockland Housing Action Coalition (RHAC). Project is a three story building with 33 affordable rental units. The Project had a basic density of 25 units plus 20% sustainability bonus (5 units) and affordable bonus of 3 units. In fact, all of the housing units are completely affordable. The Project has a narrow one-way driveway from Main Street on the west side of the building. **The property also has a long-time, existing as of right driveway out to Depew Avenue.** The bedroom mix consists of 9 efficiencies, 12 one bedrooms and 12 two bedroom units. RHAC set aside 8 units for individuals with disabilities and provide supportive services. None of these families have a vehicle. These individuals have a van pick up during the day to drive them to their destinations and back home. The remaining units are targeted at low and moderate income households. The Project includes a total of 39 parking spaces with 32 in a garage under the building and 7 spaces outside at the rear of the building. There are 6 - 8 vehicles on-site with over 30 spaces unoccupied. In fact, if there is a parking issue in the Depew Avenue neighborhood, the opportunity exists for a Village/private partnership to make parking spaces available to the Village. **An example of this is the Avalon in Bronxville (located near the train station) which shares its excess parking with the Village of Bronxville. Existing Access is via one-way drive from Main Street and entrance/exit from Depew Avenue.**

- 4) **Nyack Victorian Condominiums – 261 Main Street** - 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. The condominiums have been placed sideways on the property. There are 10 parking spaces provided for the condominiums. There is one 50' wide single family residential lot blocking access to Depew Avenue. **Access is from Main Street with no opportunity for access from Depew Avenue.**
- 5) **Diana Place – 249 Main Street** – This is the property that is the subject of the current request before the Board of Trustees for removal of parking spaces along North side of Depew Avenue in vicinity of proposed access driveway. The property is 0.38 acres or 16,556 sf. The property consists of two parcels which will need to be merged. The frontage on Main Street is 80'. Proposal is for 26-unit multi-family residential development with 4 studios, 18 one-bedroom units, and 4 two-bedroom units. It includes 30 parking spaces. The basic density is 19 units plus 30% sustainability bonus (5 units) and two affordable units. The residential property at the rear is a larger 0.19 acre parcel with a 95' width.
- 6) **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 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 Church has made a significant investment in maintaining its use on the property.** The frontage on Main Street is 80'. There are two residential properties along the rear property line fronting on Depew Avenue. These are smaller 0.08 acre properties. These properties are 40' wide with each residence situated in the middle of the property. This does not allow for a similar easement. **Access is from Main Street with no opportunity for a similar easement for Depew Avenue access.**
- 7) **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 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. The properties are essentially landlocked. The three properties back up on residential lots which front on Midland Avenue. **Access is only possible from Main Street.**

Summary

Based on the analysis of the DMU-2 properties along the south side of Main Street, there is no apparent potential for additional DMU-2 properties on Main Street to have similar access to Depew Avenue. The subject property does not represent a precedent for similar opportunities for other DMU-2 properties.

Of the nine properties identified on Main Street, three of the properties have either been developed or approved for construction. One property (the subject property) is going through the land use process.

Of the remaining five properties, 1) one is a commercial property that has the potential for development but has existing “as of right” access to Depew Avenue; 2) three residential properties at the end of the block have minimal potential for development and no access to Depew Avenue; 3) the last property is occupied by the Church which is not open for development and has with no opportunity for a similar easement for Depew Avenue access.

Table 1: Summary of Status of DMU-2 Properties and Depew Ave. Access

| Project | Development Status/Units | Access to Depew Avenue |
|--|--------------------------|------------------------|
| 1) <i>Gateway Lofts</i> | Approved (33) | No |
| 2) <i>Lazur le Vie</i> | Commercial | Yes |
| 3) <i>Nyack Point</i> | Completed (33) | Yes |
| 4) <i>Nyack Victorian Condo</i> | Condo (5) | No |
| 5) <i>Diana Place</i> <i>Subject Property</i> | In review (26) | Proposed |
| 6) <i>Bethel Haitian Church</i> | Church | No |
| 7) <i>Residence</i> <i>243 Main St.</i> | 2 family | No |
| 8) <i>Residence</i> <i>239 Main St.</i> | 2 family | No |
| 9) <i>Residence</i> <i>237 Main St.</i> | Single family | No |

