

## **Memo**

To: Doug Foster, Trustee

From: Bob Galvin, AICP – Village Planner

CC: Jen Laird- White, Mayor, Walter Sevastian, Village Attorney, James Politi, Village Administrator

Date: 8/19/16

Re: Nyack Marina/Formal River Club RFP – Parking Analysis

---

I have been requested to analyze the status of existing parking in the Nyack Marina and the parking demand for the existing and proposed uses. This includes the renovated marina's boat slips, the existing Nyack Seaport restaurant/catering facility and the proposed restaurant, which is the subject of the RFP (replacing the former River Club).

The report provides information on existing parking conditions based on field observations, parking demand generated from ITE (International Traffic Engineers) and industry sources as well as comparable parking studies. The number and location of off-site potential parking has been developed through field inventory. The recommendations for reconfigured, expanded parking are based on analysis developed by BFJ Planning in connection with the updated Nyack Comprehensive Master Plan.

### ***Existing Conditions***

The general condition of the parking areas in the Nyack Marina is poor. This includes the parking surfaces as well as areas that are covered by debris, unused equipment and mounds of dirt which could be redeveloped for needed parking spaces. The parking configuration is not well laid out and could be reconfigured to allow more parking spaces. There is a need for well- designed and aesthetically pleasing lighting and new, less confusing signage. The marina has been cleaned up and renovated and now has 40 boat slips. The former River Club occupies the northeast portion of the marina. The former River Club includes 4,948 sf. Respondents to the Village's RFP will outline their proposals for interior square footage,

kitchen space and potential outdoor dining. The size of the kitchen area will be dictated by the type of restaurant, outdoor patio, number of seats and bar area. Typically, a 5,000 sf restaurant may have an approximately 1,000 sf kitchen. This would leave 4,000 sf of interior space allocated to restaurant seating and could be augmented by an approximately 1,000 sf seasonal patio. The actual responses to the RFP will vary based on the operator's business plan and may include a larger size restaurant. The existing Nyack Seaport has a small 45 seat restaurant (closed on Mondays and Fridays) and a catering operation which includes a banquet room for 104 occupants and a ballroom for 248 occupants. The peak demand for the catering operation is on Fridays, Saturdays and Sundays. The Nyack Seaport property (including 2 Spear Street) is owned by Joseph Lagana who also owns an interior portion of the Spear Street lot and the parking lot at the northeast corner of Piermont Avenue and Spear Street.

The existing parking configuration includes (*See Figure 1: Existing Conditions*):

- 20 spaces along the southern boundary of the marina
- 18 spaces along the southern boundary along the inlet
- 19 spaces along the western edge of the marina adjacent to the former River Club (includes 2 handicapped spaces)
- 36 spaces in the double line of parking provided between the Nyack Seaport and the Marina/former River Club
- 15 spaces along the eastern side of the Nyack Seaport
- 5 spaces along southern edge of the Orangetown Pump Station
- 5 spaces along the western side of the Orangetown Pump Station
- 17 spaces along the lower section of the Spear Street lot.

- 19 spaces along the upper section of the Spear Street lot
- Additional 5 striped spaces in the interior of the Spear Street lot
- Northwest section of the interior of the Spear Street lot is owned by Joseph Lagana and is used for valet parking by the Nyack Seaport (approximately 45 spaces). This section is marked and chained off for Seaport valet parking.
- 17 space lot at the northeast corner of Piermont Avenue and Spear Street. This lot is restricted from 8am to 4pm for the daycare center (Small Steps) at 21 Burd Street. Nyack Seaport has the use of the lot after 4 pm.

My field observations indicate that the Nyack Marina parking area has approximately 221 spaces with 62 spaces being exclusive for Nyack Seaport valet parking. There is an opportunity to significantly expand the number of parking spaces through reconfiguration, re-striping, surface improvements and clean up and removal of equipment and mounds of soil for the parking area.

The Village has an air rights agreement with St. John Deliverance Church which allowed the extension of the Church building over the Village-owned Spear Street lot. The area beneath the church building is owned by the Village and can be developed for public parking. I observed that the Spear Street lot has an abandoned RV occupying a public space and the remainder of the lot has not been configured to allow full use of the parking lot. BFJ Planning developed several options for the reconfiguration of the Village's Spear Street Lot. One of the options is included at the end of the report identified as *Option 1*.

### ***Parking Demand***

**Nyack Marina Boat Slips** – based on information supplied by the Harbor Master in the Village of Mamaroneck, there should be 1.5 parking spaces allocated to the 40 boat slips in season (May through October). Peak demand would be on the weekends during the season. This

would result in 60 parking spaces. There is not solid data for marinas with few parking surveys from ITE regarding boat docks/slips as standalone uses. There are opportunities for shared parking as the peak time for a restaurant will be at dinner when the marina is used less frequently. Based on information provided by Georges Jacquemart of BFJ, their experience is that marina parking demand is only 20% in the evenings when restaurants peak. It should be noted that some of the boat owners will also be going to the restaurant.

**New Restaurant (former River Club)** - ITE shows the parking demand ratio for quality restaurants as 16.41 vehicles per 1000 SF GFA (that is an average of the peak demands counted at 11 sites). Note that the parking demand ratios are based on gross floor area (including the kitchen area). If we want to be more conservative, we use the 85<sup>th</sup> percentile ratio (exceeded by 15% of the samples, in this case 2 sites only), i.e. a ratio of 21 vehicles per 1000 SF GFA. The 85<sup>th</sup> percentile ratio (using 5,000 gross square feet) would translate into about 105 cars, peaking on Friday and Saturday evenings. The lunch time peak on Saturdays is estimated to be 85 cars.

**Nyack Seaport** – The capacity of the Nyack Seaport catering facility is approximately 250 which translates into a maximum parking demand of 100 – 125 spaces at full capacity. Valet parking is provided at the Burd Street entrance. If no valet parking is available, customers are requested to turn onto Spear Street and make a right turn into the Spear Street lot. Individuals attending an event at the Nyack Seaport apparently also use the 15 spaces along the eastern side of the Nyack Seaport as well as parking in the double line of spaces between the Nyack Seaport and the former River Club.

**Peak Parking Demand for each of the Nyack Marina’s existing and proposed uses are summarized below:**

- **New Restaurant (replacing former River Club) – 105 spaces during Friday, Saturday and Sunday Dinner Hours; 85 spaces during Friday and Saturday lunch hours.**

- **Nyack Marina Boat Slips (40) – 60 spaces during weekends in season. Anticipated demand for 12 cars during weekend dinner hours (20%) and 30 cars during Friday lunch hours.**
- **Nyack Seaport – 100 – 125 spaces at full capacity including 2 Spear Street Restaurant.**

**There is a total of 265 - 290 spaces in peak demand for the above uses versus a total number of 221 existing spaces including the portion of the Spear Street Lot and the Small Steps daycare lot both reserved for Nyack Seaport.**

There are opportunities for shared parking as the peak time for a restaurant will be at dinner when the marina is used less frequently. However, during the day on the weekends, there may be a conflict and the Village should consider off-street, valet parking in the short term to increase opportunities for parking.

### ***Off-Site Parking***

I reviewed several off-site parking areas focusing on the parking lot in back of Village Hall and the Athene office building, a small lot at the southwest corner of Lydecker and Gedney Streets and a larger lot at the northwest corner of Lydecker and Gedney Streets. All of these lots are owned by Bill Helmer who has indicated that he would be open to a joint venture with the Village for allowing the use of these parking spaces.

The *Athene parking lot* has 68 permit spaces including 10 reserved for Village employees. Signage indicates that the permit hours are 7 am to 5:30 pm Monday through Friday. At this point, the lot is not heavily used.

The parking lots at the southwest and northwest corners of Lydecker and Gedney Streets have 9 and 29 parking spaces respectively. The southwest corner parking lot is utilized during the day with its 9 spaces completely filled. Parking would be available during the evening hours. On the other hand, the northwest corner lot is not used and is not striped. The surface

of the lot needs improvement. While the lot is owned by Bill Helmer, the Village enforces the parking restrictions on the lot. Parking is signed as being permit parking with hours of 7:30 am to 5 pm.

These possible off-street parking lots are shown on an attached aerial labeled as *Off-Street Parking Lots*.

*There is a total of 106 parking spaces in these described lots that may be available for use as valet off-site parking for a new restaurant at the Nyack Marina. This would increase the existing parking availability at the Nyack Marina from 221 spaces to 327 spaces.*

Other possibilities for off-site parking include the nearby 1<sup>st</sup> Niagara Bank parking lots located at Piermont Avenue between Remsen and Burd Streets. There is a total of 39 spaces in the lot fronting on Piermont Avenue with another 10 spaces in the adjacent lot. Parking is restricted to 1<sup>st</sup> Niagara Bank and tenants with hours restricted to 8am – 6pm. 1<sup>st</sup> Niagara controls these lots for their employees and customers and gaining access to the lots for use as off-site parking may be problematic.

### ***Recommendations***

The Nyack Marina parking areas should be reconfigured and striped to provide additional parking spaces. An analysis and potential reconfiguration was developed by BFJ Planning in connection with the update to the *Nyack Comprehensive Plan*.

The proposed reconfiguration and re-striping of parking spaces in the Nyack Marina results in the following net increases (*See Figure 2: Proposed Parking Reconfiguration*):

- 23 spaces along the southern boundary of the marina – **net increase of 3 spaces**
- 23 spaces along the southern boundary along the inlet – **net increase of 5 spaces**

- 19 spaces along the western edge of the marina adjacent to the former River Club (includes 2 handicapped spaces) – **No change**
- 44 spaces in the double line of parking provided between the Nyack Seaport and the Marina/former River Club – **net increase of 8 spaces**
- 15 spaces along the eastern side of the Nyack Seaport – **No change**
- 5 spaces along southern edge of the Orangetown Pump Station – **eliminate - decrease of 5 spaces**
- 8 spaces along the western side of the Orangetown Pump Station – **net increase of 3 spaces**
- 19 spaces along the lower section of the Spear Street lot - **increase of 2 spaces**
- 19 spaces along the upper section of the Spear Street lot – **No change**
- 28 additional spaces in the Spear Street lot – (total of 52 spaces in Spear Street Lot increase from 24 spaces) - **net increase of 28 spaces**
- New single line of parking located between the marina and the inlet parking – **net increase of 18 spaces**
- New 7 spaces for boat trailers adjacent to parking along the inlet.
- New 8 spaces located in the southwestern portion of the parking lot – **net increase of 8 spaces**

*The proposed reconfiguration of the parking area could result in an increase of approximately 75 spaces. With this reconfiguration, the total number of parking spaces can increase from 221 to approximately 296 parking spaces. This would include the parking in the portion of the Spear Street Lot and the Small Steps daycare lot both reserved for Nyack Seaport. Peak*

*parking demand would remain at an estimated 265 – 290 parking spaces for the existing and proposed uses in the Nyack Marina or 217 – 242 spaces if reduced demand for marina parking during weekend dinner hours is taken into account.*

In addition to reconfiguration and re-striping of parking spaces, other recommendations include new lighting, signage, surface improvements, clean up and removal of debris, equipment and mounds of soil and negotiating to acquire access to identified off-site parking lots for proposed new restaurant at the Nyack Marina.

<b>Summary of Parking Supply – Number of Spaces</b>	
<b>Existing Spaces</b>	<b>221</b>
<b>Reconfigured (Net)</b>	<b>75</b>
<b>Total Reconfigured Spaces</b>	<b>296</b>
<b>Off-Site Potential Spaces</b>	<b>106</b>
<b>Total</b>	<b>402</b>

**Source: Field Investigations, July 25, 2016**



<b>Parking Demand by Use</b>					
	<b>Peak Parking Ratios</b>	<b>Friday Lunch</b>	<b>Friday 7pm</b>	<b>Saturday Lunch</b>	<b>Saturday 7pm</b>
Nyack Marina Boat Slips (40)	60*	30	12	60	12
Nyack Seaport/2 Spear Street Restaurant	100-125	21	100-125	23	100-125
New Restaurant (former River Club)	105	80	105	85	105
<b>Total Parking Demand</b>	<b>265-290</b>	<b>131</b>	<b>217-242</b>	<b>168</b>	<b>217-242</b>

*\* Marina Parking: it is anticipated that there will be demand for 12 cars during weekend dinner hours (20%) and 30 cars during Friday lunch. This reduces estimated demand during these hours as indicated above.*

*Sources: ITE (International Traffic Engineers) Parking Generation Studies; Village of Nyack Public Assembly Occupancy Loads as of November 20, 2015; Joseph Russo, Harbor Master, Village of Mamaroneck; Croton Yacht Club Site Evaluation Plan, Croton-on-Hudson, NY, BFJ Planning/Urbanomics, January 25, 2013.*

Piermont Avenue

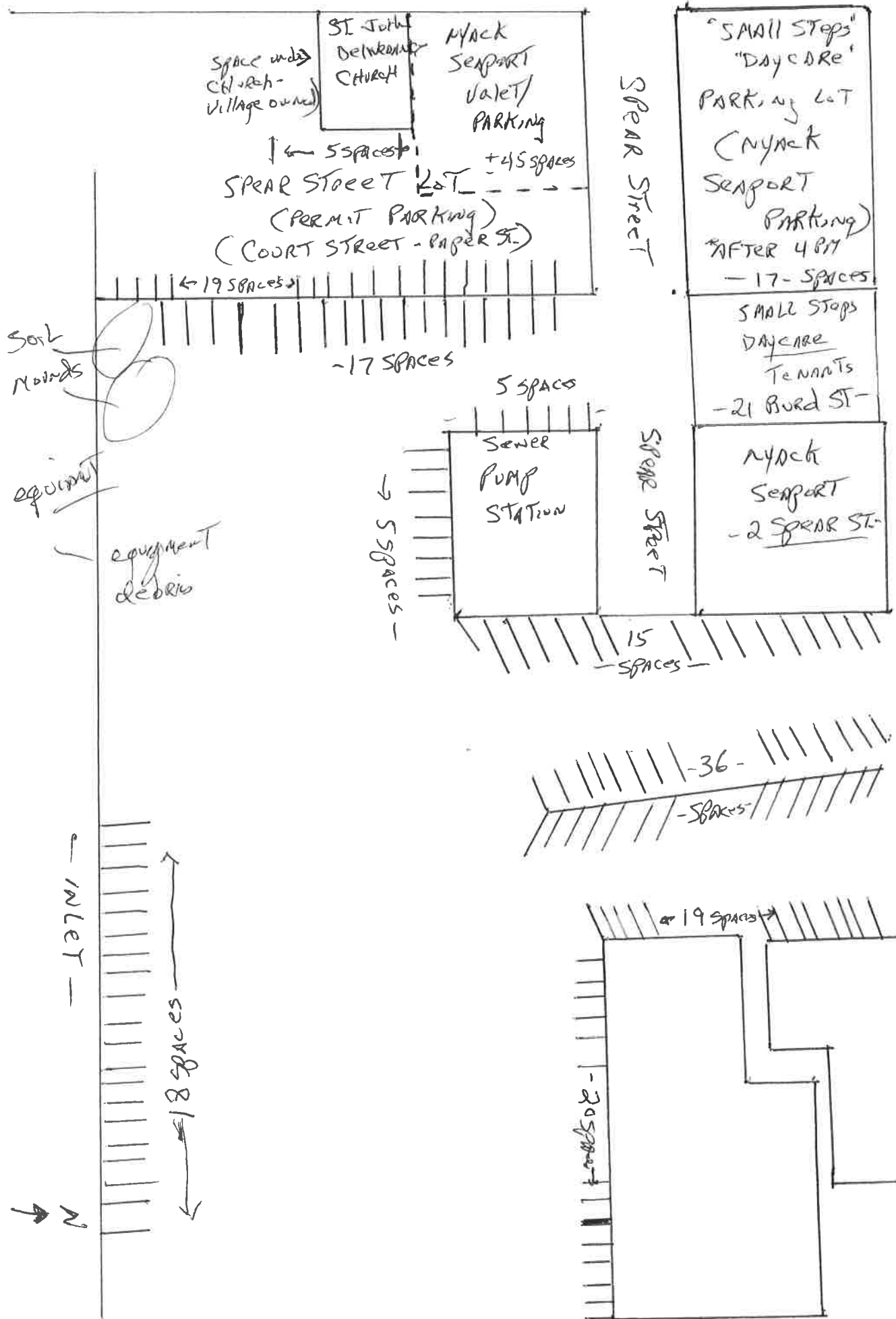
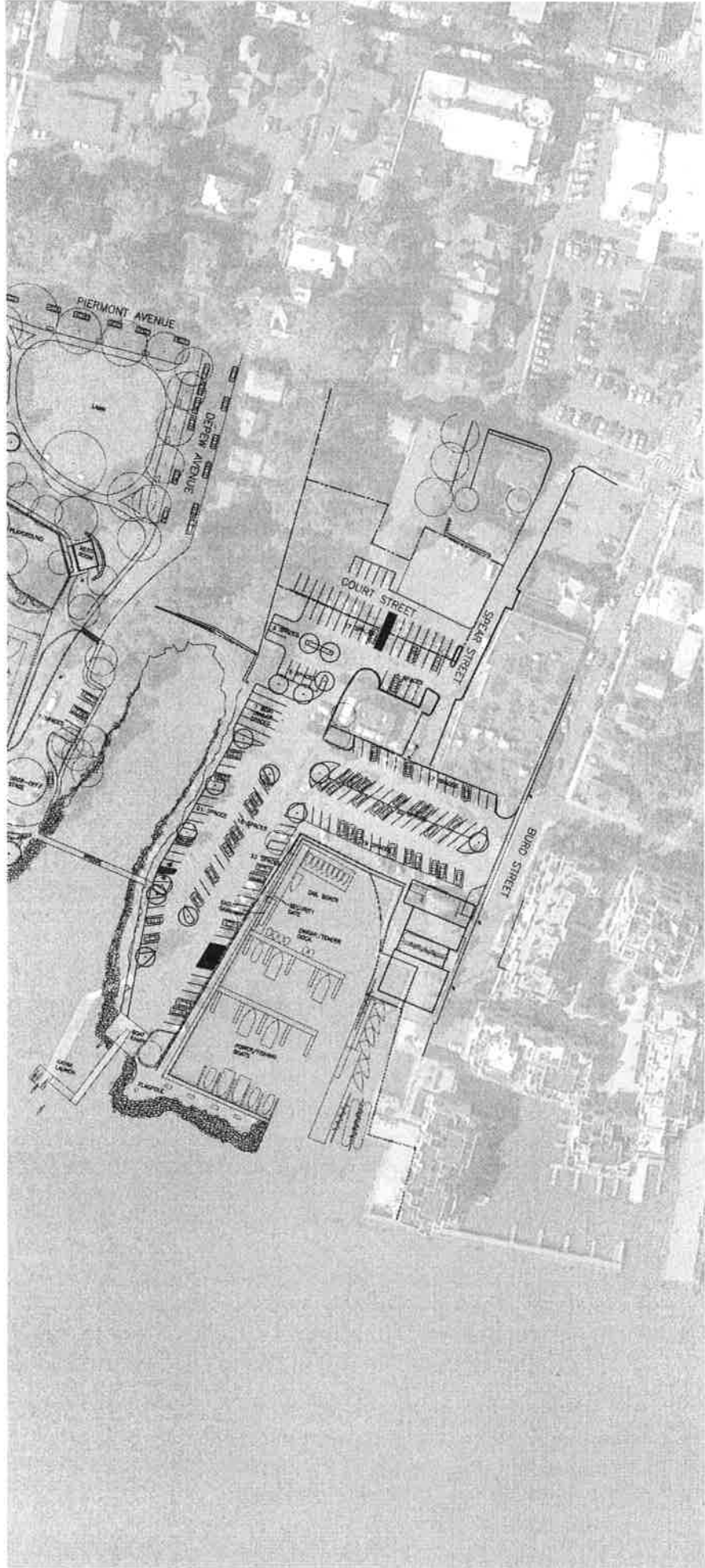
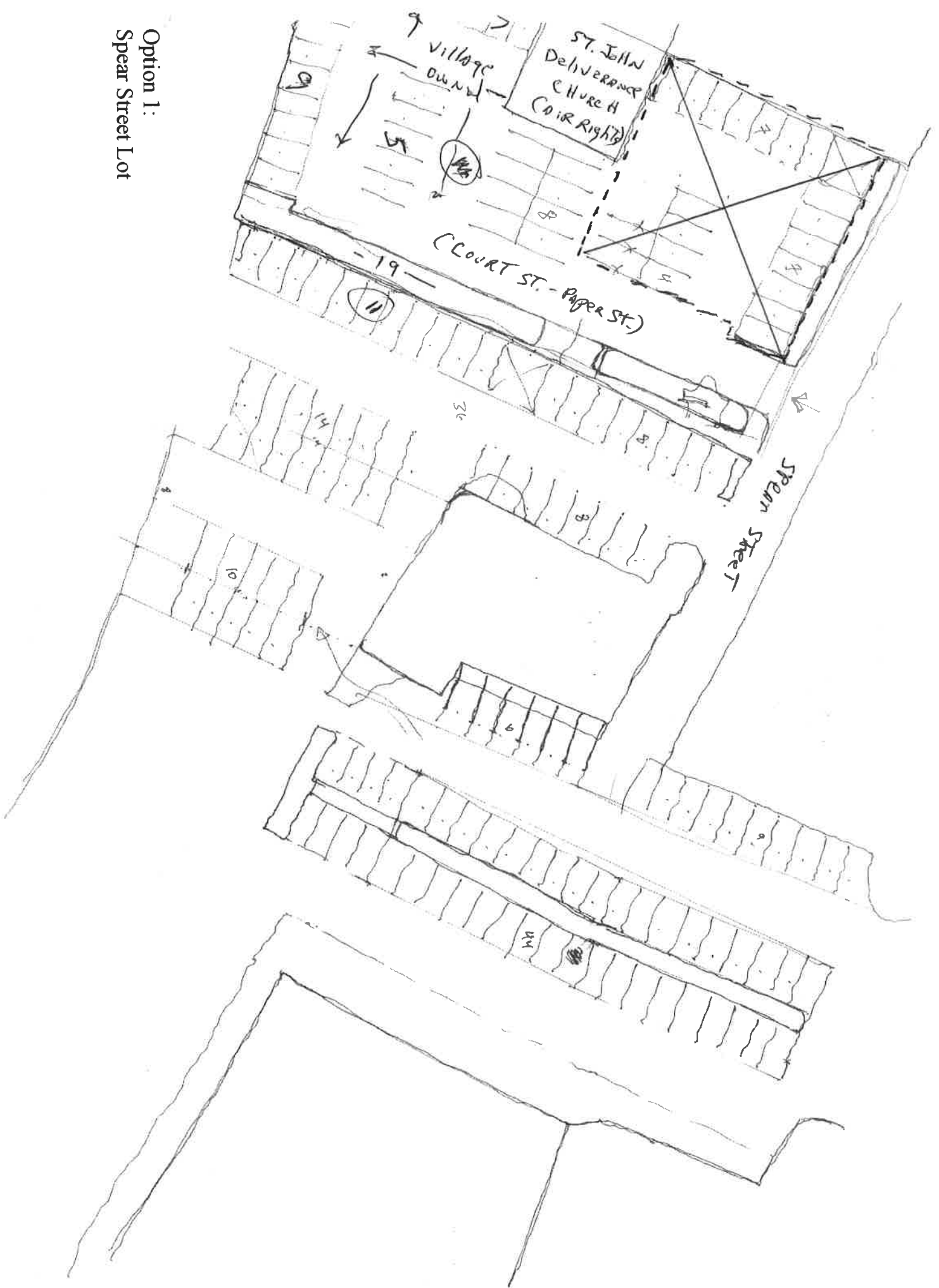


Figure 1:  
Existing Conditions

BOND STREET

Figure 2:  
Proposed Parking Reconfiguration





Option 1:  
Spear Street Lot



Off-Street Parking Lots