

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

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.

7.11 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.

7.12 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.

7.13 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.

7.14 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.

7.15 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.

7.16 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.

7.17 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.

7.18 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.

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 250th 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.

12. Public Comment

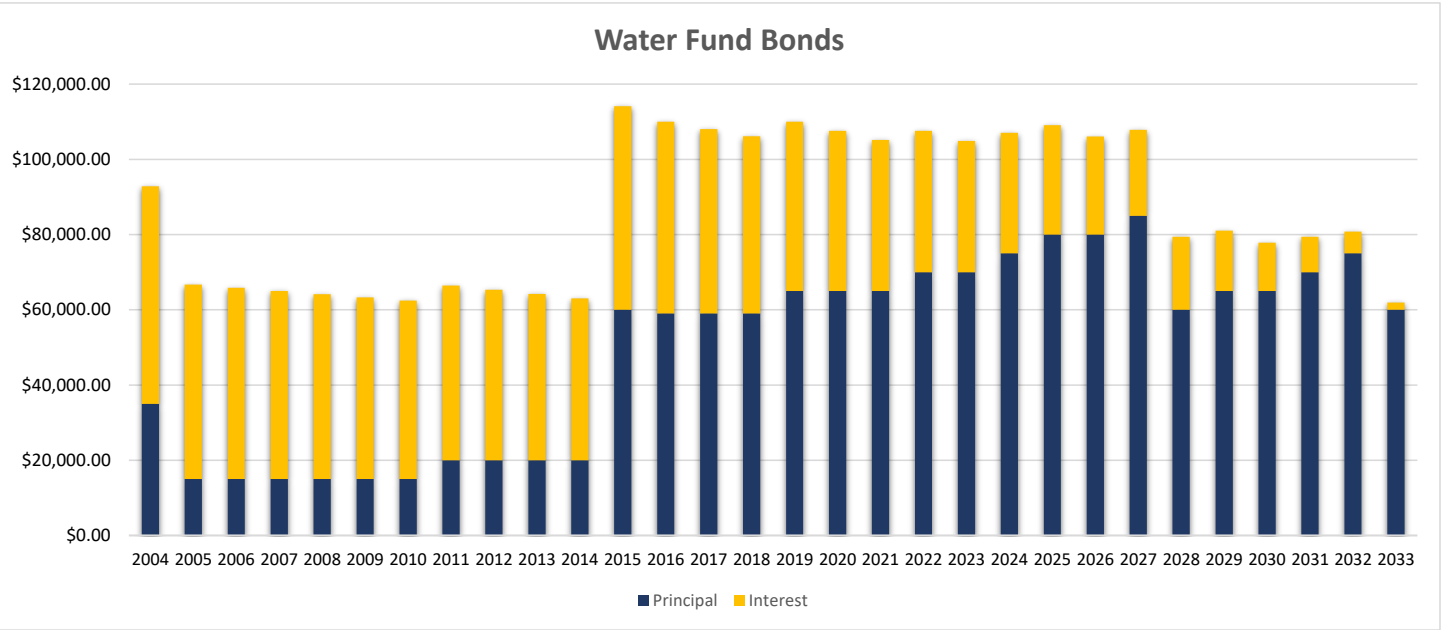
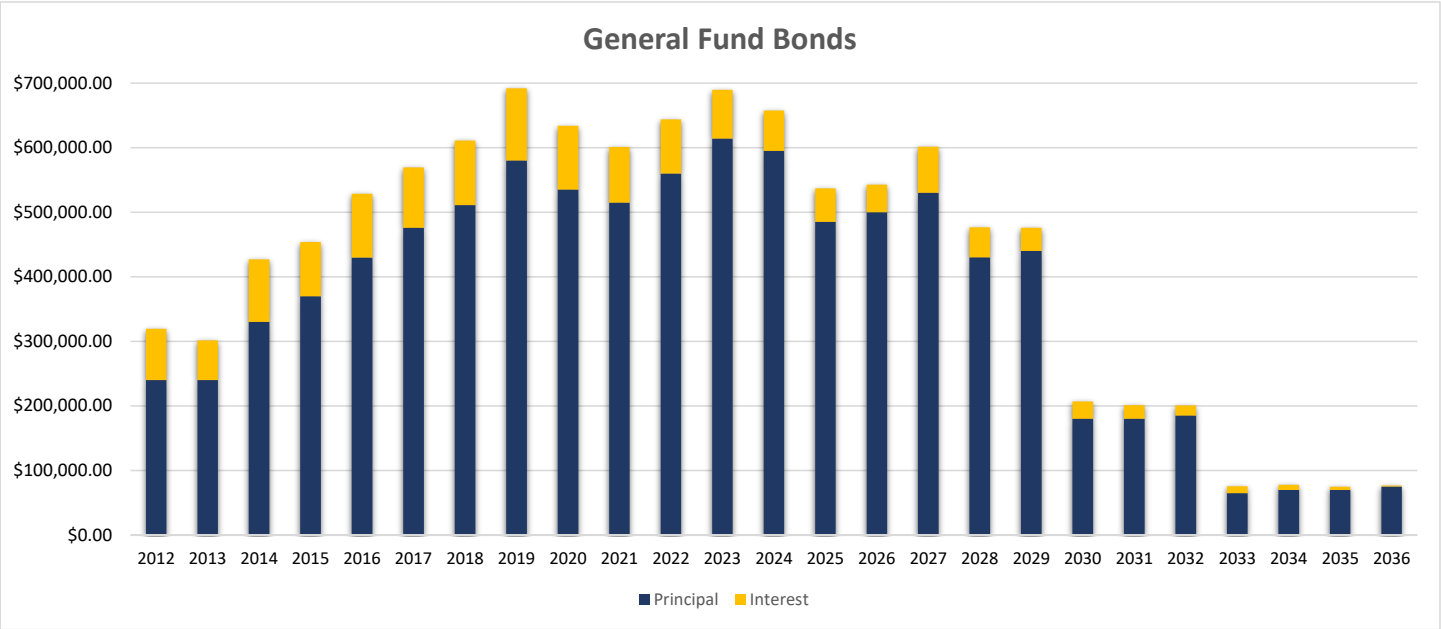
13. Executive Session

14. Adjournment

Bond Principal										General Fund Bonds										Total General Fund	
FY	Done	Done	2012 Bond	2015 Bond	2017 Bond	2020 Bond	2022 Bond	2025 Bond Estimation	TOTAL PRINCIPAL	FY	Done	Done	2012 Bond	2015 Bond	2017 Bond	2020 Bond	2022 Bond	2025 Bond Estimation	TOTAL INTEREST	FY	Total
2012	240,000								240,000	2012	79,352.08								79,352.08	2012	319,352.08
2013	240,000								240,000	2013	61,587.50								61,587.50	2013	301,587.50
2014	240,000		90,000						330,000	2014	55,287.50		41,959.58						97,247.08	2014	427,247.08
2015	240,000		130,000						370,000	2015	48,387.50		35,293.75						83,681.25	2015	453,681.25
2016	220,000		131,000	78,785					429,785	2016	41,487.50		33,336.25	24,090.20					98,913.95	2016	528,698.95
2017	210,000		131,000	135,000					476,000	2017	35,037.50		31,371.25	26,937.50					93,346.25	2017	569,346.25
2018	210,000		131,000	135,000	35,000				511,000	2018	28,737.50		29,078.75	24,912.50	17,393.75				100,122.50	2018	611,122.50
2019	135,000	20,000	130,000	145,000	150,000				580,000	2019	23,393.75	2,023.35	26,468.75	22,721.88	37,180.00				111,787.73	2019	691,787.73
2020	125,000	20,000	130,000	110,000	150,000				535,000	2020	19,012.50	1,624.00	23,868.75	20,443.75	33,880.00				98,829.00	2020	633,829.00
2021	120,000	20,000	130,000	95,000	150,000				515,000	2021	14,575.00	1,254.00	21,268.75	18,393.75	30,580.00				86,071.50	2021	601,071.50
2022	105,000	20,000	130,000	95,000	150,000	60,000			560,000	2022	10,225.00	858.00	18,668.75	16,493.75	27,280.00	10,480.17			84,005.67	2022	644,005.67
2023	100,000	20,000	100,000	95,000	150,000	65,000	84,000		614,000	2023	6,125.00	436.00	16,368.75	14,593.75	23,980.00	6,245.00	8,102.49		75,850.99	2023	689,850.99
2024	100,000		100,000	95,000	150,000	65,000	85,000		595,000	2024	2,062.50		14,368.75	12,634.38	20,680.00	5,416.25	7,571.50		62,733.38	2024	657,733.38
2025			100,000	85,000	150,000	65,000	85,000		485,000	2025			12,368.75	10,668.75	17,380.00	4,546.88	6,934.00		51,898.38	2025	536,898.38
2026			100,000	90,000	150,000	70,000	90,000		500,000	2026			10,306.25	8,643.75	14,080.00	3,618.75	6,084.00		42,732.75	2026	542,732.75
2027			90,000	90,000	150,000	70,000	90,000	40,000	530,000	2027			8,231.25	6,450.00	10,780.00	2,656.25	4,959.00	38,485.00	71,561.50	2027	601,561.50
2028			55,000	90,000	70,000	70,000	90,000	55,000	430,000	2028			6,531.25	4,087.50	7,480.00	1,650.00	3,609.00	23,327.50	46,685.25	2028	476,685.25
2029			55,000	95,000	70,000	75,000	90,000	55,000	440,000	2029			5,156.25	1,425.00	5,940.00	562.50	1,989.00	20,962.50	36,035.25	2029	476,035.25
2030			55,000		70,000			55,000	180,000	2030			3,746.88		4,400.00			18,597.50	26,744.38	2030	206,744.38
2031			55,000		65,000			60,000	180,000	2031			2,268.75		2,860.00			16,125.00	21,253.75	2031	201,253.75
2032			55,000		65,000			65,000	185,000	2032			756.25		1,430.00			13,437.50	15,623.75	2032	200,623.75
2033								65,000	65,000	2033								10,642.50	10,642.50	2033	75,642.50
2034								70,000	70,000	2034								7,740.00	7,740.00	2034	77,740.00
2035								70,000	70,000	2035								4,730.00	4,730.00	2035	74,730.00
2036								75,000	75,000	2036								1,612.50	1,612.50	2036	76,612.50
Total	2,285,000	100,000	1,898,000	1,433,785	1,725,000	540,000	614,000	610,000	9,205,785		425,270.83	6,195.35	341,417.71	212,496.46	255,323.75	35,175.79	39,248.99	155,660.00	1,470,788.88		

Water Fund Bonds											
Bond Principal				Bond Interest				Total Water Fund			
FY	2003 Bond	2012 Bond	TOTAL PRINCIPAL	FY	2003 Bond	2012 Bond	TOTAL INTEREST	FY	Total		
2004	35,000	-	35,000	2004	57,815.42	-	57,815.42	2004	92,815.42		
2005	15,000	-	15,000	2005	51,727.50	-	51,727.50	2005	66,727.50		
2006	15,000	-	15,000	2006	50,872.50	-	50,872.50	2006	65,872.50		
2007	15,000	-	15,000	2007	50,017.50	-	50,017.50	2007	65,017.50		
2008	15,000	-	15,000	2008	49,162.50	-	49,162.50	2008	64,162.50		
2009	15,000	-	15,000	2009	48,307.50	-	48,307.50	2009	63,307.50		
2010	15,000	-	15,000	2010	47,452.50	-	47,452.50	2010	62,452.50		
2011	20,000	-	20,000	2011	46,455.00	-	46,455.00	2011	66,455.00		
2012	20,000	-	20,000	2012	45,315.00	-	45,315.00	2012	65,315.00		
2013	20,000	-	20,000	2013	44,175.00	-	44,175.00	2013	64,175.00		
2014	20,000	-	20,000	2014	43,035.00	-	43,035.00	2014	63,035.00		
2015	25,000	35,000	60,000	2015	41,752.50	12,402.92	54,155.42	2015	114,155.42		
2016	25,000	34,000	59,000	2016	40,327.50	10,681.25	51,008.75	2016	110,008.75		
2017	25,000	34,000	59,000	2017	38,902.50	10,163.75	49,066.25	2017	108,066.25		
2018	25,000	34,000	59,000	2018	37,477.50	9,653.75	47,131.25	2018	106,131.25		
2019	30,000	35,000	65,000	2019	35,910.00	9,058.75	44,968.75	2019	109,968.75		
2020	30,000	35,000	65,000	2020	34,200.00	8,368.75	42,568.75	2020	107,568.75		
2021	30,000	35,000	65,000	2021	32,490.00	7,668.75	40,158.75	2021	105,158.75		
2022	35,000	35,000	70,000	2022	30,637.50	6,968.75	37,606.25	2022	107,606.25		
2023	35,000	35,000	70,000	2023	28,642.50	6,268.75	34,911.25	2023	104,911.25		
2024	40,000	35,000	75,000	2024	26,505.00	5,568.75	32,073.75	2024	107,073.75		
2025	40,000	40,000	80,000	2025	24,225.00	4,868.75	29,093.75	2025	109,093.75		
2026	40,000	40,000	80,000	2026	21,945.00	4,118.75	26,063.75	2026	106,063.75		
2027	45,000	40,000	85,000	2027	19,522.50	3,293.75	22,816.25	2027	107,816.25		
2028	45,000	15,000	60,000	2028	16,957.50	2,418.75	19,376.25	2028	79,376.25		
2029	50,000	15,000	65,000	2029	14,250.00	1,781.25	16,031.25	2029	81,031.25		
2030	50,000	15,000	65,000	2030	11,400.00	1,406.25	12,806.25	2030	77,806.25		
2031	55,000	15,000	70,000	2031	8,407.50	1,021.88	9,429.38	2031	79,429.38		
2032	60,000	15,000	75,000	2032	5,130.00	618.75	5,748.75	2032	80,748.75		
2033	60,000	-	60,000	2033	1,710.00	206.25	1,916.25	2033	61,916.25		
	950,000	542,000	1,492,000		1,004,727.92	106,538.55	1,111,266.47				

Water Ban	Feb 2026
Principal	Interest
180,000.00	696,000.00



Fireworks Extravaganza

Worldwide experience in pyrotechnics since 1995



*Fireworks Extravaganza's 9.14.2024
Brooklyn Bridge Fireworks Show,
Choreographed to Jay Z & Alicia Keys -
- Empire State of Mind*

Public Displays • Sporting Events • Weddings • Indoor SFX • Product Sales

1-800-765-BANG (2264)

www.fwextravaganza.com

Village of Nyack

Display Contract Documents

Fireworks Extravaganza

Federal ATF Licensed Fireworks Importer License #8-NJ-00310
US DOT Hazardous Materials Carrier DOT#2064141
MD Explosive Dealer License #W-016
NY State Dealer/Manufacturer License #D-5741
NJ Permit to Use Explosives License #003309
NYC Fireworks Contractor — Certificate of Fitness #E11917

Worldwide Experience in Pyrotechnics - Since 1995

1-800-765-BANG (2264) • 206-202-1544 FAX
121 GERTRUDE AVE • PARAMUS, NJ 07652



Hanover Germany 2009 International
Competition first place.

www.fwextravaganza.com

PYROTECHNIC SERVICES CONTRACT

On this Day - August 01, 2025

J&J Computing, Inc. d/b/a Fireworks Extravaganza (A New York Corporation) Located at
121 Gertrude Avenue, Paramus, NJ 07652

-And-

Village of Nyack Located at 9 North Broadway, , Nyack, New York, 10960 known as the
"SPONSOR"

WHEREAS, the parties have entered into an agreement relating to the sale and/or display of
fireworks which they desire to have set forth in writing:

NOW, THEREFORE, the parties agree as follows:

1. That **FIREWORKS EXTRAVAGANZA** intends to sell and/or display fireworks only to
appropriately authorized individuals. The products will be used in the display and not to be
sold or provided to any individual. You are contracting a display not a purchase of explosive
material.
2. The **Sponsor** agrees to pay a display price of **\$33,000.00** for the display agreed upon.
FIREWORKS EXTRAVAGANZA will provide the display on **7.3.2026** at **Waterfront- Hudson
River on Barge**. It is agreed that the sponsor and **FIREWORKS EXTRAVAGANZA** will work
together on timing, display length and scheduling of the display time. Start time will be
dictated by sponser.

3. Upon signing of this agreement, **Sponsor** agrees to pay 50% deposit of the show price. At contract signing the amount paid to date or transferred from previous contracts has been \$0. Total due at the signing of this contract is 16,500.00

4. **Sponsor** agrees to maintain a secure site which meets NFPA 1123, 2010 distance requirements (70' per inch of shell diameter), as defined by **FIREWORKS EXTRAVAGANZA** and Sponsor's local Fire Authority and to provide proper police/crowd security personnel to insure adequate patrol of this site as marked and secured by the Sponsor until **FIREWORKS EXTRAVAGANZA** advises that the security is no longer necessary. **Sponsor** also agrees to furnish proper parking supervision.

5. **FIREWORKS EXTRAVAGANZA** reserves the right to terminate the display being exhibited by **FIREWORKS EXTRAVAGANZA** in the event persons, vehicles or animals enter the secured safety zone and security is unable or unwilling to remove them and enforce the safety regulations.

6. **SPONSOR** will have the display site approved and permit application signed by the local Fire Authority having jurisdiction. In addition, **Sponsor** will have available at the display site Fire and/or other local Emergency Response Personnel as required by county and/or state authority.

6b. **SPONSOR** will be responsible for all costs incurred to have the display site and permit application signed and approved by the local authoritative body, policing agencies and emergency response personnel that are required by the local authority having jurisdiction. Sponser agrees to pay the authority directly for all costs.

7a. In the event of inclement weather, the display may be rescheduled to **Mutually Agreed Upon**. There will be a postponement fee of twenty five percent (25%) of the total contract price if the display has left the warehouse. If the **SPONSOR** notified **FIREWORKS EXTRAVAGANZA** of postponement prior to display leaving warehouse on show day the postponement fee will be ten percent (10%) of the total contract price.

7b. In the event of a cancellation of the display prior to 14 days before show day, there will be a cancellation fee of Fifty percent (50%) of the total contract price. In the event the show is cancelled less then 14 days prior the complete contract price is due.

8. In the event of excessive safety risks and factors, extraordinary circumstances or inclement weather which may cause the start of the display to be altered from the agreed upon time, every effort will be made by **FIREWORKS EXTRAVAGANZA** to perform the display at the **Sponsor's** request. Once the display has been setup and the fireworks loaded, only **FIREWORKS EXTRAVAGANZA** and/or the Authority Having Jurisdiction shall have the right to advance or delay the start of the display, or cancel it if it is deemed necessary. Demands for cancellation by the Sponsor once the display is on site and set up will result in 100% of the contract amount invoiced

9. **FIREWORKS EXTRAVAGANZA**, upon acceptance of this contract in writing by both parties, agrees to fulfill the contract in a safe, professional, and workmanlike manner and further to provide liability insurance coverage in the amount of **FIVE MILLION DOLLARS (\$5,000,000.00)**. Those entities/individuals listed on the certificate of insurance shall be deemed as additional insured per this contract.

10. **FIREWORKS EXTRAVAGANZA** reserves the right to substitute shells or other pyrotechnic devices with like items of equal or greater value in the event substitution is required. The quality of the display, duration and finale will never be less than the proposal.

11. **FIREWORKS EXTRAVAGANZA** shall be responsible for all labor to dig mortar holes, set up display pieces and finale racks and to dismantle, clean up and collect debris, including unfired pyrotechnic devices if any, caused by the display the evening of the display.

11a. For land based displays **SPONSOR** will be responsible for a thorough search for post display debris, including unfired pyrotechnic devices, if any, and policing of area at first light following exhibition, if there are any pyrotechnic devices found the **SPONSOR** agrees to contact Fireworks Extravaganza immediately for pickup and disposal. For water based displays FE will be responsible for post display inspections.

11b. For water based displays, FE will coordinate the Barge, Tug, All coast guard required insurance and loading location. FE will arrange for the display barge being brought to the display site on time for display start. FE will work with security boats that are necessary for the permit and safety according to the coast guard. The cost is including in this contract price.

12. **SPONSOR** will provide all the information needed for **FIREWORKS EXTRAVAGANZA** to obtain the required insurance coverage by filling out the "Required Insurance Form" attached to this contract, and submitting it with 5 days of contract acceptance.

IN WITNESS WHERE OF, the parties hereto have set their hands and affixed their respective seals the day and year first above written.

 SIGNATURE
John Sagaria

John C. Sagaria
President, Fireworks Extravaganza

 SIGNATURE
Andy Stewart

Andy Stewart
Village of Nyack



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/1/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acrisure Great Lakes Partners Insurance Services 223 West Grand River Ave #1 Howell MI 48843		CONTACT NAME: PHONE (A/C No. Ext): 216-658-7100 FAX (A/C No.): 216-658-7101 E-MAIL ADDRESS:		
INSURED J & J Computing Inc. dba Fireworks Extravaganza 121 Gertrude Ave Paramus NJ 07652		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: Everest National Insurance Company		10120
		INSURER B: AXIS Surplus Insurance Company		26620
		INSURER C: Everest Denali Insurance Company		16044
		INSURER D: State Insurance Fund Workers' Compensation Fund		36102
		INSURER E:		
INSURER F:				

COVERAGES**CERTIFICATE NUMBER:** 185725407**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD'L SUBR INSR WYD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC		G CN0010280241	11/9/2024	11/9/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$500,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
C	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		G CD0010021241	11/9/2024	11/9/2025	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		P-001-000225856-06	11/9/2024	11/9/2025	EACH OCCURRENCE \$4,000,000 AGGREGATE \$4,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	W21440821 (NY)	5/12/2025	5/12/2026	WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$Unlimited E.L. DISEASE - EA EMPLOYEE \$Unlimited E.L. DISEASE - POLICY LIMIT \$Unlimited

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Additional insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.

The Village of Nyack, Montefiore Nyack Foundation, & The State of New York are additional insured in regards to a Firework Display on July 3, 2026 (Rain Date: Mutually agreed upon) at Memorial Park Depew Ave, Nyack, NY 10960.

CERTIFICATE HOLDER**CANCELLATION**The Village of Nyack
9 North Broadway
Nyack NY 10960

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Fireworks Extravaganza



Village of Nyack Memorial Park- Barge SITE PLAN

Spectator Location

Memorial Park
4 Depew Ave
Nyack, NY 10960

Barge Loading

North River Shipyard
1 Van Houten St,
Nyack, NY 10960
(845) 358-2100

FireMarshall - AHJ

Nyack Fire Inspector
(845) 358-4249

Approved Devices

6" Shells, Candles,

Site Notes

Barge Display

Created Date

12.1.2023

Fireworks Extravaganza, 121 Gertrude Avenue, Paramus NJ 07652
www.fwextravaganza.com • 800-765-BANG (2264)

August 13, 2025

Village of Nyack
Mayor and Trustees
9 North Broadway
Nyack NY 10960

Attn: Andy Stewart – Village Administrator

Re: Village Hall VRV system Design Project
NYK 0219

Dear Mayor and Trustees,

Bids were received on July 8, 2025, for the above captioned project. There were four bids returned. A Bid Summary is attached. All of the bids returned were over the budget allotted for this project. We recommend the bids be rejected, and the project not be awarded.

As a result of the high cost for this project, the scope of work will be re-visited and modified. The project design will be amended, and plans and specifications will be required to be revised to reflect the new scope of the VRV System project. The project will then be re-bid at a later date.

The Village Clerk should return the bid bonds to all contractors.

Very truly yours,



Eve Mancuso, P.E., Principal Engineer

Weston & Sampson, PE, LS, LA, Architects PC

CC: Linda Donnelly- Village Clerk

Dennis Michaels, Esq.

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	ACS	Bertussi	TMB	Hauser Bros**
Mobilization	\$ 19,000	\$ 64,222	\$ 25,000	\$ 230,964
Condensers	\$ 105,000	\$ 30,000	\$ 150,000	\$ 200,000
IDUs	\$ 115,500	\$ 42,000	\$ 200,000	\$ 210,000
ERV	\$ 30,000	\$ 4,000	\$ 100,000	\$ 10,000
EBH	\$ 10,500	\$ 7,000	\$ 20,000	\$ 3,500
AC 2-1	\$ 115,000	\$ 65,000	\$ 50,000	\$ 100,000
Piping ductwork	\$ 380,000	\$ 903,000	\$ 200,000	\$ 500,000
Panel K	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
Panel Roof	\$ 6,000	\$ 3,000	\$ 6,000	\$ 6,000
Elec Work	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000
TOTAL	\$ 885,000	\$ 1,222,222	\$ 855,000	\$ 1,364,464

**Total for Hauser Bros written at \$1,574,464 on their form but it totals to the number above

August 13, 2025

Village of Nyack
Mayor and Trustees
9 North Broadway
Nyack NY 10960

Attn: Andy Stewart – Village Administrator

Re: Village Hall Roof Replacement
NYK 0198

Dear Mayor and Trustees,

Bids were received on July 8, 2025, for the above captioned project. There were eight bids returned. A Bid Summary is attached. The bid was structured with a Base Bid and Alternate Bids. Armor Tite was the apparent low bidder considering the sum of Alternate 1 – cornice work, and Alternate 2 – roofing with a 30-year warranty.

The scope of work and scheduling of the Village Hall roof replacement project was closely aligned with the scope of work and scheduling of the Village Hall VRV System Design project. The quotes received for the VRV System project exceeded the Village budget, and will not be awarded. Thus, we recommend this roofing project not be awarded. The project plans and specifications will be required to be modified to reflect the new scope of the VRV System project, and the project will then be re-bid at a later date.

The original bid documents have been returned to the Village Clerk, and bid bonds which shall be returned to all contractors.

Very truly yours,



Eve Mancuso, P.E., Principal Engineer
Weston & Sampson, PE, LS, LA, Architects PC

CC: Linda Donnelly- Village Clerk

Dennis Michaels, Esq.

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Project NYK0198

Project Description VH Roof

Date 7/10/2025

By Jose Astacio

Pay Item #	Unit	Qty	DME Construction		Armor Tite Construction		CC Roof		Mak Group	
			Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended
Roofing Work	LS	1	\$277,000	\$ 277,000.00	\$282,000	\$ 282,000.00	\$302,500	\$ 302,500.00	\$398,758.00	\$398,758.00
TOTAL BASE BID AMOUNT				\$ 277,000.00		\$ 282,000.00		\$ 302,500.00		\$398,758.00
Replace (1) Cornice Stone As Indicated on the Plans and Specs	LS	1	\$16,000	\$ 16,000.00	\$7,500	\$ 7,500.00	\$5,500	\$ 5,500.00	\$35,000.00	\$35,000.00
TOTAL ALTERNATE BID 1				\$ 16,000.00		\$ 7,500.00		\$ 5,500.00		\$35,000.00
30 Year Warranty	LS	1	\$9,118	\$ 9,118.00	\$287,000	\$ 287,000.00	\$54,450	\$ 54,450.00	\$4,800.00	\$ 4,800.00
TOTAL ALTERNATE BID 2				\$ 9,118.00		\$ 287,000.00		\$ 54,450.00		\$ 4,800.00
Pay Item #	Unit	Qty	CFF Consulting		BARRETT		BN Restoration		Niko Construction	
			Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended
Roofing Work	LS	1	\$475,000	\$ 475,000.00	\$496,000	\$ 496,000.00	\$497,786	\$ 497,786.00	\$774,000.00	\$774,000.00
TOTAL BASE BID AMOUNT				\$ 475,000.00		\$ 496,000.00		\$ 497,786.00		\$774,000.00
Replace (1) Cornice Stone As Indicated on the Plans and Specs	LS	1	\$3,780	\$ 3,780.00	\$19,000	\$ 19,000.00	\$39,000	\$ 39,000.00	\$20,000.00	\$20,000.00
TOTAL ALTERNATE BID 1				\$ 3,780.00		\$ 19,000.00		\$ 39,000.00		\$20,000.00
30 Year Warranty	LS	1	\$35,000	\$ 35,000.00	\$2,000	\$ 2,000.00	\$19,500	\$ 19,500.00	\$60,000	\$ 60,000.00
TOTAL ALTERNATE BID 2				\$ 35,000.00		\$ 2,000.00		\$ 19,500.00		\$ 60,000.00

Qty	Craft@Hours	Unit	Material	Labor	Equipment	Total
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Clayton Construction
27 S. Madison Avenue
Spring Valley, NY 10977
claytonconstruction@hotmail.com
(845)656-9622
License No: H-21025

Date: 10/31/24

For: Village of Nyack
9 N. Broadway
Nyack, NY 10906

Job description: Remove second-floor double-hung exterior windows and replace with new double-hung windows with Ultrex® fiberglass exterior and warm wood interior. thermal package 1 (low-e glass and argon gas). Manufacturers specs state that the U factor with L/A is .24 and the SHG is .43. Work will be done as follows: The existing windows upper and lower window sash will be removed, old sash cord or chained weights will be removed. Weight pockets will be filled with foam. Exterior window frame will be scraped, patched and painted to match and preserve the architectural detail of the window frame. New windows will be installed with caulk around exterior and interior stop-moulding. Interior stop-moulding will be painted to match existing interior. Clean and haul away all debris at the completion of the job.

Upstairs Building Department 5 - Double hung in sert windows - Ultrex® fiberglass exterior and warm wood interior.insert windows. Exterior color cashmere(match -existing) white interior, low E3/ERS w/Argon U- Factor .24, Half Sceen 2 locks

5.00	B1@45.09	Ea	7,885.00	1,875.00	0.00	9,760.00
------	----------	----	----------	----------	------	----------

Court room 15- Double hung in sert windows - Ultrex® fiberglass exterior and warm wood interior.insert windows. Exterior color cashmere(match -existing) low E3/ERS w/Argon U- Factor .24, Half Sceen 2 locks

15.00	B1@135.2	Ea	19,380.00	5,625.00	0.00	25,005.00
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This estimate is for completing the job as described above. the prevailing wage for labor price is included in the cost. It is based on our evaluation and does not include material price increases or additional labor materials which may be required should unforeseen problems or adverse weather conditions arise after work has started.

Payment schedule is as follows:

50% or cost of windows required to order windows and other materials.
Balance due upon completion of work.

Date / Time: 20/11/2024 10:28
Project Average U-Factor: 0.24

Job/Project Name: DAVID SMITH / VILLAGE OF NINACK
Quote/Order Number: ZAC2801
Project Average SHGC: 0.18

Sales Rep: JORT
Organization Name:

Line	Mark Unit	Unit ID	Product Line	Product	ENERGY STAR Mark	U-Factor	SHGC	VAT	CR	CPD Number	ENERGY STAR Canada Rating	ENERGY Factor	Insulate U-Factor
1	FRONT DOWNSTAIRS	A1	Elevate	Double Hung Inset	NC, SC, S	0.24	0.18	0.41		45 MAA-N-424-00744-00001	20.00		1.36
2	HALLWAY	A1	Elevate	Double Hung Inset Picture	M, NC, SC, S	0.22	0.19	0.43		48 MAA-N-423-00916-00001	24.00		1.25
3	STARWELL	A1	Elevate	Double Hung Inset	NC, SC, S	0.24	0.18	0.41		45 MAA-N-424-00744-00001	20.00		1.36
4	BACK DOWNSTAIRS	A1	Elevate	Double Hung Inset	NC, SC, S	0.24	0.18	0.41		45 MAA-N-424-00744-00001	20.00		1.36
5	UPSTAIRS BUILDING DEPT	A1	Elevate	Double Hung Inset	NC, SC, S	0.24	0.18	0.41		45 MAA-N-424-00744-00001	20.00		1.36
6	COURT ROOM	A1	Elevate	Double Hung Inset	NC, SC, S	0.24	0.20	0.46		45 MAA-N-424-00744-00001	21.00		1.36

ENERGY STAR Mark
Certified Product Directory (CPD) Number - a unique number used by the NFRC to organize product listings of certified products.
Condensation Resistance (CR): Measures the ability of a product to resist the formation of condensation on the interior surface of that product. The higher the CR rating the better it resists forming condensation.
ENERGY STAR is a program of the U.S. Environmental Protection Agency designed to recognize products that meet strict energy efficiency guidelines. Learn more about ENERGY STAR.
Solar Heat Gain Coefficient (SHGC) measures how well a product blocks heat from the sun. In warm climates, the lower the number, the better. Here you want to keep heat out by choosing windows that reflect solar radiation. Less heat coming into the home means lower air-conditioning costs and a reduced carbon footprint. In cold regions, your windows can also help you take advantage of solar radiation, which is free heat that eases the workload of your furnace or other energy-powered heat source. A higher solar heat gain coefficient means a window will allow more heat to pass through.

U-Factor: (Btu/h·ft²·°F) A measurement of the amount of heat flow through a product. The lower the U-factor, the greater the resistance to heat flow and better its insulating value.
The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.
NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.
Whole-job weighted average values for U-Factor and SHGC can be used for ENERGY STAR evaluations. This feature will not populate values for any lines that do not have values. If whole-job weighted average is needed, please contact your Marvin representative.

Qty	Craft@Hours	Unit	Material	Labor	Equipment	Total
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Work can be scheduled to start on weekend when the Village Hall is closed and completed before Village Hall is opened.

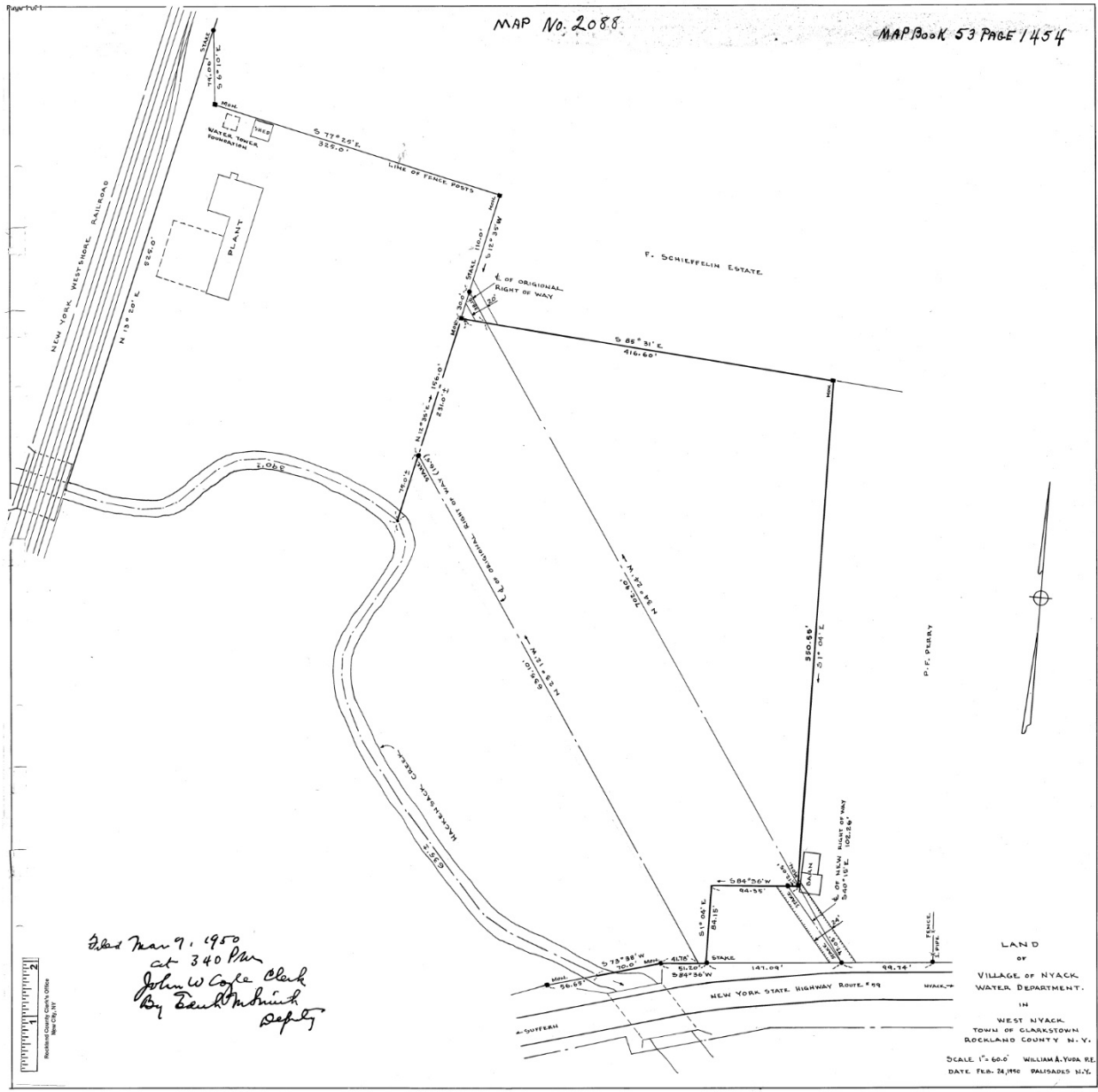
Acceptance of contract agreement: The above price, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified above. Payments will be made as outlined above.

Contractor's signature _____ Date: _____

Owner's signature _____ Date: _____

Total Manhours, Material, Labor, and Equipment:					
	180.4		27,265.00	7,500.00	0.00
					34,765.00
				Subtotal:	34,765.00
				Estimate Total:	34,765.00

EXHIBIT A



BERT A. VENNER
6 Brook Hollow Drive
Nanuet, New York 10954
(914-602-4480) bert@platinumsecuritygroup.com

PROFESSIONAL PROFILE

Registered NYS Security Guard for 20+ years. Worked or coordinated security for various events and venues around NYC. IHeart Radio Brooklyn NY event, Nike Jeter/Jordan Shoe launch, VMAs, NYC Fashion Week, Bryant Park Hotel, Tribeca Film Festival, Hagerty Greenwich Concours De'Elegance Car Show, City of Stamford, Waterline Residential Community. I am a highly motivated professional with a strong consultative sales and security background.

PROFESSIONAL EXPERIENCE

SECURITY/WATCH GUARD

PLATINUM SECURITY GROUP INC., Valley Cottage, NY

Vice President / Secretary / Treasurer / Owner

2014 – present

Responsible for front-end and back-end support of the business. Also responsible for making guard schedules and supervising guards. Provide company financial reports and handling company taxes (reporting, collecting, paying).

- Direct security operations during events with up to 5,000 + patrons and 40+ guards
- Liaison between local law enforcement and event coordinators.
- Provide leadership for 42 guards

CLARKSTOWN POLICE DEPARTMENT, New City, NY

AUXILLARY POLICE OFFICER

2020 – present

Responsible for providing security during town events.

- Direct vehicular traffic for safe flow.
- Direct pedestrian crowd flow.

FORTE SECURITY, New York, NY

SUPERVISOR, SECURITY OFFICER

2003 – 2014

Responsible for providing security and leadership during various events and venues.

- Secure property and personnel.
 - Direct crowd flow.
-



BUILT FOR THE FUTURE

June 18, 2025

H2M Architects + Engineers
2 Executive Boulevard
Suite 401
Suffern, NY 10901

Attn: Steve Wondrack, PE
Project Manager

RE: Installation of a new THM Removal System
Low Service Concrete Reservoir Tanks
Nyack, NY

Dear Mr. Wondrack,

As requested, we are pleased to provide the following budget estimates:

Furnish and Install a New GridBee THM Removal System

Provide all labor, equipment, materials and incidentals to:

- Furnish and install a complete GridBee THM Removal System as designed by IXOM Watercare Inc.
- GridBee THM Removal System to include four (4) GridBee GS-12 mixers, two (2) F4 ventilation systems, two (2) SN5 Surface Aerators and all accessories required to make a complete system. Two (2) of the GridBee GS-12 mixers will be installed in the two newer square tanks.
- Conversion of (2) existing roof hatches to blower pads for installation of the F4 blowers. One (1) hatch to be converted per cell.
- Conversion of two (2) existing roof hatches to 12" dia. exhaust vents. Vents to be aluminum fail safe pallet style. One (1) hatch to be converted per cell.
- Furnish and install four (4) 1 inch diameter stainless steel weather-tight penetrations through tank roof curbs for the mixer and aerator power cables.
- Furnish and install two (2) 1 inch diameter stainless steel weather-tight penetrations through newer square tank roof curbs for the mixer power cables.
- Abandon the eight (8) existing 4" diameter roof vents.
- Replacement of two (2) hatch covers with new aluminum flood tight and lockable hatch covers.

System power requirements are 240V/1PH. Budget does not include electrical work or improvements.

Budget Estimate: \$550,000.00

Perform tank modifications for a New GridBee THM Removal System

Provide all labor, materials and incidentals to:

- Retrofit the four (4) existing tanks complete to accommodate a new GridBee THM Removal System as designed by IXOM Watercare Inc.
- It is assumed the GridBee THM Removal System to include four (4) GridBee GS-12 mixers, two (2) F4 ventilation systems, two (2) SN5 Surface Aerators and all accessories required to make a complete system. Two (2) of the GridBee GS-12 mixers will be installed in the two newer square tanks.
- Conversion of (2) existing roof hatches to blower pads to accommodate the F4 blowers. One (1) hatch to be converted per cell.
- Conversion of two (2) existing roof hatches to 12" dia. exhaust vents. Vents to be aluminum fail safe pallet style. One (1) hatch to be converted per cell.
- Furnish and install four (4) 1 inch diameter stainless steel weather-tight penetrations through tank roof curbs for the mixer and aerator power cables.
- Furnish and install two (2) 1 inch diameter stainless steel weather-tight penetrations through newer square tank roof curbs for the mixer power cables.
- Abandon the eight (8) existing 4" diameter roof vents.
- Replacement of two (2) hatch covers with new aluminum flood tight and lockable hatch covers.
- **All Gridbee THM System equipment to be furnished and installed by the Owner.**

System power requirements are 240V/1PH. Budget does not include electrical work or improvements.

Budget Estimate: \$300,000.00

Install a New PAX THM Removal System

Provide all labor, materials and incidentals to:

- Furnish and install a complete PAX THM Removal System as designed by PSI Water Technologies.
- PAX THM Removal System to include four (4) PMW 150 mixers, two (2) PPV 200 ventilation systems, two (2) SAN 150 Surface Aerators and all accessories required to make a complete system. Two (2) of the PMW 150 mixers will be installed in the two newer square tanks.
- Conversion of (2) existing roof hatches to blower pads for installation of the PPV 200 blowers. One (1) hatch to be converted per cell.
- Conversion of two (2) existing roof hatches to 12" dia. exhaust vents. Vents to be aluminum fail safe pallet style. One (1) hatch to be converted per cell.
- Furnish and install four (4) 1 inch diameter stainless steel weather-tight penetrations through tank roof curbs for the mixer and aerator power cables.
- Furnish and install two (2) 1 inch diameter stainless steel weather-tight penetrations through newer square tank roof curbs for the mixer power cables.
- Abandon the eight (8) existing 4" diameter roof vents.

- Replacement of two (2) hatch covers with new aluminum flood tight and lockable hatch covers.
- **All PAX THM System equipment to be furnished by the Owner and provided to DN Tanks for installation.**

System power requirements are 240V/3PH. Budget does not include electrical work or improvements.

Budget Estimate: \$350,000.00

- Tanks can remain in service, but water level may need to be lowered during installation.
- Water for construction purposes to be supplied by the Owner at no charge.
- Permits and fees, if required, are not included.
- Federal, state and local taxes, if applicable, are not included.
- Bonds and special insurance are not included.
- Budget estimate valid for ninety (90) days from the date above.

If I can be of any further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joseph Pappo', with a long horizontal flourish extending to the right.

Joseph Pappo
Senior Regional Manager – Concrete Tank Services



ROBERGE

Electric Co., Inc.

Electrical Contractor

Village of Nyack Water Dept.
9 N. Broadway
Nyack, NY 10960

July 26, 2025

Attn: Mr. Thomas Lynch Supt.

Re: Dickerson Ave Reservoir's

Dear Mr. Lynch,

It was a pleasure meeting with you at your Dickerson Ave. Reservoir's. Kindly accept our quote to supply all labor and materials for a complete electrical system as discussed. We will perform the following work:

- New 200 amp 240/120 volt electric service from street to control building.
- Install customer supplied controllers and starters for 2-mixers, 2- blowers, and 2-aerators in control building. Equipment to be installed in reservoirs by others and wiring to be brought out to top of reservoirs for us to wire in to local disconnect switches.
- Install conduit and wire from control building to hatch openings on top of reservoir's as shown on drawing provided to us from H2M engineers to supply power to 6 pieces of equipment.
- Provide trenching and back filling of such as needed.
- Coordinate with Orange and Rockland Utilities for the new electric service.
- Permit fees and O&R utility fees will be billed at cost once they are known.

The cost is for labor and materials is \$93,200.00

If you have any questions, please feel free to contact me at any time.

Sincerely,



Randy Maxfield
President

RM/cm
NWDTL1.DOCX

REVISED DESIGN CONCEPT

TREE COUNT:
Previous Design: 28
Current: 18

SWAMP WHITE OAK
Quercus bicolor
Shade Tree

Max Height: 50' - 60'
Max Spread: 50' - 60'



BLACK GUM
Nyssa sylvatica
Shade Tree

Max Height: 30' - 50'
Max Spread: 20' - 30'

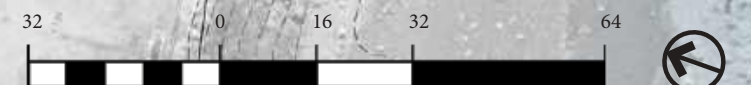


RIVER BIRCH
Betula nigra 'Heritage'
Multi-Stem Tree

Max Height: 40'
Max Spread: 40'



RIVER BIRCH
Betula nigra 'Heritage'
Single Stem



INTEROFFICE MEMORANDUM

TO: MAYOR RAND AND TRUSTEES

FROM: ANDY STEWART , VILLAGE ADMINISTRATOR

SUBJECT: OVERLAY ZONE FOR CHURCHES AND SCHOOLS

DATE: FEBRUARY 13, 2025/UPDATED 8-21-25 – NEW DRAFT OF LAW
APPENDED BELOW

UPDATE – The draft law is further developed to insure no net loss of open space in the (unlikely) event of redevelopment of a school or church property.

The Trustees may consider amending local zoning code such that, in the unlikely event of the sale of a church or school property, development options would include not just the continuation of religious or educational use, but investment in housing. Currently, with churches and schools located in the TFR (Two Family Residential or SFR – Single Family) zone, the only redevelopment option, aside from continued religious or educational use, would be to convert an existing building to a one or two-family use, or demolish the building and build detached one- or two-family homes. Neither scenario appears feasible, and the latter scenario would not preserve any of the architectural values of the existing buildings.

Below is an inventory of religious and educational properties in the TFR and SFR zones. The ones in the DMU-1 or DMU-2 already have multifamily residential redevelopment options.

Eligible Religious and Education Properties for Adaptive Reuse Legislation

1. India Pentecostal Fellowship (IPC) – current church began in 2002)

85 Marion Street 2-story building (16,100 sf)

Zone - OMU - (former 1st Baptist Church of Nyack – Historic Church 150 years old)

2. Grace Episcopal Church includes Church, attached building and rectory (18,000 sf)

130 1st Avenue

Zone - TFR -- (Historic Church – 1882)

3. Holy Virgin Protection Russian Orthodox Church (includes Church, Church Hall with school in church hall)

51 Prospect Street (15,125 sf)

Zone - TFR

4. St. Ann Catholic Church (Church and attached Rectory) – 8,800 sf

16 Jefferson Street

St Ann School – (20,000 sf - lot is 1.12 acres); Convent – on north side of Fifth Avenue – being acquired by Nyack Fire Dept. for volunteer housing.

Zone - TFR

(Historic Church 1870; new church 1893; Rectory adjacent to Church 1885, new school at 19 Jefferson Street on east side of Jefferson Street) School closed in 2000 but Religious Ed program is still operating in the former school with a food pantry. Approximately 30+ parking spaces on the school site.) St. Ann's merged with St. Paul's in Congers by the NY Archdiocese in 2015 – St. Ann's still has over 800 parishioners.)

4A. St. Ann Catholic Church Convent on Third Ave - 10,454 sf

146 Third Ave

St. Ann's Convent/dormitory

Zone – SFR

This building has been purchased by a Nyack Fire District non-profit for the purpose of affordable volunteer firefighter housing.

5. St. Phillips AME Zion Church

167 Burd Street (1,740 sf – lot is 0.09 acres)

Zone - TFR

6. BOCES Adult Education (lot is 8.8 acres) – west side has parking lot, baseball and football fields (3.3 acres); the east side has the former HS (now leased by Nyack School District to BOCES) with parking lots behind the HS (lot is 5.5 acres) the building is approximately 197,000 sf with a large courtyard)

131 North Midland Avenue

Zone - TFR

Summary of Potential Housing Units in Eligible Buildings in Nyack

Location	Property Size	Building Size	Potential # of Units
IPC 85 Marion	11,326 sf	16,100 sf	21
Grace Episcopal	41,382 sf	18,000 sf	18
Russian Orthodox	23,522 sf	15,125 sf	20
St. Ann Church	16,117 sf	8,800 sf	8
St. Ann School	47,916 sf	20,000 sf	26
St. Ann School/convent	Tbd	10,454 sf	8
St. Phillips	3,920 sf	1,740 sf	N/A
BOCES Includes large courtyard	383,328 sf	170,000 sf*	130

There are currently no know proposals for adaptive reuse developments for any of the identified locations.

Projects with a structure that would be the easiest for adaptive reuse for multi-family development would be St. Ann's School at 19 Jefferson Street and the India Pentecostal Fellowship (IPC) Church at 85 Marion Street.

St. Ann's School is located on east side of Jefferson Street). It is a two-story building which contains the Church's Religious Education Program and a food pantry. The school building is approximately 20,000-sf. The building is on a 47,916-sf lot which has over 30 parking spaces on-site. There is additional parish parking on the west side of Jefferson Street, opposite the school. The school was closed in 2000 and St. Ann's was merged with St. Paul's in Congers by the NY Archdiocese in 2015. St. Ann's is still an active parish with over 800 parishioners.

The India Pentecostal Fellowship (IPC) Church is located at 85 Marion Street. The property is 11,326 sf. The IPC acquired the building from the former owner, the First Baptist Church at Nyack, in 2002. The building is a 150-year-old historic church which

has frontage on North Broadway and Marion Street. The Church building is a two-story structure that could be adapted as garden apartments for multi-family use. The IPC uses portion of the building as a daycare center.

BOCES Property

The BOCES property is located on 8.8 acres. The boundaries of the property are North Midland Avenue on the west; Fifth Avenue on the north; extension of Tillou Lane through to Haven Ct. on the east; and Haven Court on the south. The western portion of the parcel includes a parking lot at corner of N. Midland and Haven Ct, the baseball field and the MacCalman football Field. There are ten residences along the southern boundary of the property facing Haven Court. The approximate size of the western portion containing the parking lot and fields is 4.5 acres and the eastern portion containing the BOCES building and parking is approximately 4.3 acres. If the School District put up the entire 8.8 acre for sale, conceptually, the Village may want to maintain the western portion of the site for open space purposes with the remainder being developed for multi-family housing or for other business, office/commercial uses. They could do this by requiring the subdivision of the property with the western portion being zoned for a new Open Space Zone. Sample code is available in the pace University *Gaining Ground database*. The rest of the property would have an overlay zone that would allow multi-family housing and other office and/or commercial uses based on the DMU-2 code. The Open Space would complement the recreational needs of the surrounding neighborhood as well as multi-family, general/medical office, R&D, specialized schools, etc. users of the adjacent property.

Zoning Law Considerations

Mayor Rand requested a draft law that would amend local zoning to provide for the reasonable redevelopment of properties currently used for religious or educational purposes, in the event they are sold. No such properties are currently known to be available for sale, with the exception of the St Ann's convent, recently sold to the Nyack FD for multifamily housing for volunteers.

Bob Galvin inventoried such properties, and found some in the DMU zone with ample redevelopment potential as multifamily housing or commercial use, and some in the TFR (two family) and OMU zones, where underlying zoning would prohibit repurposing the buildings for any multifamily use, or use other than a continuation of the existing non-conforming religious or educational uses. It is these latter properties that are of concern, for if they were to be sold, redevelopment options would be very limited.

An "overlay zone" supplements the existing zoning to allow for additional uses by special permit of the Planning Board. The draft below would make it possible for religious and educational properties in the TFR, SFR or OMU zones to be redeveloped for multifamily housing according to the current MFR zone rules, in the case of the large BOCES property, the board may consider DMU-2 zoning for mixed use development. The draft uses "adaptive reuse" language to emphasize the preservation of desirable architecture, while allowing for multifamily housing development.

The BOCES property is a special case, as it is very large, and due to proximity to commercial zoning for the hospital, desirable redevelopment options might reasonably include mixed use

residential and commercial development, such as allowed within the DMU-2 zone. The draft law could be amended to apply DMU-2 zoning to larger parcels.

LOCAL LAW NO. ____ OF 2025, AMENDING CHAPTER 360 (ZONING) OF THE CODE OF THE VILLAGE OF NYACK SO AS TO ADD, TO THE USE-SPECIFIC STANDARDS, CERTAIN PROVISIONS REGARDING ADAPTIVE REUSE OF ELIGIBLE RELIGIOUS AND/OR EDUCATIONAL BUILDINGS AND USES

(08/15/2025 DRAFT)

Be it enacted by the Board of Trustees of the Village of Nyack as follows:

Section 1 - Legislative Authority, Purpose and Intent:

This Local Law is adopted pursuant to New York State (“NYS”) Municipal Home Rule Law (“MHRL”) §10; and in accordance with the procedures prescribed in MHRL §20, and NYS Village Law §7-706 and §21-2100. The purpose and intent of this Local Law is to foster the renovation and reuse of buildings originally constructed for religious or educational uses, and which have historic, architectural, economic, cultural or other value to the Village of Nyack (“Village”), and are at risk of becoming under-utilized, blighted, vacant or demolished, by encouraging the adaptive and flexible reuse of such buildings to allow greater economic and efficient use and occupancy of the property, and to increase the supply of housing in the Village, and with no net loss of usable open space or outdoor recreational areas on the property, by virtue of allowing redevelopment for multifamily housing in the Single-Family Residential-1 (SFR-1), Single-Family Residential-2 (SFR-2), Two-Family Residential (TFR) and Office Mixed Use (OMU) Zoning Districts. Specific regulations are appropriate for this type of reuse, because of the likely difficulties that may be presented in adapting these building to allow economic and efficient use of the property.

Section 2 – Paragraph “A” (Residential), of §360-3.2 (Use-specific standards) of Article III (Use Regulations), of Chapter 360 (Zoning), of the Code of the Village of Nyack, is amended to the extent only of adding a new Sub-Paragraph “1B,” which new Sub-Paragraph “1B” shall read as follows:

(1B) Adaptive Reuse of Religious and/or Educational Buildings.

- a. Special Use Permit Authority. The Planning Board may grant a special use permit, subject to, and in accordance with, the provisions set forth in this sub-paragraph 1B, to allow a multi-family housing use of an eligible building, irrespective of whether such multi-family housing use is allowed or not in the applicable Zoning District; and such adaptive reuse of an existing building may occur within its existing footprint irrespective of whether the existing footprint is dimensionally non-conforming. As part of the special use permit, the Planning Board may modify the Dimensional Standards (Table 4-1) of the Village’s Zoning Code, so long as the Planning Board determines that each modification is necessary to preserve the building and to allow its adaptive reuse; which grant of a special use permit shall also require site development plan approval by the Planning Board. This special use permit authority, granted to the Planning Board, shall be in lieu of, rather than in addition to, the Zoning Board of Appeals’s special use permit authority

relating to schools, educational facilities, houses of worship and places of religious instruction in residential and Office Mixed Use (OMU) Zoning Districts.

- b. **Eligible Building.** An eligible building shall mean any building sited on a lot of less than four acres in size, except as prescribed in §360-3.2(A)(1B)(e)[2] below, and which building is used and occupied, or if vacant or abandoned has most recently been used and occupied, as a school, educational facility, house of worship or place of religious instruction, and which building was originally constructed for said type(s) of religious and/or educational use and occupancy (“eligible use”); and which building (i) has a subsisting Certificate of Occupancy (“CO”) that permits the use and occupancy of the building as an eligible use, or (ii) although lacking a CO for an eligible use, is a legal nonconforming use for an eligible use, or (iii) is vacant or abandoned, but its last most recent CO was for an eligible use, or, if it lacked such a CO, then its last most recent legal nonconforming use was for an eligible use.
- c. **Exterior Alterations.** As a condition of the special use permit, the applicant shall demonstrate, to the satisfaction of the Planning Board, that all proposed exterior alterations are generally consistent with the existing building’s architecture and with the neighborhood in which it is located.
- d. **Parking.** As part of the special use permit authority of the Planning Board, the Planning Board may modify the Zoning Code’s accessory off-street parking requirements based on the applicant’s information regarding the parking impact of the proposed adaptive reuse; and parking may be provided on another privately owned lot (or lots) within 500 feet of the entrance to the building subject of the application, subject to the Planning Board’s approval of any legal instruments, including the recording of same in the Rockland County Clerk’s Office, that the Planning Board may require to memorialize said off-site private parking.
- e. **Restrictions on Uses, and Floor Area Ratio, in Particular Zoning Districts.** For an eligible building sited on a lot located in the Single-Family Residential-1 (SFR-1), Single-Family Residential-2 (SFR-2), Two-Family Residential (TFR) or Office Mixed Use (OMU) Zoning Districts, the only uses that are permitted in such Zoning Districts shall be those that are allowed as per the applicable Permitted Uses (Table 3-1) of this Chapter (Zoning); except that, for an eligible building as prescribed in this sub-paragraph 1B, the Planning Board may approve, by special use permit, multi-family housing, so long as the following additional conditions and requirements are complied with.

[1] A minimum of 15 percent (15%) of the eligible building’s total dwelling units shall be affordable and workforce for-sale housing units, or affordable and workforce rental units, in accordance with Chapter 120 (Affordable Housing) of the Village Code.

[2] The eligible building shall be subject to the maximum floor area ratio (FAR) restrictions proscribed for the Multifamily Residential-2 (MFR-2) Zoning District; however, if an eligible building is sited on a lot in excess of four acres, and within 750 feet of a commercial Zoning District, then the Planning Board may approve of any use that is allowed in the Downtown Mixed Use-2 (DMU-2) Zoning District, subject to the maximum FAR restrictions proscribed for the DMU-2 Zoning District and so long as there is no net loss of usable open space or outdoor recreational areas on the property.

- f. **Additional Conditions.** The Planning Board may impose additional conditions, as part of its approval of the special use permit contemplated in this sub-paragraph 1B, as the Planning Board may deem to be necessary so as to protect, preserve and/or enhance the neighborhood surrounding the eligible building, and to encourage the most appropriate adaptive reuse of the eligible building and its appurtenant property, which additional conditions may include those that are intended to ensure that there will be no net loss of usable open space or outdoor recreational areas on the property.

Section 3 – Within the Use column, of the Residential section, of 360 Attachment 1, Table 3-1, entitled “Permitted Uses,” of Chapter 360 (Zoning), of the Code of the Village of Nyack, is amended so as to insert, directly beneath the existing language “Adaptive Reuse,” the following new language as a new type of Use.

Adaptive reuse of eligible religious and/or educational buildings and uses by special use permit of the Planning Board as per §360-3.2(1B).

Section 4 – Column SFR, within the column for Residential Districts, within the Residential use section, of 360 Attachment 1, Table 3-1, entitled “Permitted Uses,” of Chapter 360 (Zoning), of the Code of the Village of Nyack, is amended so as to insert, within the blank/empty space in the new row to be entitled “Adaptive reuse of eligible religious and/or educational buildings and uses by special use permit of the Planning Board as per §360-3.2(1B),” the following language.

S

Section 5 – Column TFR, within the column for Residential Districts, within the Residential use section, of 360 Attachment 1, Table 3-1, entitled “Permitted Uses,” of Chapter 360 (Zoning), of the Code of the Village of Nyack, is amended so as to insert, within the blank/empty space in the new row to be entitled “Adaptive reuse of eligible religious and/or educational buildings and uses by special use permit of the Planning Board as per §360-3.2(1B),” the following language.

S

Section 6 – Column OMU, within the column for Other Districts, within the Residential use section, of 360 Attachment 1, Table 3-1, entitled “Permitted Uses,” of Chapter 360 (Zoning), of the Code of the Village of Nyack, is amended so as to insert, within the blank/empty space in the new row to be entitled “Adaptive reuse of eligible religious and/or educational buildings and uses by special use permit of the Planning Board as per §360-3.2(1B),” the following language.

S

Section 7 – Severability.

If any part or provision of this Local Law, or the application thereof to any person or circumstance, is adjudged invalid or unconstitutional by a court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law, or the application thereof to other persons or circumstances. The Village Board of Trustees hereby declares that it would have enacted the

remainder of this Local Law even without any such invalid or unconstitutional part, provision or application.

Section 8 – Effective Date.

This Local Law shall take effect immediately upon the filing of a copy with the NYS Secretary of State in the manner prescribed by NYS Municipal Home Rule Law §27.

INTEROFFICE MEMORANDUM

TO: MAYOR RAND AND TRUSTEES

FROM: ANDY STEWART , VILLAGE ADMINISTRATOR

SUBJECT: SIDEWALK INCENTIVE PROGRAM UPDATE

DATE: AUGUST 21, 2025

This program has served 19 village property owners with reimbursement ranging from \$100 to \$2000 per project. Last FY we spent about \$23K. This year one resident has completed a project, and the fund stands at \$30,000 for both this program and miscellaneous sidewalk repairs by the Village.

A current applicant has a very long and steep asphalt sidewalk, of 177 feet, that will cost \$10,200 to replace with concrete. The applicant has requested accommodation beyond the existing policy of 50/50 cost share to a max of \$1500, asking instead for \$5000 for this unusually large project.

RECOMMENDATION: Amend the sidewalk incentive program reimbursement formula to cap reimbursement at \$5000 in cases of sidewalk replacement projects of over 150 feet long.

Current policy attached.

From: Marcella Mazzeo <marcella@salonnierecoffeebar.com>

Sent: Thursday, July 31, 2025 2:41 PM

To: Andy Stewart <Administrator@nyack.gov>; Ann Marie Tlsty <annmarietlsty@nyack.gov>; Joe Rand <joerand@nyack.gov>

Subject: Nyack Car's and Coffee - October 5th 2025

This email originated from outside of the organization.

Hello,

We officially have a date locked in for the next Nyack Cars and Coffee! Below is some information about the event along with potential opportunities.

Please let me know what the formal process is to have the event approved.

Thank you!

Marcella

The Ask:

Event:

Nyack Cars and Coffee, presented by Salonniere Coffee Bar, Ike Kitman, and J&E Autobody

here & When

Sunday, October 5th from 8 am to 11 am

79 South Broadway Nyack NY - Outside of Salonniere Coffee Bar

Logistics:

6 am - 7:30 am: Begin blocking off from edge of Somos to Hudson Street

7:30 - 8 am: Car Arrival & Check In

8 am - 11 am: Event

Why:

A Fall & Spring Nyack Car Meet Up with the intention to create community for local car enthusiasts through a meet-up that also encourages participants and spectators to frequent the early morning & brunch businesses.

Marketing:

We have a targeted email list for car enthusiasts and individuals with classic cars.

Instagram - pain ads

Print - Salonniere Coffee Bar

T-shirt & Poster Sales

Opportunities:

Potentially increase footprint to Depew to include the block Art Cafe, the Post Office, Library and Real Estate Offices are on.



OAK HILL CEMETERY

140 North Highland Avenue, Nyack, NY 10960 914 • 358 • 0012

May 7, 2025

Nyack Village Board
9 North Broadway
Nyack, NY 10960

RE: Village of Nyack Noise Control Law

Dear Mayor Rand, Village Administrator Andy Stewart and all Trustees:

Oak Hill Cemetery (OHC) encompasses 50+ acres of land with large trees, lots of hills and beautiful views. It serves to some as a walking path. Over 23,000 people are interred there with more than 20,000 headstones. The majority interred are local residents.

Oak Hill Cemetery's rich history and relationship with the Nyack community dates back to our origination in 1848. One example is our partnership with the Historical Society that offers historical walks through the cemetery. Some of the sites visited on the walk include Helen Hayes, Edward Hopper, and a veterans memorial. Both new and long-term Nyack residents enjoy those tours and walk away feeling proud of our shared history.

We, as the Board members of the Cemetery, consider it our obligation to ensure the safety and well-being of those visiting Oak Hill's expansive 50+ acres of land. While we understand the Village's Noise Control law as it pertains to harmful noise levels, OHC contends the more imminent threat to public health and wellness is slipping and falling on leaves, grass and other debris that cannot be quickly and effectively removed from the grounds.

Professional landscapers claim battery powered leaf blowers push 35% less air volume, leaving heavier debris and remnants of leaves and grass behind. For properties like OHC, with over 50+ acres, gas blowers are necessary to clear the terrain quickly and effectively to eliminate avoidable slips, trips and falls.

According to the National Safety Council, slips, trips and falls are among the most frequently reported accidents in the United States. Falls caused nearly one-third of all nonfatal injuries in the United States in 2017 and were the third leading cause of fatal injuries. They injured nearly 8.6 million people and killed another 36,000. Falls among adults 65 and older caused over 38,000 deaths in 2021. The majority of people visiting the Cemetery are in this age group.

The Occupational Safety and Health Administration (OSHA) warns us that wet, slippery surfaces, like leaves, cause a risk for tripping and falling and that risk heightens during the Autumn season. The number of trees at Oak Hill Cemetery in conjunction with the 50+ acre rough terrain is a challenge in general. Adding leaves and grass to the mix for an unreasonable length of time is an accident waiting to happen.

OSHA's first line of defense against falls on slippery surfaces is to immediately clear walkways of clutter. Our research shows battery-powered blowers take 65% more time to clear the Cemetery than gas blowers. Time is of the essence and using the right tool for the job makes the difference to quickly and effectively clear the 50+ acre terrain. Battery powered blowers are neither as powerful nor as efficient as gas powered. The gas-powered blower defends the safety of Oak Hill's visitors, employees and contractors.

In closing, Section 238-5, of the Noise Control Law allows exceptions. We assert that Oak Hill Cemetery be given an exception based on Section 238.3 which is an occurrence or set of circumstances involving actual or imminent physical trauma. Commercial battery powered leaf blowers do not have the power to effectively lift heavy debris like wet leaves from the 50+ acre landscape, nor can we rely on them for quick removal to prevent slips and falls that cause physical harm to Oak Hill Cemetery visitors, employees and contractors.

Thank you for your time. We are available to answer questions or discuss with you further at your convenience.

We look forward to your response.

Sincerely,



Stephen C. Looser
Secretary

cc: B. Batson
M. DeLuise

Attachments

Slips, Trips, and Falls: Preventing Workplace Trip Hazards

Preventing Slips, Trips and Falls at Home and in the Workplace

Older Adult Falls - National Safety Council

Slips, Trips, and Falls Statistics 2024 | Key Findings

<https://hsseworld.com/wp-content/uploads/2023/05/Preventing-slips-and-trips-at-work-Slide1.png>

https://cdn.showify.com/s/files/1/0091/7238/5851/products/STFSI336_1200x1200.jpg?v=1546344402

ATTACHMENT

Grounds Care Ltd.

PO Box 1106

New City, NY 10956

Groundscare01@aol.com

845-629-1114 cell

845-639-4400 office

The challenges of upkeeping a cemetery with over 50 acres of pristine grounds are daunting in general, but with the extreme constraints of a ban on equipment implemented by the village it almost makes it impossible to carry on the high level of care and safety that has been the standard for which Oak Hill Cemetery is known for.

The full time leaf blower ban will impact the ability to "keep up" with the enormous volume of leaves and debris that accumulates daily (if not hourly) on the grounds of OHC.

The only allowed blowers would be battery powered units which are only 35% of the power of the current blowers utilized. And the run time of the battery powered units are a maximum of 2 hrs. Which then the units need to be recharged and extra batteries need to be purchased just to carry on work while other batteries are recharging. It is our estimation that the decrease in performance of the battery units will increase the necessary time and workforce by 65%. Thus making it almost impossible to complete a cleaning cycle within a weeks time in order to render the cemetery grounds safe for visitors, families and burial services. The leaves will build up and cause unsure footing because they will hide obstacles that would otherwise be apparent if the grounds were cleaned in a more timely manner using our current methods.

In regards to the noise level associated with battery powered blowers, we have compared the Husqvarna 550iBTX battery blowers noise rating to the Husqvarna 590BTS gas powered blower and found that the noise rating of the battery unit is 94dba!

Remarkably the battery powered blowers are over the dba limit of the blower ban.

We will need 65% more equipment and 65% more time in order to complete the tasks at hand.

That's 7 units extra for every 10 we use now.

And 2-3 extra days per week! Making it a full weeks work to accomplish the cleaning cycle. And all the while the leaves and debris still keep coming and accumulating. We will never be able to complete the cycle to provide a safe and accessible environment for all who visit OHC.

Village of Nyack

Guide and Application for Village Approval of Street Closures and Special Events

Overview:

This application is for special events or construction projects involving street closures or use of Village facilities other than Memorial Park. Special events for the public must be approved by the Village Board. Road closures for construction approved by Village Administrator. SPECIAL EVENT APPLICATIONS DUE AT LEAST 30 DAYS PRIOR TO DESIRED EVENT DATE, to Village Administrator, 845-358-3581 administrator@nyack-ny.gov

For Internal Use Only -- Application checklist

- ☐ Completed application received, DATE ____.
- ☐ DPW reviewed ☐ Orangetown Police reviewed
- ☐ Village Board approved (events), Date: ____
- ☐ Insurance certificate reviewed/approved/attached
- ☐ Hold harmless agreement signed by applicant, attached.
- ☐ Fee required for Village staff time (if not a Village-sponsored event)(DPW time for set-up/removal of security barriers and staffing of event, Other staff as appropriate; fee for metered parking spaces = \$10/day, Monday-Saturday) BILLED UPON COMPLETION OF EVENT.

TOTAL DUE: \$ ____ Date Paid: ____

Applicant Information:

Date of Application: 8/12/25 Name of Applicant: Maura's Kitchen
Address: 81 South Broadway Nyack, NY 10960
Business Owner/Proprietor Name: Tyrone Azarado
Email Address: mauraskitchen@gmail.com Phone: 845-642-5513
Name of On-Site Event/Project Manager: Tyrone Azarado Phone: 845-642-5513
Existing Approval to serve Alcoholic Beverages: Yes ☒ No ☐

Event Information:

Date of Proposed Event: 9/20/25 Name of Event: Salsa Sunset on-Sobreo

Village facility to be occupied (parking lot, sidewalk space, street names) and what equipment proposed (food truck, tent, stage, seating, etc.) (attach diagram/map):

street closure from 81-83 south Broadway to Hudson Ave.
See Diagram Attached. We will have DJ + Salsa Band.
Light seating & dancing in the streets. 4-5 street vendors with tents.

Operational Requirements:

- > The event sponsor shall maintain all necessary licenses required by the State of New York, and comply with all applicable laws
- > Orangetown Police must review/approve street fair and parade plans.
- > All usual parking regulations apply outside street closure/parade/event area unless specifically agreed otherwise

Physical Requirements:

- > No permanent structures may be affixed to the sidewalk, roadways or buildings.
- > Exterior seating may be accompanied by awnings, tents, umbrellas, and other temporary furnishings. Umbrellas or tents must be anchored and located to the satisfaction of the Building Department to prevent movement during wind bursts or interference with traffic, either vehicular or pedestrian.
- > Use of tents/temporary structures must meet safety guidelines outlined in the 2020 Fire Code of New York State.
- > Tents or temporary structures shall not be fully enclosed and must be open air.
- > Safe pedestrian pathways must be provided.
- > Safe emergency vehicle access must be provided.
- > Appropriate lighting must be provided if operating outside of daytime hours.
- > A minimum 5 foot wide pedestrian pathway and 84" height clearance must be maintained on the adjacent sidewalk for ADA accessibility.

Maintenance Requirements:

- > Maintenance and cleaning of event area shall be the responsibility of the applicant.
- > The village is not responsible for any damages or loss of equipment.

Fire Safety Requirements:

- > No food heating, cooking or open flames are permitted in outdoor dining areas.
- > Fire hydrants / fire lanes cannot be blocked.
- > Heaters must meet safety guidelines.
- > All safety guidelines set forth in the 2020 Fire Code of New York State must be followed.
- > Combustible materials, such as hay, straw, shavings or other materials may not be located within any outdoor structure (umbrellas, tents, awnings, etc.).
- > Food trucks require Fire Inspection

ATTACHED:

INSURANCE REQUIREMENTS

HOLD HARMLESS AGREEMENT

Prior to the use of Village Property, the Permittee shall, at its sole expense, maintain the following insurance on its own behalf, and furnish to the Village of Nyack certificates of insurance evidencing same and reflecting the effective date of such coverage as follows:

- 1) Commercial General Liability Policy, with limits of no less than \$1,000,000 Each Occurrence, \$2,000,000 Aggregate and shall cover liability arising from Bodily Injury, Property Damage, Premises, Operations, Independent Contractors, Products/Completed Operations, and Personal and Advertising Injury, Blanket Contractual including injury to subcontractors employees and shall include coverage for:
 - A. Village of Nyack and their assigns, officers, employees, representatives and agents should be named as an "Additional Insured" and shall apply on a primary and non-contributory basis. The Certificate of Insurance to show this applies to the General Liability coverage on the certificate, and Additional Insured Endorsement shall be attached.
 - B. To the extent permitted by New York law, the Permittee waives all rights of subrogation or similar rights against Village of Nyack, assigns, officers, employees, representatives and agents.
 - C. Per Location Aggregate to be included, if applicable.

2) Liquor Liability: If applicant is applying for an Alcohol permit from the Village of Nyack, and a fee is not being charged for the alcohol, a COI must be provided to the Village of Nyack with evidence of "Host Liquor Liability". If a fee is being charged or a caterer will be providing the liquor, then a COI must be obtained from the sponsor &/or vendor evidencing "Liquor Liability" at the same limits as indicated in 1) above.

- 3) Certificates shall provide that thirty (30) days written notice prior to cancellation or expiration be given to the Village of Nyack. Policies that lapse and/or expire during the term of use shall be recertified and received by the Village of Nyack no less than thirty (30) days prior to expiration or cancellation.

Permittee acknowledges that failure to obtain such insurance on behalf of the Village of Nyack constitutes a material breach of contract and subjects it to liability for damages, indemnification and all other legal remedies available to the Village of Nyack. The failure of the Village of Nyack to object to the contents of the certificate or absence of same shall not be deemed a waiver of any and all rights held by the Village of Nyack.

The cost of furnishing the above insurance shall be borne by the Permittee.

All carriers listed in the certificates of insurance shall be A.M. Best Rated A VII or better and be licensed in the State of New York.

□

*Village of Nyack
9 North Broadway
Nyack NY 10960*

Indemnification and Hold Harmless Agreement

To the fullest extent permitted by law, Permittee shall indemnify, hold harmless and defend Village of Nyack, and agents and employees of any of them from and against all claims, damages, losses or expenses including but not limited to attorney's fees arising out of or resulting from the performance of the agreement, provided any such claim, damage, loss or expense (a) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including loss of use resulting there from, and (b) is caused in whole or in part by any act or omission or violation of statutory duty or regulation of the Permittee or anyone directly or indirectly employed by it or anyone for whose

acts it may be liable pursuant to the performance of the agreement. Notwithstanding the foregoing, Permittee's obligation to indemnify Village of Nyack, and agents and employees of any of them for any judgment, mediation or arbitration award shall exist to the extent caused in whole or in part by (a) negligent acts or omissions, or (b) violations of regulatory or statutory provisions of the New York State Labor Law, OSHA, or other governing rule or applicable law; by the Permittee or anyone directly or indirectly employed by it or anyone for whose acts it may be liable in connection to such claim, damage, loss and expense. The obligation of the Permittee to indemnify any party under this paragraph shall not be limited in any manner by any limitation of the amount of insurance coverage or benefits including worker's compensation or other employee benefit acts provided by the Permittee.

Company Name: Mama's Kitchen Inc

Name: Tyronne Azavedo Signature: Tyronne Azavedo

Date: 8/12/25

Please sign, date and return to:

Village of Nyack, Village Clerk's Office
9 North Broadway
Nyack, NY 10960



CERTIFICATE OF INSURANCE COVERAGE DISABILITY AND PAID FAMILY LEAVE BENEFITS LAW

PART 1. To be completed by Disability and Paid Family Leave Benefits Carrier or Licensed Insurance Agent of that Carrier

1a. Legal Name & Address of Insured (use street address only) MAURA'S KITCHEN INC DBA MAURA'S KITCHEN DELI & RESTAURANT 81-83 SOUTH BROADWAY NYACK, NY 10960 Work Location of Insured (Only required if coverage is specifically limited to certain locations in New York State, i.e., a Wrap-Up Policy)	1b. Business Telephone Number of Insured (845) 535-3533 1c. Federal Employer Identification Number of Insured or Social Security Number 275321215
2. Name and Address of Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder) VILLAGE OF NYACK 9 NORTH BROADWAY NYACK, NY 10960	3a. Name of Insurance Carrier New York State Insurance Fund (NYSIF) 3b. Policy Number of Entity Listed in Box "1a" DBL 6439 42 - 7 3c. Policy effective period 01/07/2025 to 01/07/2026

4. Policy provides the following benefits:

- ☒ A. Both disability and paid family leave benefits
☐ B. Disability benefits only
☐ C. Paid family leave benefits only

5. Policy covers:

- ☒ A. All of the employer's employees eligible under the NYS Disability and Paid Family Leave Benefits Law
☐ B. Only the following class or classes of employer's employees:

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has NYS Disability and/or Paid Family Leave Benefits insurance coverage as described above.

Date Signed 8/12/2025

By Kristin Markwica

(Signature of insurance carrier's authorized representative or NYS Licensed Insurance Agent of that insurance carrier)

Telephone Number (866) 697-4332

Name and Title Kristin Markwica, Head of Disability Insurance Unit

IMPORTANT: If Box 4A and 5A are checked, and this form is signed by the insurance carrier's authorized representative or NYS Licensed Insurance Agent of that carrier, this certificate is COMPLETE. Mail it directly to the certificate holder.

If Box 4B, 4C or 5B is checked, this certificate is NOT COMPLETE for purposes of Section 220, Subd. 8 of the NYS Disability and Paid Family Leave Benefits Law. It must be mailed for completion to the Workers' Compensation Board, DB Plans Acceptance Unit, PO Box 5200, Binghamton, NY 13902-5200

PART 2. To be completed by the NYS Workers' Compensation Board (Only if Box 4C or 5B of Part 1 has been checked)

State of New York Workers' Compensation Board

According to information maintained by the NYS Workers' Compensation Board, the above-named employer has complied with the NYS Disability and Paid Family Leave Benefits Law with respect to all of his/her employees.

Date Signed _____ By _____

(Signature of Authorized NYS Workers' Compensation Board Employee)

Telephone Number _____ Name and Title _____

Please Note: Only insurance carriers licensed to write NYS disability and paid family leave benefits insurance policies and NYS licensed insurance agents of those insurance carriers are authorized to issue Form DB-120.1. Insurance brokers are NOT authorized to issue this form.

STATE OF NEW YORK
WORKERS' COMPENSATION BOARD

CERTIFICATE OF NYS WORKERS' COMPENSATION INSURANCE COVERAGE

1a. Legal Name & Address of Insured (Use street address only) Maura's Kitchen Inc. DBA Maura's Kitchen Deli & Restaurant 81-83 South Main Street Nyack, NY 10960 Work Location of Insured (Only required if coverage is specifically limited to certain locations in New York State, i.e., a Wrap-Up Policy)	1b. Business Telephone Number of Insured (845) 535-3533 1c. NYS Unemployment Insurance Employer Registration Number of Insured 1d. Federal Employer Identification Number of Insured or Social Security Number 27-5321215
2. Name and Address of the Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder) Village of Nyack 9 North Broadway Nyack, NY 10960	3a. Name of Insurance Carrier Employers Preferred Insurance Co. 3b. Policy Number of entity listed in box "1a" EIG5035601 01 3c. Policy effective period 03/10/25 to 03/10/26 3d. The Proprietor, Partners or Executive Officers are <input type="checkbox"/> included. (Only check box if all partners/officers included) <input checked="" type="checkbox"/> all excluded or certain partners/officers excluded.


This certifies that the insurance carrier indicated above in box "3" insures the business referenced above in box "1a" for workers' compensation under the New York State Workers' Compensation Law. **(To use this form, New York (NY) must be listed under Item 3A on the INFORMATION PAGE of the workers' compensation insurance policy).** The Insurance Carrier or its licensed agent will send this Certificate of Insurance to the entity listed above as the certificate holder in box "2".

The Insurance Carrier will also notify the above certificate holder within 10 days IF a policy is canceled due to nonpayment of premiums or within 30 days IF there are reasons other than nonpayment of premiums that cancel the policy or eliminate the insured from the coverage indicated on this Certificate. (These notices may be sent by regular mail.) Otherwise, this Certificate is valid for one year after this form is approved by the insurance carrier or its licensed agent, or until the policy expiration date listed in box "3c", whichever is earlier.

Please Note: Upon the cancellation of the workers' compensation policy indicated on this form, if the business continues to be named on a permit, license or contract issued by a certificate holder, the business must provide that certificate holder with a new Certificate of Workers' Compensation Coverage or other authorized proof that the business is complying with the mandatory coverage requirements of the New York State Workers' Compensation Law.

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has the coverage as depicted on this form.

Approved by: G&M Insurance Agency
(Print name of authorized representative or licensed agent of insurance carrier)

Approved by:  08/12/25
(Signature) (Date)

Title: Agent

Telephone Number of authorized representative or licensed agent of insurance carrier: 845 786-7200

Please Note: Only insurance carriers and their licensed agents are authorized to issue Form C-105.2. Insurance brokers are **NOT** authorized to issue it.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/12/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER G&M INSURANCE AGENCY 114 Hudson Avenue Haverstraw, NY 10927	CONTACT NAME: Giovanni Saravia PHONE (INC No. Ex): (845) 786-7200 FAX (INC No.): (845) 786-0566 E-MAIL: gsaravia@gminsuranceagency.com ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: Utica First Insurance Company NAIC # 15326 INSURER B: Employers Preferred Insurance Co. 10346 INSURER C: NYSIF 523930 INSURER D: INSURER E: INSURER F:
INSURED Maura's Kitchen, Inc. DBA Maura's Kitchen Deli & Restaurant 81-83 South Broadway Nyack, NY 10960	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	Y		BOP3000613940	11/08/24	11/08/25	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 250,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
	C Disability						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Additional Insured:
Village of Nyack
9 North Broadway
Nyack, NY 10960

CERTIFICATE HOLDER

Village of Nyack
9 North Broadway
Nyack, NY 10960

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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