

**Minutes of the Regular Meeting  
of the Village of Nyack Board of Trustees  
Held at Village Hall at 7:30 pm on Thursday, March 27, 2025**

**Present:** Joseph Rand, Mayor  
Pascale Jean-Gilles, Trustee  
Donna Lightfoot-Cooper, Trustee  
Joseph Carlin, Trustee  
Nathalie Riobe-Taylor, Trustee

**Also Present:** Andrew Stewart, Village Administrator  
Dennis Michaels, Village Attorney  
Linda Donnelly, Village Clerk

**Absent:**

**Meeting called to order at 7:30 pm**

**Pledge of Allegiance**

**Mayor's Introduction**

Congratulations to new business openings in Nyack – Bright Path Childcare, Nyack Neighborhood Veterinary Practice and Kantina Kita; this Saturday is the last day to see Black History Month Exhibition at the Historical Society from 1:00-4:00 PM; this Sunday the Nyack Film Festival begins at Hotel Nyack; next Friday Rockland Pride Night Market at the Pride Center at the corner of Jackson Ave. and Franklin St.; Nyack Art Collective Art Exhibition on the 1<sup>st</sup> Friday in the adjunct room next to Burger Loft; April 10<sup>th</sup> local band Coheed and Cambria event hosted by the Nyack Chamber of Commerce. The band will be getting a key to the village for the work they've done within Nyack; April 29<sup>th</sup>, Angel of Nyack will be hosting a Maker's Market at the First Reformed Church building at Burd and Broadway

**COMMENTS FROM THE VILLAGE BOARD**

*Trustee Jean-Gilles* – Request to close the meeting in honor of Alexa White a former Nyack resident who passed in a tragic accident

*Trustee Carlin* – Last week's monthly Water Board meeting on water quality – Water Board responded honestly, respectfully and were very professional

**PRESENTATIONS**

**Dominic Pilla**, Planning Board referral of 80 S. Broadway application for a fourth floor Special Permit from Board of Trustees with conditions

Trustee Carlin – You have to provide for more than the 10% requisite of affordable housing.

Trustee Lightfoot-Cooper – Why are you seeking a 4<sup>th</sup> floor?  
DR Pilla Assoc. – Provides for a more attractive layout.  
Trustee Carlin – I object to the 4<sup>th</sup> floor. I believe in maintaining the historic character of the Village.  
Mayor Rand – I feel not out of keeping with the rest of the community. I'd rather have a nice building that's a nice place to live. A step up from what currently exists in this space. My inclination is to say yes.  
David MacCartney, Atty., Feerick Nugent MacCartney, representing Hanneman Funeral Home – Opposed to four stories. Out of character for the neighborhood. Overlooking/overshadowing the funeral home.  
Trustee Lightfoot-Cooper – On the fence. Would like to see a three-story rendering and to hear from the nearby residents and businesses.  
Trustee Jean-Gilles – Would like to see more concessions and feel the public benefit is sparse. Not ready to make a decision now.  
Trustee Riobe-Taylor – Would like to see without the four stories. Not ready to render a decision.  
Mayor Rand – Submit a three-story rendering and we will discuss again in two weeks.

## **PUBLIC HEARINGS**

### **Community Development Block Grant 2025 Application**

*Continue Public Hearing on Community Development Block Grant 2025 Application from 03/27/2025*

Administrator Stewart gave a brief overview.

Federal money awarded through the County of Rockland for sidewalk, paving improvements. Committee convened, proposals and concepts reviewed. Two viable projects – Kilby St. sidewalks and paving; paving Artopee Lot with angle parking, ingress and egress, and shade trees.

Consensus is to go with Kilby St. sidewalks and paving.

Mayor Rand invited public comment.

*Chris Scialabba* – Area between Children of America and hospital is missing a chunk of sidewalk.

*Administrator Stewart* – Can't use CDBG money on a state road.

*Motion by Trustee Jean-Gilles, seconded by Trustee Riobe-Taylor to close the public hearing on Community Development Block Grant 2025 Application*

*On roll call the vote was as follows:*

*Trustee Jean-Gilles . . . . . Yes*

*Trustee Lightfoot-Cooper . . . . . Yes*

*Trustee Carlin. . . . . Yes*

*Trustee Riobe-Taylor . . . . . Yes*

*Mayor Rand . . . . . Yes*

## **ADOPTION OF MINUTES** – 03/13/25

*On motion of Trustee Carlin, seconded by Trustee Jean-Gilles. The minutes of the meeting held on 03/13/2025 were accepted as presented.*