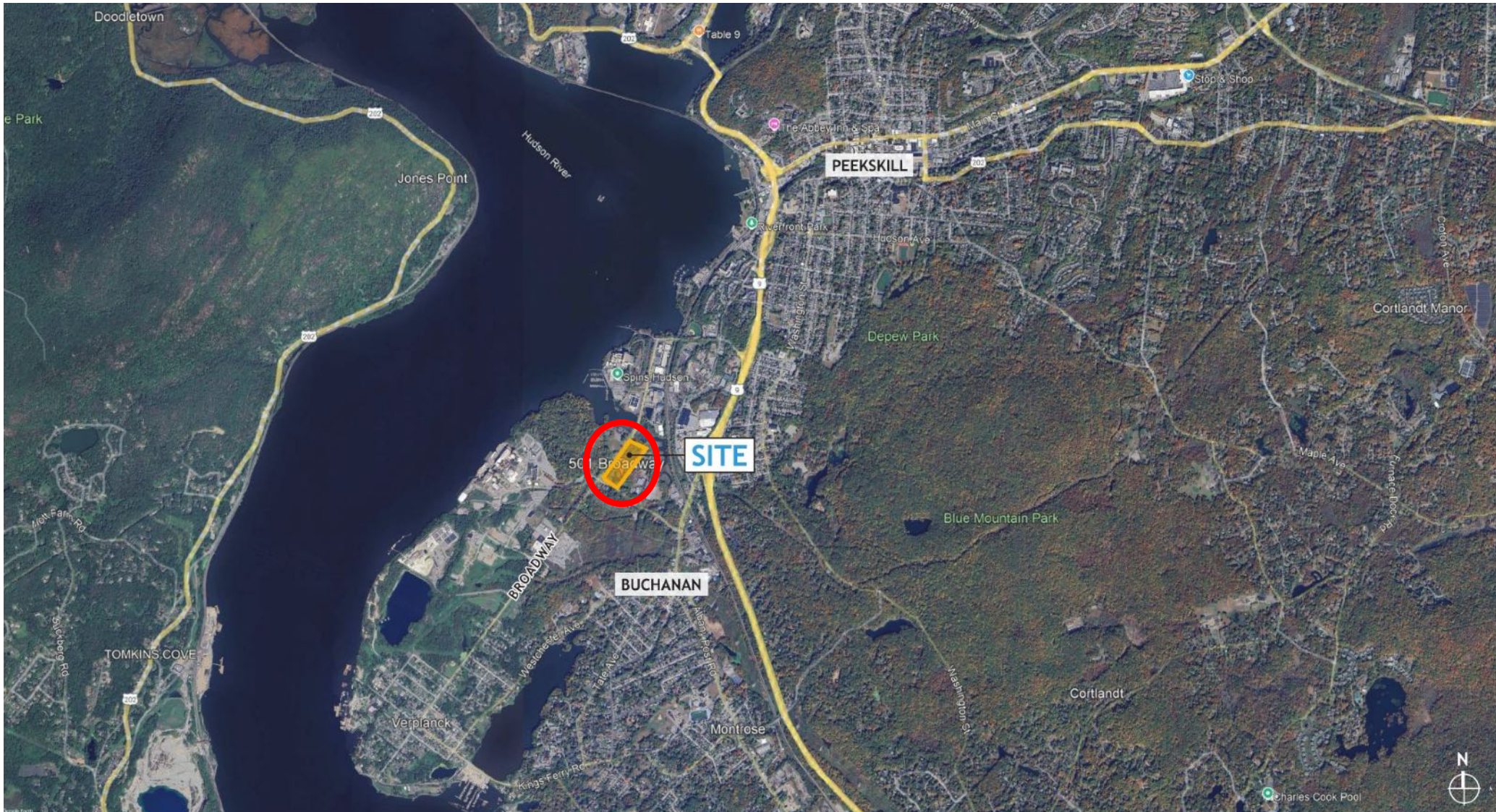
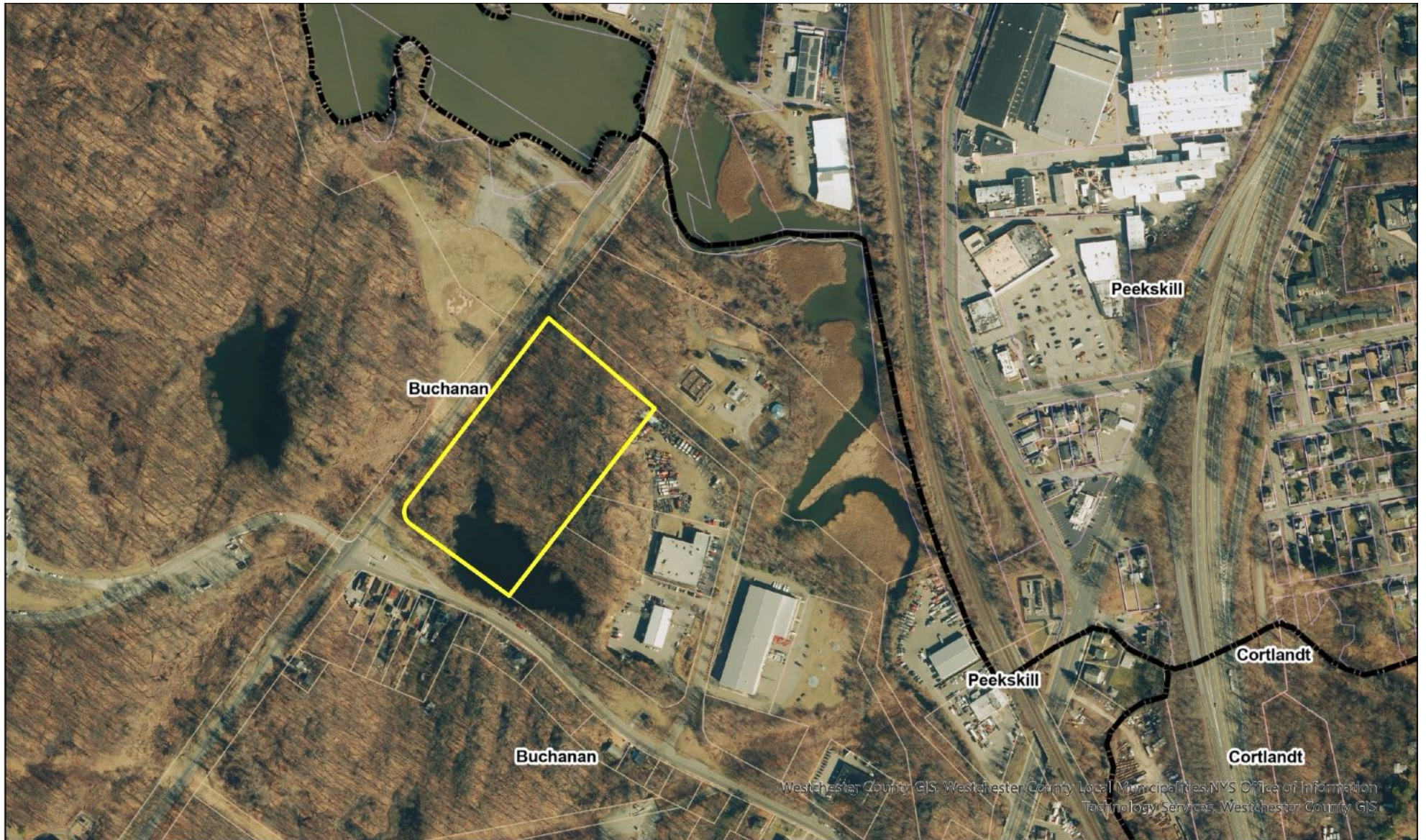


501 Broadway

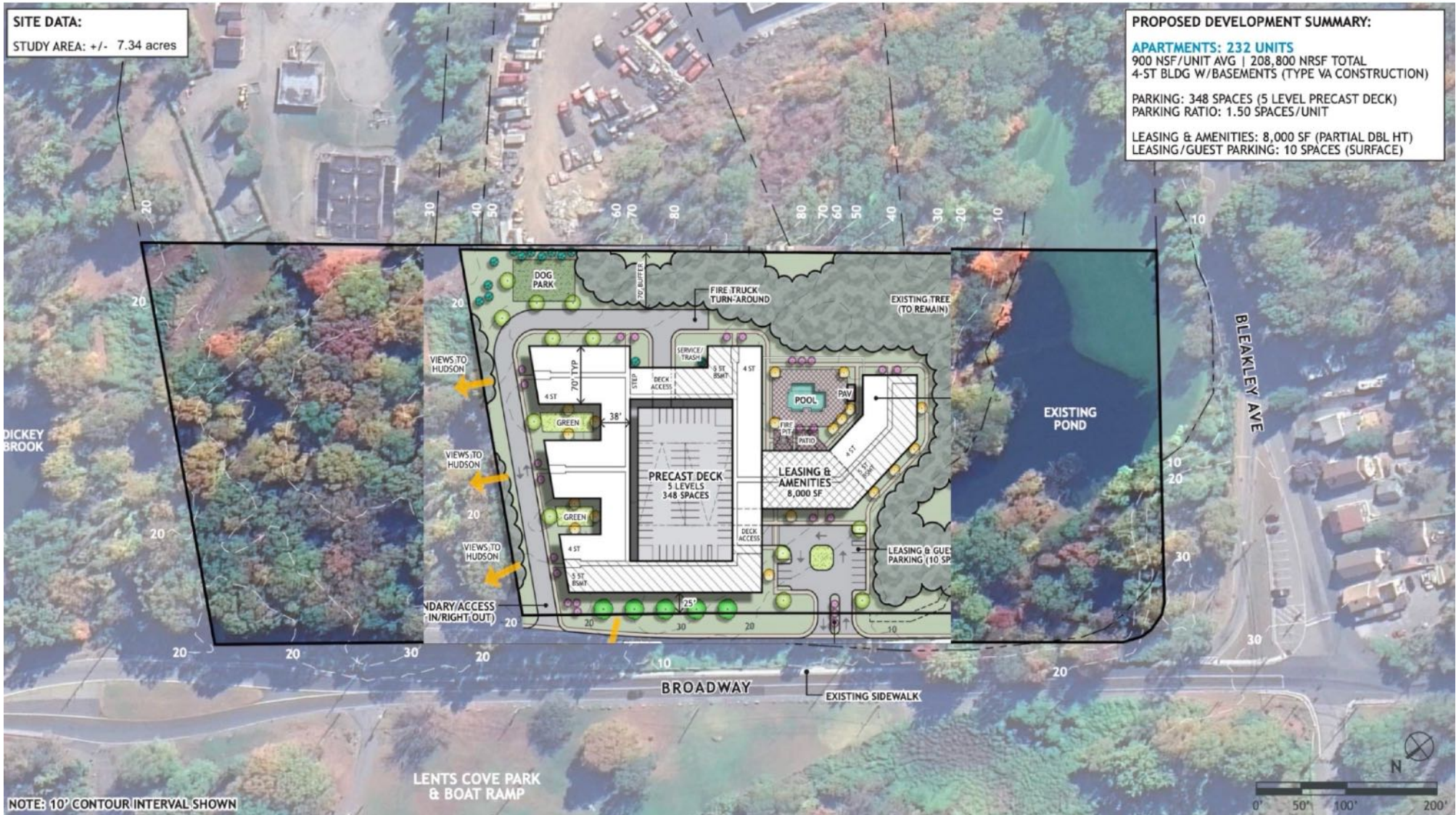
Site Location



Immediate Vicinity



501 Broadway – Prior Plan



Exciting Public-Private Partnership Opportunity



Main Components of Public-Private Partnership

- Lents Cove Park Improvements
 - ✓ Expansion and refurbishment of waterfront trails
 - ✓ Creation of a waterfront dining destination
- Preservation of open space and creation of a new pond trail and related improvements
- Strengthen Village finances with expansion of the tax base and payments of substantial fees
- Creation of a dynamic residential – commercial waterfront district
- Private investment in public amenities

LENTS COVE PARK



LENTS COVE PARK — VISION PROPOSAL



It already possesses what many communities strive to create:

- Direct access to the Hudson River
- A rich and varied natural topography
- Established trails and gathering spaces

What is missing is not potential

But a cohesive, unifying vision that brings these elements together with clear intention

THE VISION

TRANSFORM LENTS COVE PARK INTO A PLACE THAT INVITES
PEOPLE NOT JUST TO VISIT, BUT TO BELONG.

A park that feels:

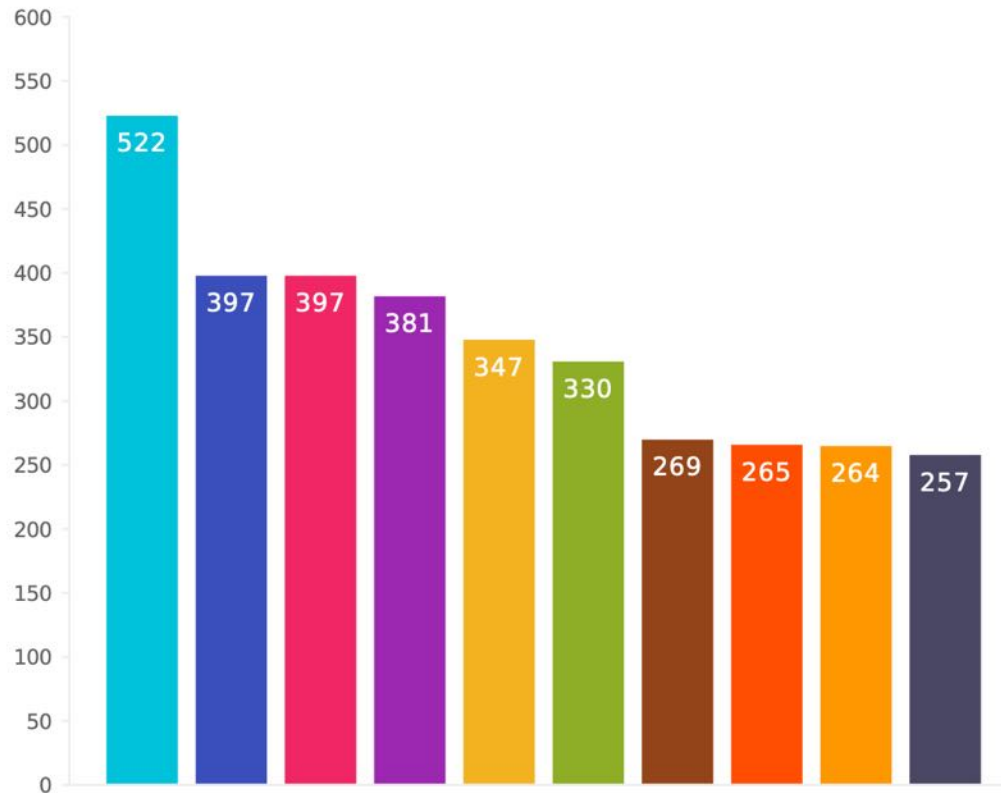
- Intentional
- Welcoming
- Built to last

A place where

- Families gather
- Visitors stay longer
- The Village feels proud

What would you like to see along the waterfront?

Answered: 583 Skipped: 17



● Riverwalk or walking paths along the river

● Waterfront picnic areas

● Café or restaurant near waterfront or with water views

● Summer concerts/movie series/food-truck events

● Canoe/kayak launch

● Dedicated bike paths along or with views of the river

● Passive recreation park (Frisbee™, bring the pet, just relax)

● Nature preserve/natural area

● Playground

KEY ENHANCEMENTS

Trail Expansion & Connectivity

Refined pathways designed to improve flow, accessibility, and connection throughout the park.

Entry Experience & Identity

A defined gateway creating a stronger sense of arrival and a recognizable identity for Lents Cove.

Waterfront & Gathering Areas

Thoughtfully designed seating and gathering spaces that encourage both quiet moments and community activity.

Lighting & Safety Improvements

Enhanced lighting to improve safety, visibility, and year-round usability.

Parking & Infrastructure Enhancements

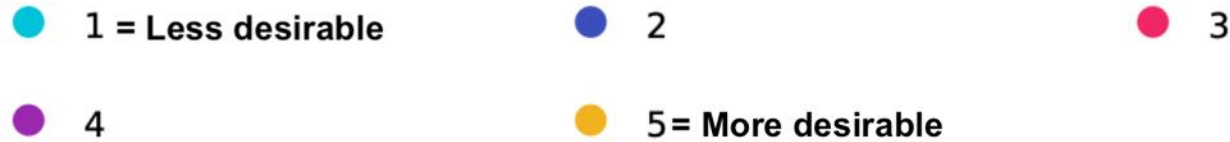
A cleaner, more organized layout with durable finishes and upgraded public amenities.

Dining Destination & Community Anchor

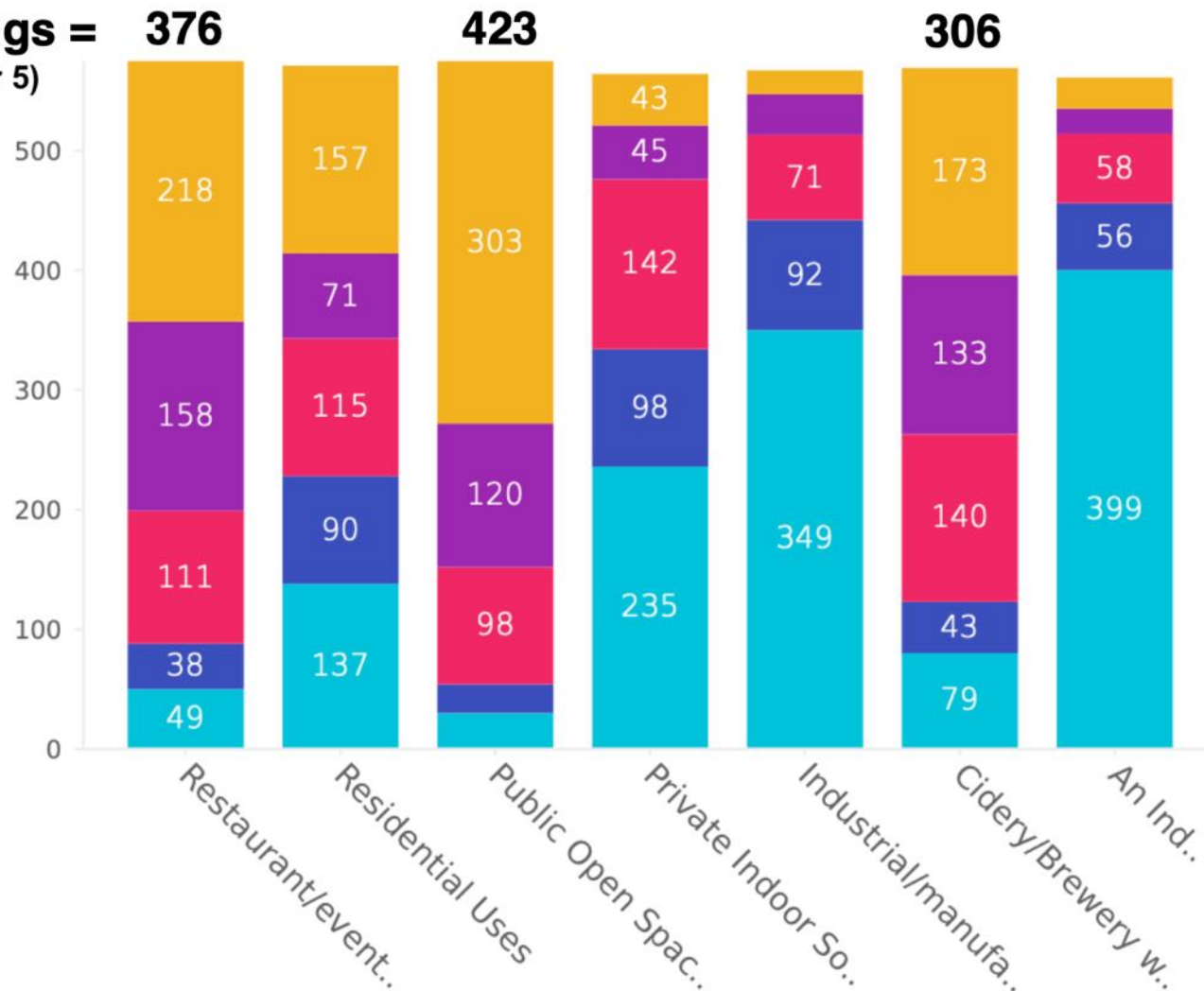
A waterfront Dining experience designed to bring energy, activity, and long-term community value.

Waterfront Redevelopment Near Indian Point

Answered: 583 Skipped: 17



Top 2 Ratings = 376
(Rating of 4 or 5)



Waterfront Dining Destination



WATERFRONT PATH BEFORE



WATERFRONT PATH



- Maximizes and frames views
- Creates a continuous and intuitive walking experience
- Introduces seating and moments to pause along the journey
- Balances accessibility with preservation of the site's natural character

WATERFRONT PATH



- The waterfront is one of Lentz Cove's most defining assets
- This pathway strengthens that connection
- Creating a seamless experience that keeps visitors engaged with the river throughout their journey

TROPIANO TRAIL BEFORE



TROPIANO TRAIL



- Honoring the Past. Improving the Experience
- Preserve identity
- Revamp accessibility
- Connect to larger trail system

WOODLAND TRAIL



Implementing Village's Planning & LWRP Goals

- Expanded and improved waterfront access
- Mixed residential and commercial activity
- Expansion and connection of public trail systems—a new section of the Hudson River Valley Greenway Trail
- Preservation of open space
- Creation of destination-oriented waterfront uses



AERIAL VIEW

CONNECTING FUTURE DEVELOPMENT WITH THE PARK VISION

- The proposed park improvements are designed to work in harmony with future development, creating stronger connections, improving accessibility, and establishing a more cohesive community
- Strengthens connectivity between the park and surrounding development
- Creates a more intentional and unified experience
- Supports long-term community growth and usability



LENTS COVE PARK ALREADY HAS THE FOUNDATION

**THIS VISION SIMPLY BRINGS IT TOGETHER INTENTIONALLY,
THOUGHTFULLY, AND FOR THE LONG TERM**

Appendix

501 Broadway – Enlarged View



Exceptional Finishes

Quality Finishes

- Wide-plank flooring
- Solid core doors
- Euro-style kitchens with custom cabinetry
- Quartz countertops
- Stainless steel appliances and a porcelain tile backsplash
- Designer baths with porcelain tiles and dual hand-held and rain-style shower heads
- Walk-in closets
- In-unit washer & dryer

Representative Apartment



Building Services

Wide-Offering of Amenities to Residents:

Well-being

- Roof Deck
- Fitness Center and Pool
- Resident Club Lounge
- Game Room
- Lobby

Security

- Enclosed Parking
- EV Charging
- Bike Racks
- State-of-the-art Access Control

Assistance

- Leasing Office
- Security and Package Acceptance
- Full-time maintenance personnel with 24-7 call answering

501 Broadway – Pool Courtyard Options



Building Amenities – Club Room



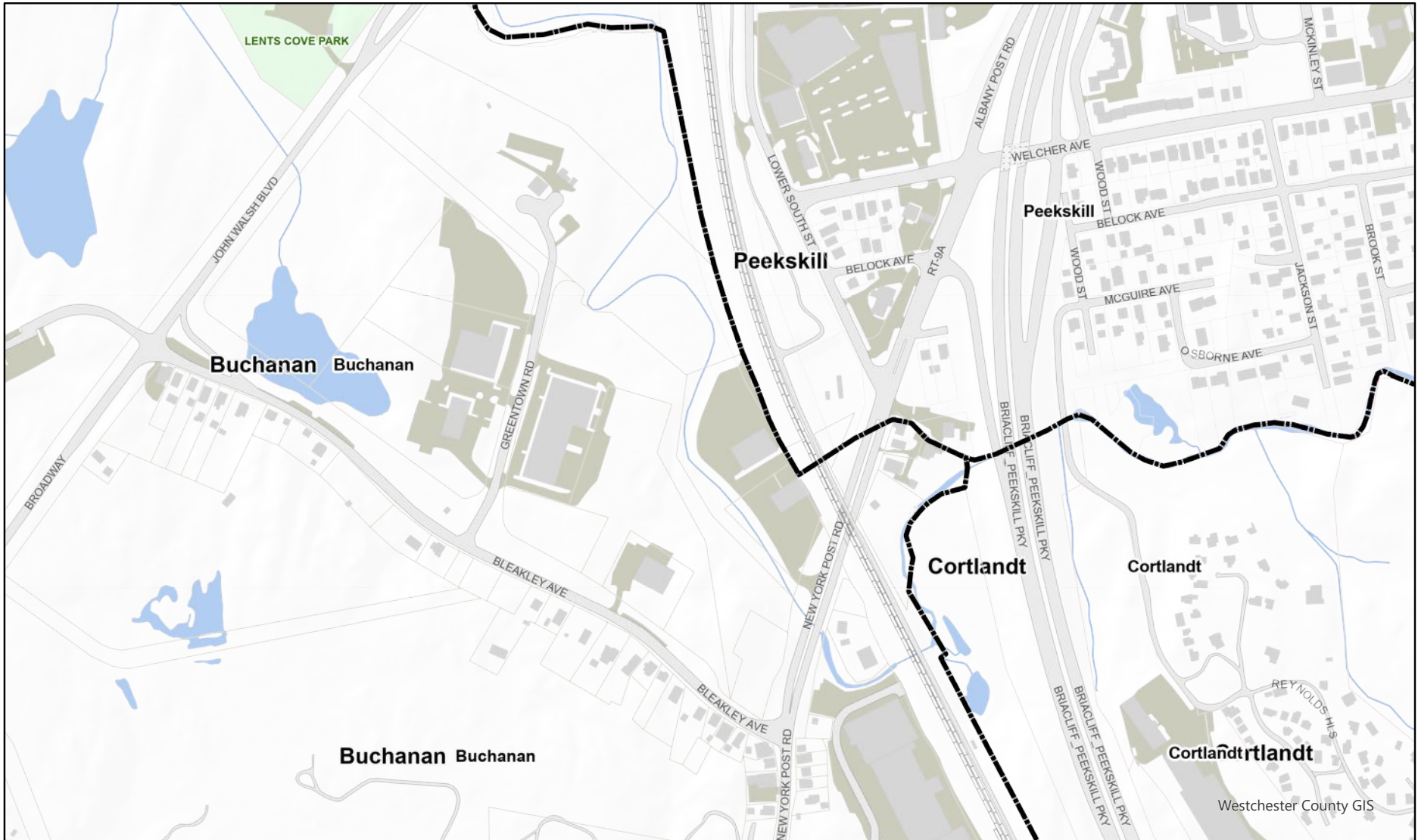
Building Amenities – Fitness Center



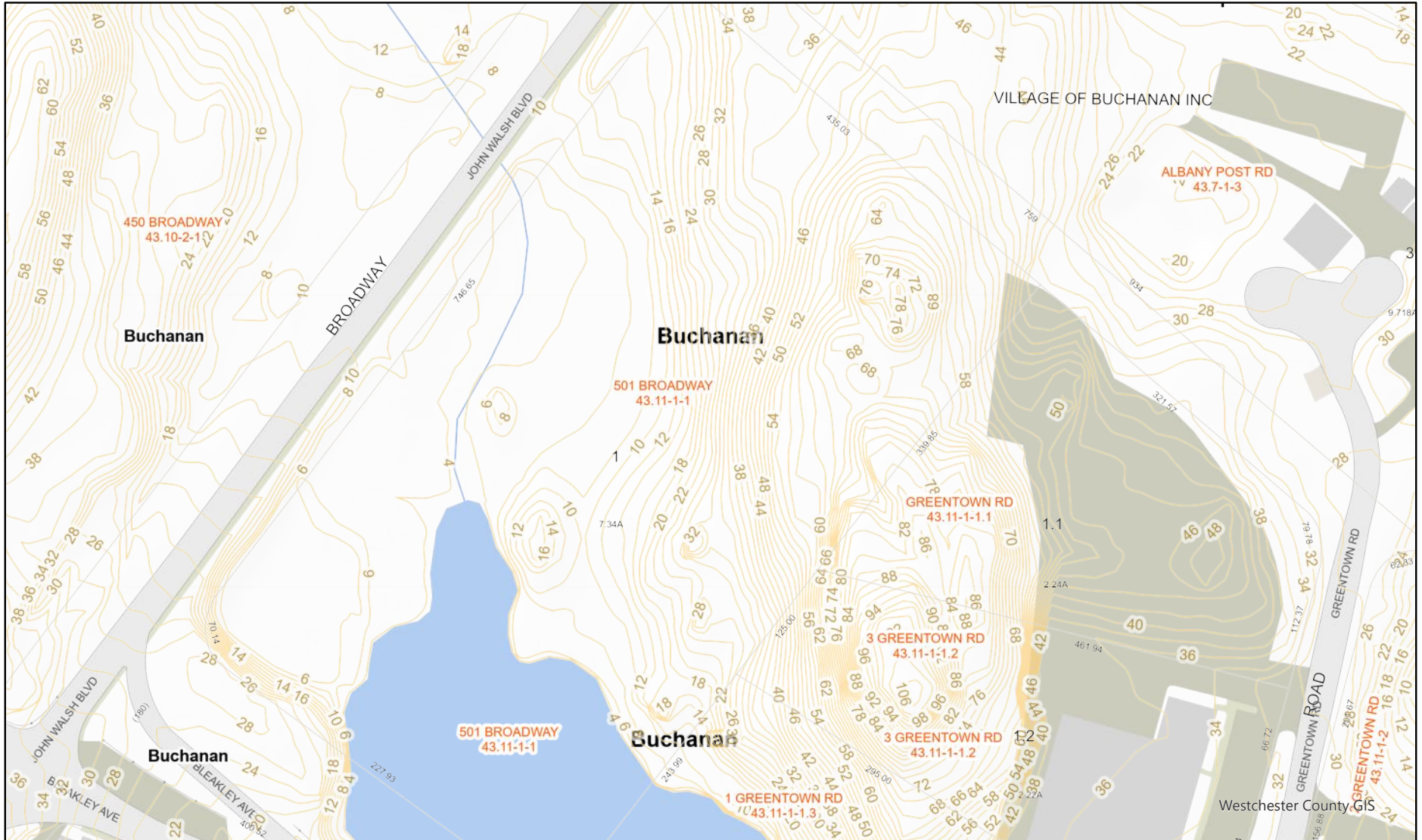
Building Amenities – Roof Deck



Appendix – Tax Map



Appendix – Topography Map



April 22, 2025

1:1,500

