

# Village of Nyack

9 North Broadway, Nyack, NY 10960

Meeting of the Village Board of Trustees

August 21, 2025 7:30 pm

YouTube meeting livestream access link (public comment is in-person only):

[www.nyack.link/youtube](http://www.nyack.link/youtube)

1. **Pledge of Allegiance.**
2. **Mayor Rand's Remarks and Comments from the Village Board of Trustees**
3. **Public Comment on Any Topic (1-3 minutes depending on the quantity of speakers)**
4. **Public Hearings – NONE**
5. **Adoption of Minutes – Minutes 7-3-25; 7-24-25**
6. **Presentation:** Kyle Coimbra, Village of Nyack debt schedule
7. **Action Items**

THE DRAFT RESOLUTIONS SET FORTH BELOW ARE FOR CONSIDERATION BY THE VILLAGE BOARD OF TRUSTEES ("BOARD"), WHICH RESOLUTIONS MAY BE APPROVED, OR MAY NOT BE APPROVED, OR MAY BE APPROVED WITH MODIFICATION(S), OR MAY BE TABLED WITHOUT ANY ACTION BEING TAKEN BY THE BOARD – THEIR INCLUSION IN THIS AGENDA IS NOT, IN ANY WAY, DETERMINATIVE OF A DECISION, IF ANY, TO BE MADE BY THE BOARD.

## **7.1 Resolution No. 2025-135 Resolution of the Nyack Village Board accepting audited voucher summary**

WHEREAS, the Audited Voucher Summary was presented to the Nyack Village Board of Trustees at its regularly scheduled meeting of August 21, 2025

RESOLVED, that General Fund Claims set forth on pages 1 through 17 in the below-listed amounts are approved for payment:

General Fund– \$ 606,436.31

Parking Fund – \$ 86,195.97

Water Fund – \$ 183,654.44

Capital Projects Fund – \$140,462.30

**7.2 Resolution No. 2025-136: Resolution of the Board of Trustees of the Village of Nyack to Approve a Permit Application for the Best Buddies Bike Run NYC 2025, Saturday October 4, 2025**

RESOLVED, the Board of Trustees of the Village of Nyack approves an application for the use of Nyack streets for the Best Buddies Bike Run NYC 2025, Saturday October 4, 2025, 8 AM- 10:30 AM, Piermont Rd to Gedney to North Broadway.

**7.3 Resolution No. 2025-137: Resolution of the Board of Trustees of the Village of Nyack to Approve a Permit Application for the Kula for Karma, Healing on Hudson Event in Memorial Park**

RESOLVED, the Board of Trustees of the Village of Nyack approves an application for the use of the Memorial Park gazebo and lawn area for the Kula for Karma, Healing on Hudson Event, Saturday October 4, 2025, 4:00 – 5:30 PM.

**7.4 Resolution No. 2025-138 Resolution of the Nyack Village Board to approve Jessica Plartinez (Pina Loca) application for a food truck permit for 2025**

RESOLVED, the Trustees of the Village of Nyack approve the food truck permit submitted by Jessica Plartinez (Pina Loca), contingent on the full satisfaction of all permit requirements as well as a Fire Safety Inspection, and direct the Village Administrator to work with the permittee to coordinate specific parking location within the Memorial Park and Marina area.

**7.5 Resolution No. 2025-139 Resolution of the Nyack Village Board Approving a Contract for Fireworks on July 3, 2026**

RESOLVED, the Board of Trustees of the Village of Nyack approves a contract with Fireworks Extravaganza for a total of \$33,000 for a barge launch fireworks on the Nyack waterfront on Friday, July 3, 2026.

**7.6 Resolution No. 2025-140 Resolution of the Nyack Village Board rejecting all bids for the Village Hall HVAC VRV Project and re-bidding the project with a scope to meet Village budget parameters**

WHEREAS, the Village obtained a grant for \$350,000 for, and issued a bid opportunity for, the Village Hall VRV system, and four bids were received on July 8, 2025,

WHEREAS, four bids were opened on July 8, 2025, and all bids were in excess of \$855,000,

WHEREAS, the bid specs more properly would revise the project design to reduce cost,

**RESOLVED**, the Board of Trustees rejects all bids received and authorizes the re-bidding of the project to include revised design.

**7.7 Resolution No. 2025-141 Resolution of the Nyack Village Board rejecting all bids for the Village Hall Roof Project and re-bidding the project with a scope to meet Village design parameters**

**WHEREAS**, the Village obtained a grant for \$140,000, and issued a bid opportunity for, the Village Hall roof, and eight bids were received on July 8, 2025,

**WHEREAS**, eight bids were opened on July 8, 2025,

**WHEREAS**, the bid specs more properly would be revised to match the new design of the VRV/HVAC project, and the construction timeframe of that project,

**RESOLVED**, the Board of Trustees rejects all bids received and authorizes the re-bidding of the project to include revised design.

**7.8 Resolution No. 2025-142 Resolution of the Nyack Village Board approving a contract with Clayton Construction for replacement of windows on the second floor of Village Hall for \$34,765.**

**WHEREAS**, the Village has obtained sufficient grant funds from the NYS Clean Energy Communities fund to cover this project, which will reduce energy consumption and enhance window functionality,

**WHEREAS**, Clayton Construction proposal is the lowest responsible cost proposal of several considered,

**RESOLVED**, the Board of Trustees approves a contract agreement with Clayton Construction for window replacements on the second floor of Village Hall for \$34,765, subject to the Village Administrator's review and approval of required insurance.

**7.9 Resolution No. 2025-143 Resolution of the Nyack Village Board Resolution Authorizing Mayor to sign Agreement(s) with Town of Clarkstown, and Clarkstown Central School District, granting a property tax exemption for the Village's water treatment plant at 230 East Route 59, West Nyack, as per NYS Real Property Tax Law §406(3).**

**WHEREAS**, the Village of Nyack ("Village") is the fee simple title owner of a parcel of real property commonly known as 230 East Route 59, West Nyack, NY 10994, located in the hamlet of West Nyack, in the Town of Clarkstown, and issued the official Town Tax Map designation of 65.5-2-1, and as further described in "EXHIBIT A" annexed hereto and made a part hereof ("subject property").

WHEREAS, the Village uses the subject property, exclusively, for the operation of a water plant, pumping station and/or water treatment plant, including necessary connections and appurtenances.

WHEREAS, the Town of Clarkstown (“Town”), and the Clarkstown Central School District (“School”), have, in the past, imposed property taxes against the subject property.

WHEREAS, NYS Real Property Tax Law (“RPTL”) §406(3) prescribes that real property owned by a municipality, which has a population of less than 100,000 people, which real property is located outside of the municipality’s corporate limits and is used for the operation of a water plant, pumping station and/or water treatment plant, may be wholly, or partially, exempt from taxation, special ad valorem levies, and special assessments, provided that the governing board of the taxing authorities agree to same in writing.

WHEREAS, the aforesaid RPTL §406(3) relief from Town, and School, taxes was previously requested of the Town, and of the School, by the Village Administrator, and, to the extent that such requests required a Resolution from the Village Board of Trustees (“BOT”), the BOT hereby also resolves to authorize the Village Administrator, nunc pro tunc (now for then), to communicate such requests to the Town and to the School.

WHEREAS, on May 6, 2025, by its Resolution #252-2025, the Town Board adopted a Resolution to wholly exempt the subject property, and the buildings and improvements now existing thereon, or hereinafter installed (“improvements”), from all real estate/property taxation, special ad valorem levies and special assessments levied by the Town for the Town tax year of January 1, 2027 through December 31, 2027, and for each and every year thereafter, so long as the subject property, and its improvements, are owned by the Village and exclusively used for the operation of a water plant, pumping station and/or water treatment plant.

WHEREAS, on June 12, 2025, the School Board adopted a Resolution to wholly exempt the subject property, and the buildings and improvements now existing thereon, or hereinafter installed (“improvements”), from all real estate/property taxation, special ad valorem levies and special assessments levied by the School for the School tax year of September 1, 2026 through August 31, 2027, and for each and every year thereafter, so long as the subject property, and its improvements, are owned by the Village and exclusively used for the operation of a water plant, pumping station and/or water treatment plant.

WHEREAS, to the extent that any portion, or partial area, of the subject property, or any of the subject property’s improvements, are not exclusively used for the operation of a water plant, pumping station and/or water treatment plant (such as, for example, a wireless communications/cell tower and its appurtenances), any such portion, or partial area, shall not be exempt from taxation under RPTL §406(3) and shall be subject to taxation.

WHEREAS, the Village, the Town and the School have communicated their willingness to enter into a formal written, and executed, agreement (or agreements), so as to memorialize the above-described RPTL §406(3) property tax exemption – hereinafter “Agreement(s).”

WHEREAS, the Agreement(s) shall be self-renewing (i.e., automatically renew), and shall be extended, and be applicable, to all School, and Town, tax years after August 31, 2027, and after December 31, 2027, respectively, without any further action of the School Board, the Town Board or the BOT.

WHEREAS, the Agreement(s) shall include a provision that the Town, and the School, reserve their right to impose, levy and collect, with respect to the subject property, any financial obligation not specifically excluded by the provisions of RPTL §406(3).

WHEREAS, the Board of Trustees has concluded that entry into the Agreement(s) is in the best interests of the Village.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees:

1. authorizes the Village Administrator, nunc pro tunc (now for then), to communicate the RPTL §406(3) property tax exemption request to the Town, and to the School;
2. approves of the Village entering into the Agreement(s), so long as the Agreement(s) is/are in satisfactory form and substance to the Village Administrator and the Village Attorney; and
3. authorizes the Mayor to execute the Agreement(s) on behalf of the Village.

**7.10 Resolution No. 2025-144 Resolution of the Nyack Village Board Declaring as Surplus and Authorize Auction of Department of Public Works Vehicle, 2004 International Dump/Plow**

**RESOLVED**, the Village Board of the Village of Nyack declares as surplus, Department of Public Works vehicle, known as Truck #27, 2004 International Dump/Plow, VIN #1HTWEADR54J092932, and authorizes to auction this item through Auctions International.

**7.11 Resolution No. 2025-145 Resolution of the Nyack Village Board Declaring as Surplus and Authorize Auction of Department of Public Works Vehicle, 2016 Chevrolet Pick Up**

**RESOLVED**, the Village Board of the Village of Nyack declares as surplus, Department of Public Works vehicle, known as Truck #21, 2016 Chevrolet Pick Up, VIN #1GC0KYE9GZ358573, and authorizes to auction this item through Auctions International.

**7.12 Resolution No. 2025-146 Resolution of the Nyack Village Board Declaring as Surplus and Authorize Auction of Department of Public Works Vehicle, 2001 International Dump/Garbage Truck**

RESOLVED, the Village Board of the Village of Nyack declares as surplus, Department of Public Works vehicle, known as Truck #32, 2001 International Dump/Garbage Truck, VIN #1HTGHADT21H386718, and authorizes to auction this item through Auctions International.

**7.13 Resolution No. 2025-147 Resolution of the Nyack Village Board Declaring as Surplus and Authorize Auction of Department of Public Works Vehicle, 2005 International Dump/Roll-Off**

RESOLVED, the Village Board of the Village of Nyack declares as surplus, Department of Public Works vehicle, known as Truck #18, 2005 International Dump/Roll-Off Truck, VIN #1HTWDAZR55J006290, and authorizes to auction this item through Auctions International.

**7.14 Resolution No. 2025-148 Resolution of the Nyack Village Board Declaring as Surplus and Authorize Auction of Department of Public Works Vehicle, 2014 Ford F550 Dump Truck**

RESOLVED, the Village Board of the Village of Nyack declares as surplus, Department of Public Works vehicle, known as Truck #23, 2014 Ford F500 Dump Truck, VIN #1FDUF5HT3EEA81982, and authorizes to auction this item through Auctions International.

**7.15 Resolution No. 2025-149 Resolution, of the Board of Trustees of the Village of Nyack, Approving an Agreement with Platinum Security Services, LLC for a Safety Patrol in the Village**

WHEREAS, the Board of Trustees deems a foot patrol of unarmed security professionals essential to creating a perception and reality of greater safety and security in the downtown and waterfront park, and has budgeted \$40,000 for this service in the FY 25-26 budget,

WHEREAS, PLATINUM SECURITY GROUP INC., Valley Cottage, provides trained, insured, experienced security officers for a wide range of special events and other purposes, and is very familiar with the Nyack community,

RESOLVED, the Board of Trustees of the Village of Nyack directs the Village Administrator to implement a service agreement with PLATINUM SECURITY GROUP INC., Valley Cottage, NY, in a form acceptable to the Village Attorney, to provide a schedule of safety patrols focused on the downtown area and the waterfront park, prioritizing evenings when pedestrian, shopping and entertainment activity is most frequent.

**7.16 Resolution No. 2025-150 Resolution, of the Board of Trustees of the Village of Nyack, authorizing the issuance of bonds in a principal amount not to exceed \$825,000 to finance the construction of improvements to the water treatment plant, stating the estimated maximum cost thereof is \$825,000 and appropriating said amount for such purpose**

THE BOARD OF TRUSTEES OF THE VILLAGE OF NYACK, IN THE COUNTY OF ROCKLAND, NEW YORK, HEREBY RESOLVES (by the favorable vote of not less than two-thirds of all the members of said Board of Trustees) AS FOLLOWS:

Section 1. The Village of Nyack, in the County of Rockland, New York (herein called the "Village"), is hereby authorized to issue bonds in a principal amount not to exceed \$825,000 pursuant to the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (herein called the "Law"), to finance the construction of improvements to the Water Treatment Plant, including installation of a new THM Removal System, improvements to roof hatches and vents, tank modifications, electrical improvements and other ancillary or related work in connection therewith.

Section 2. The estimated maximum cost of the project described herein, including preliminary costs and costs incidental thereto and the financing thereof, is \$825,000 and said amount is hereby appropriated for such purpose. The plan of financing includes the issuance of bonds in a principal amount not to exceed \$825,000 to finance said appropriation, and the levy and collection of taxes on all the taxable real property in the Village to pay the principal of said bonds and the interest thereon as the same shall become due and payable.

Section 3. The following additional matters are hereby determined and declared:

(a) The period of probable usefulness applicable to the object or purpose for which said bonds are authorized to be issued, within the limitations of Section 11.00 a. 1 of the Law, is forty (40) years.

(b) The proceeds of the bonds herein authorized, and any bond anticipation notes issued in anticipation of said bonds, may be applied to reimburse the Village for expenditures made after the effective date of this resolution for the purpose for which said bonds are authorized. The foregoing statement of intent with respect to reimbursement is made in conformity with Treasury Regulation Section 1.150-2 of the United States Treasury Department.

(c) The proposed maturity of the bonds authorized by this resolution will exceed five (5) years.

Section 4. Each of the bonds authorized by this resolution, and any bond anticipation notes issued in anticipation of the sale of said bonds, shall contain the recital of validity as prescribed by Section 52.00 of the Law and said bonds, and any notes issued in anticipation of said bonds, shall be general obligations of the Village, payable as to both principal and interest by general tax upon all the taxable real property within the Village. The faith and credit of the Village are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds, and any notes issued in anticipation of the sale of said bonds, and provision shall be made annually in the budget of the Village by appropriation for (a) the amortization and redemption of the bonds and any notes in anticipation thereof to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 5. Subject to the provisions of this resolution and of the Law and pursuant to the provisions of Section 21.00 of the Law relative to the authorization of bonds with substantially level or declining annual debt service, Section 30.00 relative to the authorization of the issuance

of bond anticipation notes and Section 50.00 and Sections 56.00 to 60.00 and Section 168.00 of the Law, the powers and duties of the Board of Trustees relative to authorizing bond anticipation notes and prescribing the terms, form and contents and as to the sale and issuance of the bonds herein authorized, and of any bond anticipation notes issued in anticipation of said bonds, and the renewals of said bond anticipation notes, and as to the execution of credit enhancement agreements, are hereby delegated to the Village Treasurer, the chief fiscal officer of the Village.

Section 6. The validity of the bonds authorized by this resolution, and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

- (a) such obligations are authorized for an object or purpose for which the Village is not authorized to expend money, or
- (b) the provisions of law which should be complied with at the date of the publication of such resolution, or a summary thereof, are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

- (c) such obligations are authorized in violation of the provisions of the constitution.

Section 7. This bond resolution is subject to a permissive referendum and the Village Clerk is hereby authorized and directed, within ten (10) days after the adoption of this resolution, to publish or cause to be published, in full, in the official newspaper of the Village, having a general circulation within said Village, and posted in at least six (6) public places and in each polling place in the Village, a Notice in substantially the form appearing in Exhibit A hereto.

Section 8. The Village Clerk is hereby authorized and directed, after said bond resolution shall take effect, to cause said bond resolution to be published, in summary, in the official newspaper of the Village, having a general circulation within said Village, together with a Notice in substantially the form as provided by Section 81.00 of the Law.

**7.17 Resolution No. 2025-151 Resolution of the Nyack Village Board Approving the Purchase and Installation of Lights and PA System for the 2025 Ford Maverick Nyack Parking Authority Vehicle**

WHEREAS, the Village of Nyack Parking Authority is requesting approval to purchase and install lights and PA system for the 2025 Ford Maverick; and

WHEREAS, such a purchase must be authorized by the Nyack Board of Trustees;

NOW, THEREFORE, BE IT RESOLVED, that the Village of Nyack Parking Authority is authorized to purchase and install lights and PA system from Goosetown Communications, who has the County of Westchester bid (Contract #5847BPS), at a cost to the Village of \$5,661.70.

**7.18 Resolution No. 2025-152 Resolution of the Nyack Village Board Authorizing the Purchase of One (1) New HI-Way 12' Salt Spreader**



WHEREAS, the Village Department of Public Works is requesting authorization to purchase one (1) new HI-Way 12' Super P 304SS Salt Spreader; and

WHEREAS, pursuant to NYS General Municipal Law § 104, a village is authorized to make purchases of commodities, materials, equipment, technology, food products or services through the NYS Office of General Services, provided such purchase shall exceed \$500.00 and the village shall accept sole responsibility for any payment due to the vendor; and

WHEREAS, in or about November 14, 2019 (thereafter revised), as part of Solicitation 23166, the NYS Office of General Services awarded contract #PC68995, Group 40440 (Statewide), to Trius Inc. of Bohemia New York, for the procurement of "Vehicles, Class 1-8", for the period November 14, 2019 through November 13, 2029, which procurement was expressly made available to political subdivisions of the state; and

WHEREAS, included among the categories and items of equipment and accessories available for purchase from Trius Award #23166 is the equipment required by the Village at a total cost of \$34,098.00, as set forth in a certain price quotation from Trius, dated 07/21/2025; and

WHEREAS, the Village of Nyack wishes to take advantage of the State's procurement contract with Trius and purchase the said equipment at the aforesaid price, for which it is willing to assume sole responsibility for payment to the vendor,

NOW, THEREFORE, BE IT RESOLVED, that the Village Board hereby authorizes the purchase of one (1) new HI-Way 12' Super P 304SS salt spreader with related accessories, from Trius Inc. of Bohemia, New York, at a total cost of THIRTY-FOUR THOUSAND NINETY-EIGHT DOLLARS AND ZERO CENTS (\$34,098.00), the cost of which shall be reimbursed from Public Works funds;

AND BE IT FURTHER RESOLVED, that the Mayor, Village Administrator and/or Treasurer is authorized to take such further action, and to execute such further documents, as may be necessary to effectuate such purchase.

WHEREAS, such a purchase must be authorized by the Nyack Board of Trustees;

NOW, THEREFORE, BE IT RESOLVED, that the Village of Nyack DPW is authorized to purchase one (1) new HI-Way 12' Super P 304SS salt spreader with related accessories, from Trius Inc., at a cost to the Village of \$34,098.00.

**7.19 Resolution No. 2025-153 Resolution of the Nyack Village Board Authorizing the Purchase of One (1) New Buyers 11' C-Style Plow**

WHEREAS, the Village Department of Public Works is requesting authorization to purchase one (1) new Buyers 11' C-Style Steel Moldboard Full Trip Reversible Plow; and

WHEREAS, pursuant to NYS General Municipal Law § 104, a village is authorized to make purchases of commodities, materials, equipment, technology, food products or services through the NYS Office of General Services, provided such purchase shall exceed \$500.00 and the village shall accept sole responsibility for any payment due to the vendor; and

WHEREAS, in or about November 14, 2019 (thereafter revised), as part of Solicitation 23166, the NYS Office of General Services awarded contract #PC68995, Group 40440 (Statewide), to Trius Inc. of Bohemia New York, for the procurement of “Vehicles, Class 1-8”, for the period November 14, 2019 through November 13, 2029, which procurement was expressly made available to political subdivisions of the state; and

WHEREAS, included among the categories and items of equipment and accessories available for purchase from Trius Award #23166 is the equipment required by the Village at a total cost of \$15,400.00, as set forth in a certain price quotation from Trius, dated 07/21/2025; and

WHEREAS, the Village of Nyack wishes to take advantage of the State’s procurement contract with Trius and purchase the said equipment at the aforesaid price, for which it is willing to assume sole responsibility for payment to the vendor,

NOW, THEREFORE, BE IT RESOLVED, that the Village Board hereby authorizes the purchase of one (1) new Buyers 11’ C-Style Steel Moldboard Full Trip Reversible Plow with related accessories, from Trius Inc. of Bohemia, New York, at a total cost of FIFTEEN THOUSAND FOUR HUNDRED DOLLARS AND ZERO CENTS (\$15,400.00), the cost of which shall be reimbursed from Public Works funds;

AND BE IT FURTHER RESOLVED, that the Mayor, Village Administrator and/or Treasurer is authorized to take such further action, and to execute such further documents, as may be necessary to effectuate such purchase.

WHEREAS, such a purchase must be authorized by the Nyack Board of Trustees;

NOW, THEREFORE, BE IT RESOLVED, that the Village of Nyack DPW is authorized to purchase one (1) new Buyers 11’ C-Style Steel Moldboard Full Trip Reversible Plow with related accessories, from Trius Inc., at a cost to the Village of \$15,400.00.

**7.20 Resolution No. 2025-154: Village of Nyack Board of Trustees Resolution Approving Mayor’s Appointment of an additional member to the Public Arts Advisory Committee**

WHEREAS, the arts are an essential part of Nyack’s heritage, identity, and downtown revitalization strategy,

WHEREAS, the Village of Nyack Board of Trustees wishes to obtain the guidance of experienced stakeholders and more generally involve the community in planning and reviewing opportunities for public art, such as public murals, sculptures and lighting, specifically with

regard to expected public murals proposals and other projects requiring Board of Trustees approval,

WHEREAS, the Board of Trustees previously created a Public Arts Advisory Committee and appointed Kris Burns, Bill Batson, Amyu Bezunartea, Dana Harkrider, Ernst Valery, Lauren Randolph, Art Gunther, Herve Alexander, Karina Zeor and Carole Perry,

RESOLVED, that the Mayor's appointment of Angela Langston, to represent the Hopper House Museum, is approved.

## **8. Department Reports to the Village Board of Trustees (based on availability).**

- 8.1 – Orangetown Police Department
- 8.2 - Village Attorney
- 8.3 – Village Administrator
- 8.4 - Village Clerk

## **9. Old Business**

- 9.1 Workshop on New York Forward – Village Applications, 8/21/25
- 9.2 Memorial Park Shoreline Path design update
- 9.3 Draft legislation for adaptive reuse of school and church properties – set public hearing

## **10. New Business**

- 10.1 Sidewalk Incentive Program policy update
- 10.2 250<sup>th</sup> Anniversary of July 4, 1776, organizing committee

## **11. Communications**

- 11.1 Marcella Mazzeo, Cars and Coffee street closure request, S B'way., Sunday, October 5, 2025, 6 AM – 11 AM.
- 11.2 Stephen Looser, Oak Hill Cemetery, re: gas powered leaf blower ban.
- 11.3 Tyrone Azanedo, Maura's Kitchen, special event street closure application for Salsa Sunset on Sobro, 9/20/25, 6-10 PM.
- 11.4 Barbara Taylor, request of handicap parking spot on Gail Drive.
- 11.5 Pastor Josef – Hezekiah Easter Square, 4-7 PM, 8/30 and 9/27

## **12. Public Comment**

## **13. Executive Session**

## **14. Adjournment**