

Village of Nyack

9 North Broadway, Nyack, NY 10960

Meeting of the Village Board of Trustees

November 13, 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

Proclamation: Xeyla and Not Your Disability, Inc.

3. Public Comment on Any Topic (1-3 minutes depending on the quantity of speakers)

4. Presentation – Friends of Depew House

5. Adoption of Minutes – Minutes 10/23/25

6. 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. 2025-188 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 November 13, 2025.

RESOLVED, that General Fund Claims set forth on pages 1 through 10 in the below-listed amounts are approved for payment:

General Fund– \$392,261.51

Parking Fund – \$42,858.41

Water Fund – \$266,209.01

7.2 Resolution No. 2025-189 Resolution of the Nyack Village Board Authorizing the Issuance of Bonds in a Principal Amount Not to Exceed \$4,432,804 to Finance Improvements to Sidewalks and Crosswalks in Connection with the Safe Routes to School Program, Stating the Estimate Maximum Cost Thereof is \$4,432,804 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 \$4,432,804 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 improvements to sidewalks and crosswalks in connection with the Safe Routes to School Program, including related infrastructure, on Upper Depew Avenue, Depew Avenue, Main Street, South Midland Avenue and Summit Street.

Section 2. The estimated maximum cost of the project described herein, including preliminary costs and costs incidental thereto and the financing thereof, is \$4,432,804 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 \$4,432,804 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. It is expected that grant funds shall be received and any such grant funds to be received by the Village and any other funds available for such purpose are authorized to be applied toward the cost of said project or redemption of the Village’s bonds or notes issued therefor, or to be budgeted as an offset to the taxes to be collected for the payment of the principal of and interest on said bonds or notes, and the principal amount of bonds or notes issued shall be reduced by the amount of grant funds received.

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. 24 of the Law, is ten (10) 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.

7.3 Resolution No. 2025-190 Resolution of the Nyack Village Board Accepting Donation from Subaru Distributors Corp. for the 2025 Spring Tree Plant Project

WHEREAS, the Village of Nyack is committed to enhancing its urban forest and promoting environmental sustainability through community-based initiatives such as the Spring Tree Planting Project; and

WHEREAS, Subaru Distributors Corp. has generously offered to donate \$4,000.00 to support the project; and

WHEREAS, the Village Board of Trustees wishes to formally acknowledge and accept this donation with gratitude;

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Nyack hereby accepts the donation of \$4,000.00 from Subaru Distributors Corp. to be used exclusively for the 2025 Spring Tree Planting Project.

7.4 Resolution No. 2025-191 Resolution of the Nyack Village Board Approving the Submission of 2025-2026 Unpaid Taxes to Rockland County for Relevy

RESOLVED, that the Mayor and Village Board of Trustees are authorized to execute the attached abstract of unpaid taxes for submission to the County of Rockland County for relevy.

7.5 Resolution No. 2025-192 Resolution of the Nyack Village Board Authorizing the Refund of Towing Fees for Vehicles Removed During the Halloween Celebration

WHEREAS, the Nyack Chamber of Chamber of Commerce hosted a Halloween celebration on October 25, 2025, which included street closures and temporary parking restrictions to ensure public safety and the success of the event; and

WHEREAS, several vehicles were towed from restricted areas during the event due to lack of adequate signage or public notice; and

WHEREAS, the Village Board recognizes the inconvenience and financial burden this may have caused to residents and visitors; and

WHEREAS, the Board finds it in the interest of fairness and community goodwill to refund the towing fees incurred by affected vehicle owners;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Nyack, hereby authorizes and directs the Village Treasurer to issue refunds for towing fees paid by the following individuals whose vehicles were towed on October 25, 2025 during the Halloween celebration, in the following amounts to be paid from Parking Authority funds:

Scott Mason Batchelder, Jr.	\$175.00	Mark Sljukic	\$346.00
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7.6 Resolution No. 2025-193 Resolution of the Nyack Village Board Approving the Mayor's Appointment of Gabrielle Aponte to Associate Justice Court Clerk

WHEREAS, the Village Board recognizes the need to fill the position of Associate Justice Court Clerk to ensure the efficient operation of the Village Justice Court; and

WHEREAS, Gabrielle Aponte has demonstrated the qualifications and experience necessary to fulfill the responsibilities of this role;

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of Trustees hereby appoints Gabrielle Aponte to the position of Associate Justice Court Clerk, effective immediately, at a rate of \$27.02 per hour, subject to all applicable terms and conditions of the current collective bargaining agreement between the Village of Nyack and IBEW Local 363.

7.7 Resolution No. 2025-194 Resolution of the Nyack Village Board to Award a Contract for the High Avenue Drainage Improvements NYK 0217 to Tony Casale, Inc.

WHEREAS, the Nyack Village Board previously authorized the bidding of a public works project for the High Avenue Drainage Improvements; and

WHEREAS, bids were opened on November 5, 2025, (a total of 15 bids were received), and the lowest responsible bid for the project was received from Tony Casale, Inc.: Base Bid \$467,460, Alternate 1 \$44,139; Contingency ("If and where directed" for digging test pits to locate utilities), \$6,000, for a total of \$517,599.

WHEREAS, the Village Engineer has reviewed the bids, and recommended the award of the project to Tony Casale, Inc., for the Base Bid and all Alternate Work.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NYACK VILLAGE BOARD AS FOLLOWS:

That the Village Administrator is authorized to contract with Tony Casale, Inc., High Avenue Drainage Improvements project in the amount of \$517,599 for the base bid and all alternate bids, subject to the approval of the Village Attorney as to the form of the contract.

7.8 Resolution No. 2025-195 Resolution of the Nyack Village Board Approving a Permit Application for Memorial Park for the 19th Annual Penguin Plunge

RESOLVED, Nyack Village Board approves a permit application by Barbara Noyes for Memorial Park for the 19th Annual Penguin Plunge, Sunday, March 1, 2026, noon – 2 pm.

7.9 Resolution No. 2025-196 Resolution of the Nyack Village Board to Approve Street Closure Permits for the Chamber of Commerce and ACADA Annual Street Fairs

RESOLVED, the Nyack Village Board to approves applications for street closures from the Chamber of Commerce for the dates 4/12/26 and 9/13/26 and from ACADA for the dates 5/17/26, 7/12/26, 10/11/26.

7.10 Resolution No. 2025-197 Resolution of the Nyack Village Board to an Approve Application from Chabad for the Installation of Menorah Exhibit at Hezekiah Easter Veterans Square

RESOLVED, the Nyack Village Board to approves an application from Chabad for the installation of a Menorah Exhibit at Hezekiah Easter Veterans Square from December 1 through the duration of Chanukah (Chanukah is celebrated this year from December 14 – December 22) and will be removed during the following week.

7.11 Resolution No. 2025-198 Resolution of the Nyack Village Board to an Approve Application from the Parish of St. Paul and St. Ann for the Installation of creche for the Christmas season at Hezekiah Easter Veterans Square

RESOLVED, the Nyack Village Board to approves an application from the Parish of St. Paul and St. Ann, working with the Knights of Columbus, for the installation of a creche exhibit for the Christmas season at Hezekiah Easter Veterans Square, from November 29 to January 5.

7. Department Reports to the Village Board of Trustees (based on availability).

- 7.1 – Orangetown Police Department
- 7.2 - Village Attorney
- 7.3 – Village Administrator
- 7.4 - Village Clerk

8. Old Business

- 8.1 Nyack Rat Control Project
- 8.2 Social Work Case Management Service Project
- 8.3 Nyack Outdoor Fitness Park

9. New Business

- 9.1 Downtown holiday programming
- 9.2 Helping Hands food trailer

10 Communications

11 Public Comment

12 Executive Session

13 Adjournment



VILLAGE OF NYACK PROCLAMATION

***WHEREAS**, the Village of Nyack proudly recognizes individuals whose courage, resilience, and contributions uplift and inspire our community; and*

***WHEREAS**, Xeyla, a remarkable young resident, was diagnosed with acute liver failure at just 10 months old and endured nearly a year of hospitalization, defying medical expectations by surviving without the need for a transplant; and*

***WHEREAS**, despite the early challenges she faced, Xeyla has made extraordinary progress—learning to walk and talk after being told she might never do either—demonstrating a spirit of perseverance and strength that serves as a beacon of hope; and*

***WHEREAS**, her journey has inspired the founding of Not Your Disability, Inc., a nonprofit organization dedicated to celebrating inclusivity and empowering children and families of all abilities through community events, advocacy, and awareness; and*

***WHEREAS**, Xeyla's story reminds us all of the power of determination, the importance of inclusive communities, and the profound impact one life can have on many;*

***NOW, THEREFORE**, I, Mayor Joseph Rand, Mayor of the Village of Nyack, on behalf of the Village Board and our entire community, encourage all residents to join in honoring Xeyla's courage and the mission of Not Your Disability, Inc., as we continue to build a community where every individual is celebrated for their unique strengths and contributions.*

***IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the Village of Nyack to be affixed this 13th of November, 2025.*

*Joseph Rand, Mayor
Village of Nyack*



Preserving the DePew House: A Sustainable Future for an Historic Nyack Landmark

*Presentation to the Nyack Public Library Board Meeting
on October 20, 2025*

**Village of Nyack Board of Trustees Meeting
November 13, 2025**

Goals & Vision

Main Goals:

1. **Preserve** the DePew House as a rare Italianate mansion and community landmark. **Protect** it from potential demolition by keeping it under public stewardship. **Ensure** continued use by the Historical Society of the Nyacks for exhibits and archives.
1. **Cost-Effectiveness and Sustainability:** Turn a consistent **financial loss** into a **sustainable community asset**. **Release the Library's tax burden** on the property. Fund major repairs via **grants and tax incentives**.
1. **Future Increased Support:** Increase income from a variety of new sources, including launching fundraising and grant campaigns to secure long-term stability.



1. Preservation Plan

Preserve the DePew House by listing it on the National Register of Historic Places (NRHP).

What the NRHP Designation Really Means:

- **Beneficial, not punitive** — honors heritage while maintaining flexibility
- **Does not impose restrictions on private owners** unless using federal or state funds (must follow Secretary of the Interior's Standards)
- **Opens access to grant funding** and increases appeal to preservation-minded buyers
- **Look to successful local examples:** Edward Hopper House (listed 1970s) and John Green House (listed 2017 and a current rehabilitation project)

Designation celebrates the building's value— it doesn't control its use.



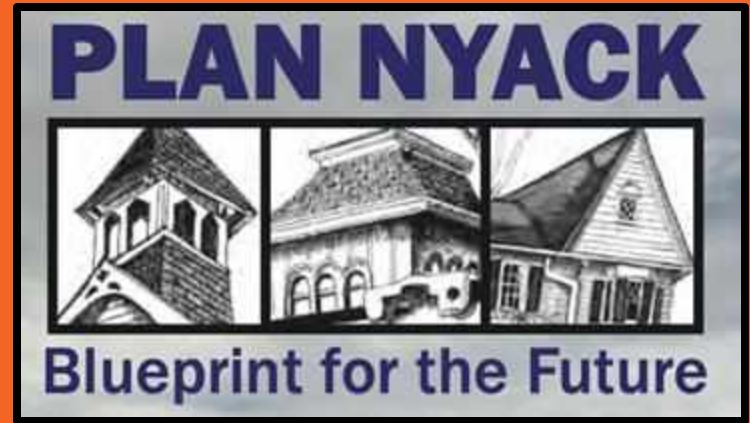
1859 Historic Map of Nyack

- DePew Family land - orange rectangle
- The DePew House - black rectangle within land

1. Preservation Plan (con't)

NRHP Designation Aligns with Village Goals

- **The 1850 DePew House**—a significant historic property—**currently lacks official listing** on the State or National Registers.
- The **Historical Society of the Nyacks** has **contacted the State Historic Preservation Office**, beginning the National Register of Historic Places nomination eligibility process.
- **Next Steps:** Complete the eligibility review (30–60 days), then prepare and submit the full nomination (6–18 months).
- This effort directly **advances the Nyack 2016 Comprehensive Plan goals** and places the DePew House among Nyack's other notable listed historic properties, such as the **Ross-Hand Mansion**.



Quotes from Nyack's 2016 Comprehensive Plan

"Nyack **architecture** is a valuable and cherished asset... the Village should continue to **encourage preservation of historic buildings.**"

"**Support state and federal historic designation** for individual sites in Nyack, including those already determined eligible for listing."


"**Protect and enhance its historic residential neighborhoods...** and chart a path to a more sustainable and resilient future."

2. Cost Management & Sustainability Plan

A. Achieve property tax reductions via qualifying exemptions

- File application for exemptions for relief from existing property taxes (the largest single expense line item)
- NRHP listing grants access to **potential tax incentives** for historic rehabilitation work.
- The property may additionally qualify for the **Federal Historic Preservation Tax Credit (HTC)**, offering a 20% income tax credit for rehabilitation costs, since portions of the house are income-producing (rented to professional therapists and formerly generating substantial rental income).
- New York State also offers its own historic rehabilitation tax credits.

From September 2025 Library Board meeting presentation on the DePew House



	FY20*	FY21*	FY22*	FY23*	FY24*	FY25
Revenues	\$ 108,508	\$ 81,163	\$ 82,283	\$ 86,229	\$ 87,912	\$ 88,791
Directly attributable expenses						
Real estate taxes	33,415	34,188	34,461	35,389	35,423	35,777
Insurance (property, liability)	4,600	4,600	5,000	5,000	5,250	5,300
Repairs & Maintenance	2,999	12,795	9,867	10,965	2,308	16,500
Utilities	5,603	5,278	5,560	6,894	6,263	7,500
Landscaping	6,313	12,790	11,156	9,251	5,749	6,000
	52,930	69,651	66,044	67,499	54,993	71,077
Other apportioned expenses						
Staff wages & benefits	18,752	19,435	20,057	25,090	25,090	25,592
Other miscellaneous office costs	6,238	7,249	7,585	8,028	2,355	3,500
	24,990	26,684	27,642	33,118	27,445	29,092
Total expense	77,920	96,335	93,686	100,617	82,438	100,169
Surplus (Loss)	\$ 30,588	\$ (15,172)	\$ (11,403)	\$ (14,388)	\$ 5,474	\$ (11,378)

* Amounts from prior annual audited financial reports, except FY25 where audit is in progress

2. Cost Management & Sustainability Plan (con't)

B. Prioritize capital spending which reduces recurring expenses (i.e., maintenance costs)

- Capital improvements will help avoid unplanned repair expenses
- Obtain grants for major repairs (e.g., structural, basement) to address the building's fair-to-poor "envelope" condition, reducing overall "cumbersome and expensive" maintenance costs.

C. Determine accurate attribution of support costs for clearer understanding of operating costs

- Clarify more precise operating expense amounts (e.g. cleaning, maintenance) to identify ways to reduce or share support efforts
- Request from the Library a clear accounting of staff time and salaries devoted to managing the DePew House and its leases, to help ensure time is minimized to focus on the Library's core mission.

From September 2025 Library Board meeting presentation on the DePew House

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3. Funding Resources

A. Local fundraising: Partner with local history groups including the Historical Society to allow for **private or local fundraising** to supplement grants.

B. With National Register of Historic Places designation, properties become eligible for **historic preservation grants**, such as

- **Environmental Protection Fund Grants:** Funds for capital projects.
- **Preservation Opportunity Fund and Preserve New York:** Grants for documentation and urgent preservation projects.
- **Historic Preservation Grant Program (NY State Historic Preservation Office):** Grants for NRHP properties
- **National Trust for Historic Preservation:** Grants for NRHP properties

Local history organizations

Historical Society of the Nyacks

Historical Society of Rockland County,

Genealogical Society of Rockland County



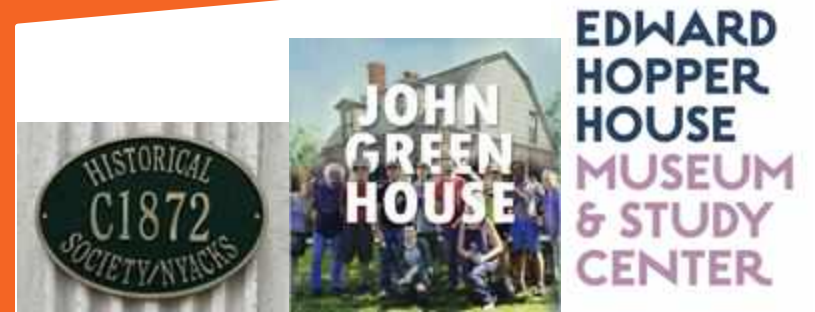
National Trust for
Historic Preservation®

4. Potential Partners

A. Academic Institutions: Initiate collaborations with programs in historic preservation, architecture, and history—such as Cornell, Pratt Institute, Columbia University, Ramapo College, and SUNY Westchester Peekskill—to explore opportunities for research, internships, and educational fieldwork at the DePew House.

B. William G. Pomeroy Foundation's New York State Historic Marker Program— Apply for an **historic marker** to commemorate the site—enhancing visibility, attracting heritage tourism, and supporting the Village's long-term vitality.

C. Local Nonprofits: Partner with organizations like the **Edward Hopper House**, **John Green Preservation Coalition**, and **Historical Society of the Nyacks** for joint walking tours, lectures, and exhibits that celebrate Nyack's shared architectural and cultural legacy.



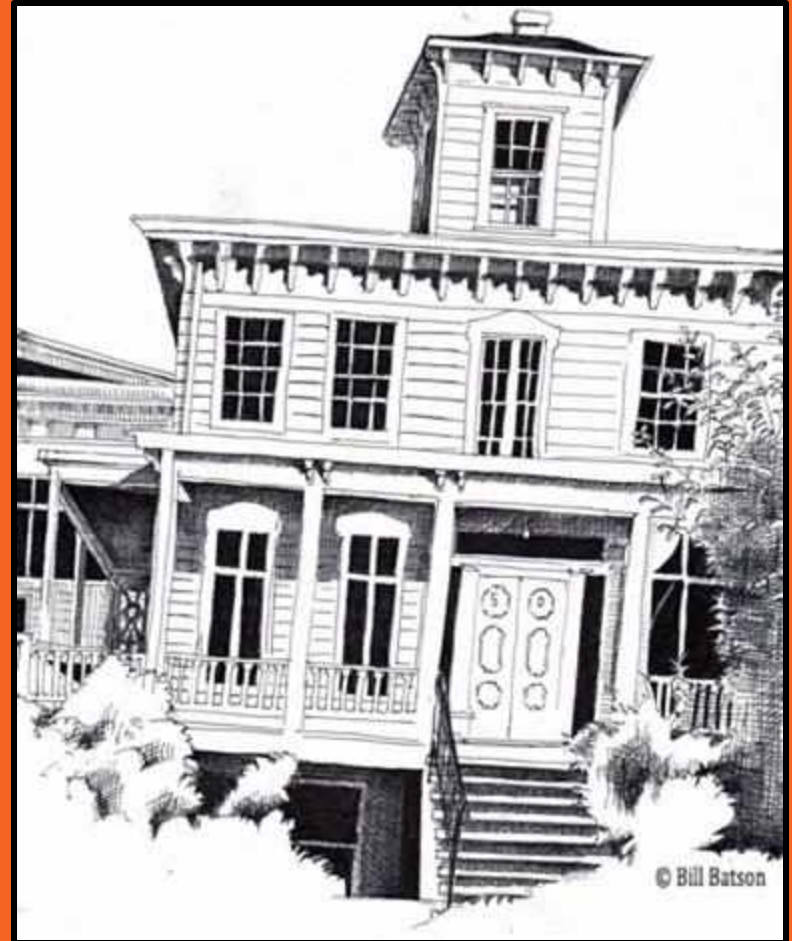
5. Our Asks

A. Board affirmation / statement of support

Public statement supporting preservation and retention of the DePew House as a public, historic, and educational asset.

B. Naming a person(s) at Library to assist with documentation gathering of items (uniquely under Library's control) for the National Register of Historic Places application.

Named person to assist with researching and documenting the property for the **NRHP Nomination Form (NPS Form 10-900)**, beginning with the State Historic Preservation Office.



5. Our Asks (con't)

C. Imagine the Future –

Explore how the restored DePew House could expand the Nyack Library's mission—such as housing **the Local History Department** in a more welcoming, accessible, and community-centered space.

D. Grow the Partnership

Create a Friends of the DePew House group—a community engagement effort drawing on the Nyack community, and local historical and genealogical societies to help shape and support the DePew House's restoration and future.

*The **Nyack Library's Isabelle K. Savell Local History Department** is dedicated to collecting, preserving, and promoting the study of local history in Nyack, Rockland County, and the Hudson Valley region.*

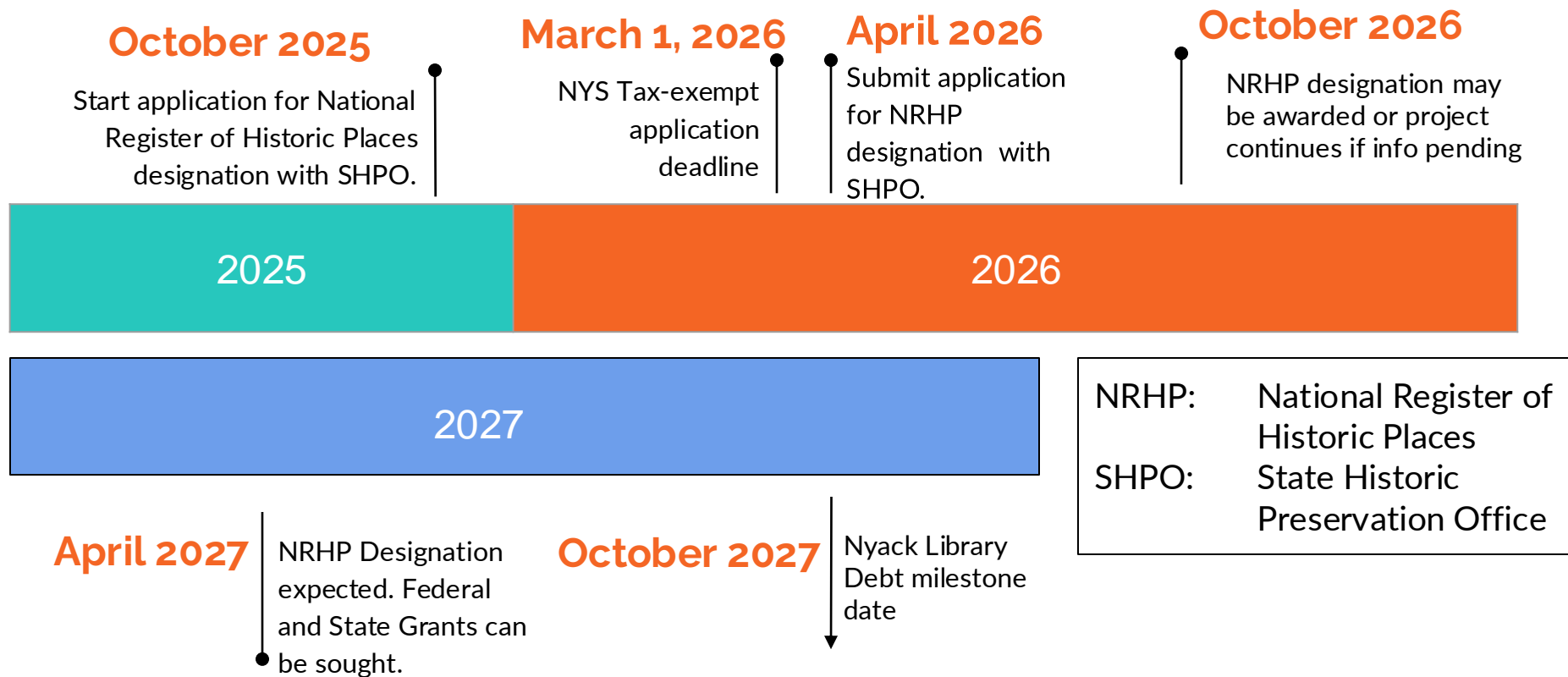


Additional history organizations

- * Historical Society of the Nyacks,
- * Historical Society of Rockland County,
- * Genealogical Society of Rockland County



6. Proposed Timeline

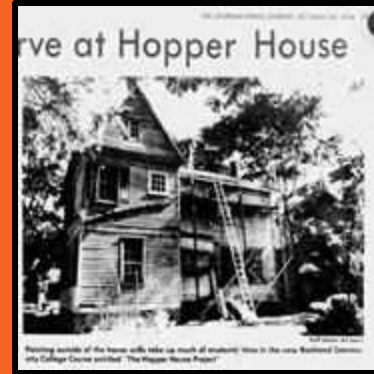


Nyack Community Rallies for Historic Preservation

Edward Hopper House—Once boarded up in 1967, now draws thousands of visitors yearly. **Proof that the Nyack community can rehabilitate an historic site to become a thriving cultural attraction.**

John Green House (JGPC)—Over \$130,000 raised within the first few years; as of recent restoration, the front wall was restored using \$75,000 in state grants + \$8,000 donor funds.

Even lesser-known historic buildings can attract grants and community support; shows the path for incremental restoration. Historic preservation is a goal of the Village of Nyack.



Hopper House in
1974 and now



John Green House
being saved now



Members of the John Green Preservation Coalition celebrated the restoration of the historic building's front wall on Sept. 27. (Ben Falchuk)

Conclusion

The DePew House is an asset for the Library:

→ **What**

Preserving the DePew House in a cost effective way is attainable.

→ **How**

By relieving the tax burden and gaining National Historic Landmark designation, this building can become sustainable.

→ **Who**

Library patrons and visitors in the Village of Nyack can engage with a part of our history in new and unique ways.



A Shared Path Forward

The “Friends of the DePew House” are confident that this is a viable path for the Nyack Library and the Village of Nyack, working together.

Community Momentum

- 50+ residents attended Sept 2025 meeting
- 37 of the attendees joined the concerned Nyackers contact list
- 12-25 volunteers from this list met 3 times in 3 weeks to develop this plan

What's next? Expand community engagement and partner with the Library to preserve and reimagine the DePew House—together.



*“The #1 Reason for preserving the DePew House is ... **it's beautiful!**”*

—Win Perry, September 2025

APPENDIX

Summary of the process to get a house listed on the National Register of Historic Places

1. **Eligibility:** Your house meets at least one of these main criteria:

A. Age – Usually at least 50 years old

B. Integrity – The house should still look and feel as it did during its period of significance (original design, materials, setting, workmanship).

C. Significance –historical, architectural, or cultural importance which means :

- Associated with important people or events.
 - Distinctive architectural style, design, or construction.
 - Work of a master architect/builder.
 - Potential to yield important historical/archaeological information.
-

Preparing the Nomination

Contact the NY State Historic Preservation Office (SHPO) – the body that guides applicants and reviews nominations. *Many people hire a historic preservation consultant or historian for this step, but homeowners can do it themselves if they're comfortable with research and writing.*

2. Research & Documentation –

A narrative history of the property and its significance.

Description of the house (style, materials, alterations).

Historic photographs (if possible) and current color photos.

Maps or site plans showing the property's location and boundaries.

National Register Nomination Form (NPS Form 10-900) – This is the formal application.

Supporting evidence – Newspaper clippings, architectural drawings, deeds, or oral histories can help prove significance.

State & Federal Review

3. State Review Board

After the SHPO staff reviews your draft, your nomination is presented to a state review board of preservation experts.

Public Notification – Property owners and local officials are notified and may comment.

4. Federal Review

Submission to the National Park Service (NPS)

– If approved at the state level, the SHPO forwards it to the NPS.

Listing Decision – The Keeper of the National Register (NPS) makes the final decision.

*The whole process can take 6–18 months or more,
depending on how ready your materials are
and New York State's review schedule.*

What Listing Does (and Doesn't) Do

What it does offer:

Recognition & Prestige – Your property is acknowledged as historic nationally.

Potential tax incentives – For income-producing properties there may be federal and state tax credits for rehabilitation work.

Eligibility for certain grants – Some preservation grants require listing.

What it does not offer:

No restrictions on private owners – You can still remodel, sell, or even demolish (unless local or state historic ordinances apply – separate from NRHP).

No guarantee of protection – The listing itself doesn't stop development unless federal funds/permits are involved.

Timeline & Costs

Varies depending on who prepares the application:

DIY nomination

Costs are minimal (printing/mailing).

Mostly your time preparing and submitting information to the SHPO..

Consultant-prepared nomination

\$2,500–\$10,000+ depending on research complexity.

Time – 6–18 months is typical.

Village of Nyack
 Relevy List - Orangetown

NAME AND ADDRESS OF RECORD OWNER	TAX MAP DESCRIPTION	AMOUNT OF TAX DUE	AMOUNT OF TAX WITH 7%
Dellarciprete Marina 29 Village Gate Way Nyack, NY 10960	59.84-1-17	1,671.10	1,788.08
Tredway Caroline 19 Front Street Nyack, NY 10960	60.77-1-21	1,726.33	1,847.17
Roach Robert 103 Sixth Avenue Nyack, NY 10960	60.77-2-42	1,930.31	2,065.43
245 North Midland Ave Nyack 245 N Midland Avenue Nyack, NY 10960	60.77-2-61	2,550.02	2,728.52
Current Owner 300 High Ave Nyack, NY 10960	65.28-1-4.-630	882.81	944.61
Bakshani Varsha 282 High Ave Nyack, NY 10960	65.36-1-2	1,792.19	1,917.64
Christophersen Kathleen 4 Rte 59 Nyack, NY 10960	65.36-1-20	1,204.70	1,289.03
2 Highland Realty LLC 2 S Highland Ave Nyack, NY 10960	65.36-1-32	3,158.65	3,379.76
Chabad of the Nyacks 224 High Ave Nyack, NY 10960	65.36-2-10	1,829.39	1,957.45

St John's Deliverance 292 Main Street Nyack, NY 10960	65.36-2-25	4,143.79	4,433.86
294 Main Street Assoc LLC 294 Main St Nyack, NY 10960	65.36-2-26.1	5,516.00	5,902.12
294 Main Street Assoc LLC 298 Main St Nyack, NY 10960	65.36-2-26.2	73.31	78.44
Parker Eric S 215 High Ave Nyack, NY 10960	65.36-2-36	1,593.57	1,705.12
48 Smith Clove Road Realty LLC 238 High Ave Nyack, NY 10960	65.36-2-44.1	771.37	825.37
48 Smith Clove RD Realty LLC 73 N Highland Ave Nyack, NY 10960	65.36-2-44.2	5,283.33	5,653.16
48 Smith Clove Rd Realty LLC 77 N Highland Ave Nyack, NY 10960	65.36-2-44.3	2,310.97	2,472.74
Rodriguez Jose 258 Upper Depew Ave Nyack, NY 10960	65.44-1-5.2	260.28	278.50
Ferdinand Myrtho J 31 Dickinson Ave Nyack, NY 10960	65.44-1-20	1,692.19	1,810.64
Hines Jean F	65.44-1-29	2,625.44	2,809.22

38 Jewett Place
Nyack, NY 10960

1120 41st LLC 267 Main Street Nyack, NY 10960	65.44-2-4	10,734.55	11,485.97
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1120 41st LLC 248 Depew Ave Nyack, NY 10960	65.44-2-5	79.70	85.28
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White Mary E 14 Anna St Nyack, NY 10960	65.44-2-56	2,335.66	2,499.16
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Harris Courtney A 6 Anna Street Nyack, NY 10960	65.44-2-60	1,725.26	1,846.03
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Current Resident 4 Francis Ave Nyack, NY 10960	66.21-1-18	2,333.10	2,496.42
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Hyacinthe Genevieve A 6 Central Ave Nyack, NY 10960	66.21-1-28	1,592.50	1,703.98
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21 Haven Court LLC 21 Haven Ct Nyack, NY 10960	66.21-1-48	2,357.40	2,522.42
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Current Resident 111 N Highland Ave Nyack, NY 10960	66.21-1-74.-1	10,534.77	11,272.20
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Nyack Hospital 111 N Highland Ave	66.21-1-74.-3	4,159.74	4,450.92
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Nyack, NYB 10960

Mavis Brown	66.22-3-11	2,273.46	2,432.60
73 Marion St			
Nyack, NY 10960			

Riobe Rosette Marie C	66.29-1-76	3,510.49	3,756.22
146-148 High Ave			
Nyack, NY 10960			

Lazzara Rosemarie	66.29-2-23.-120	1,075.38	1,150.66
109 High Ave			
Nyack, NY 10960			

152 LBJ Corp	66.29-2-28	3,195.50	3,419.19
152 Main St			
Nyack, NY 10960			

Auxo NYD1 LLC	66.29-2-79	2,782.50	2,977.28
162 Main St			
Nyack, NY 10960			

Akesson Pascal	66.30-1-14	2,390.31	2,557.63
124 N Broadway			
Nyack, NY 10960			

Graham Carl I	66.30-1-36	2,006.81	2,147.29
118 First Ave			
Nyack, NY 10960			

Projan Steven	66.30-2-13	2,432.83	2,603.13
104 Gedney St			
Nyack, NY 10960			

Oliveira Alessandra	66.30-2-32	3,907.91	4,181.46
62 Third Ave			
Nyack, NY 10960			

Light Robert R 17 First Ave Nyack, NY 10960	66.30-2-65	3,339.72	3,573.50
Desai Purna 51 N Broadway Nyack, NY 10960	66.30-2-82.-400	2,199.09	2,353.03
Marquand Sam A 50 N Broadway Nyack, NY 10960	66.30-3-18.-50	1,257.85	1,345.90
Ginger Peacey Trust 50 N Broadway Nyack, NY 10960	66.30-3-18.-170	1,300.33	1,391.35
Skyes Law Firm PC 50 N Broadway Nyack, NY 10960	66.30-3-18.-210	1,434.39	1,534.80
Richard Siler 92 High Ave Nyack, NY 10960	66.30-3-27	1,806.01	1,932.43
Katcher Milton 106 High Ave Nyack, NY 10960	66.30-3-30	3,831.42	4,099.62
21 Bridge Street LLC 21 Bridge St Nyack, NY 10960	66.30-3-48	1,200.49	1,284.52
Little Joshua 11 Bridge St Nyack, NY 10960	66.30-3-52	1,445.44	1,546.62

Seth Glasser 63 High Ave Nyack, NY 10960	66.30-3-62	1,753.13	1,875.85
Franco Gloria M 61 High Ave Nyack, NY 10960	66.30-3-63	2,521.33	2,697.82
Patterson Mark A 221 Main St Nyack, NY 10960	66.37-1-2	1,391.71	1,489.13
Rockland Main Properties Inc 211 Main Street Nyack, NY 10960	66.37-1-5	3,028.15	3,240.12
Fildor Roseline 137 Jackson Ave Nyack, NY 10960	66.37-1-8	1,691.29	1,809.68
Harris Clarence 38 Washington St Nyack, NY 10960	66.37-1-13	1,357.70	1,452.74
Randall-Rosa Cynthia A 44 Washington St Nyack, NY 10960	66.37-1-15	1,451.21	1,552.79
Reichel Amy 51 Summit St Nyack, NY 10960	66.37-1-17	1,537.23	1,644.84
Solan Leslie 37 Summit St Nyack, NY 10960	66.37-1-21	1,611.60	1,724.41
Pal Navin	66.37-2-37	1,591.44	1,702.84

119 Jackson Ave
Nyack, NY 10960

Pangestu Theresia 50 S. Franklin St Nyack, NY 10960	66.37-3-33.-130	645.91	691.12
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Nyack West LLC 44-46 S Franklin St Nyack, NY 10960	66.37-3-35	2,100.58	2,247.62
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116A Main Street JLM LLC 116A MAIN St Nyack, NY 10960	66.38-1-14	4,899.23	5,242.18
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Hamhildy 7182 LLC 82 Main St Nyack, NY 10960	66.38-1-28	5,559.04	5,948.17
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Fiske John 5 New St Nyack, NY 10960	66.38-1-29	1,621.16	1,734.64
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Lad Broadway Corp 6 N Broadway Nyack, NY 10960	66.38-1-33	1,357.88	1,452.93
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Boone Muriel 78 Burd St Nyack, NY 10960	66.38-1-41	4,401.41	4,709.51
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20 S Broadway Owner LLC 20 S Broadway Nyack, NY 10960	66.38-1-54	15,584.11	16,675.00
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Larsen Edward 50 Lydecker St	66.38-2-11	2,274.31	2,433.51
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Nyack, NY 10960

65 Main Realty LLC 65 Main St Nyack, NY 10960	66.38-2-39	13,103.55	14,020.80
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New Age Enterprises LLC 1-3 S Broadway Nyack, NY 10960	66.38-2-42	6,837.26	7,315.87
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First Niagara Bank 17 S Broadway Nyack, NY 10960	66.38-3-1	12,096.19	12,942.92
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Petrovich Terry 6 Burd St Nyack, NY 10960	66.39-1-3.-1402	2,101.58	2,248.69
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Croussaouloudis Christine 6 Burd St Nyack, NY 10960	66.39-1-3.-1407	2,144.61	2,294.73
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Acker Stanley Boat Slip Nyack, NY 10960	66.39-1-4.-120	198.87	212.79
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Barbara Rosin L 2 Burd St Nyack, NY 10960	66.39-1-4.-200	1,851.17	1,980.75
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Handelsman Bruce 28 Boat Slip Nyack, NY 10960	66.39-1-4.-3510	48.86	52.28
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Esile Michelle 13 Boat Slip Nyack, NY 10960	66.39-1-4.-3610	56.30	60.24
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Edouard Robert 200-204 Cedar Hill Ave Nyack, NY 10960	66.45-1-3	2,346.77	2,511.04
Cody Vamcampen & Co LLC 70 S Broadway Nyack, NY 10960	66.46-1-44	8,770.48	9,384.41
Cody Vamcampen & Co LLC 55 Hudson Ave Nyack, NY 10960	66.46-1-51	2,274.31	2,433.51
Shaw Business Solutions Nyack, NY 10960	503.555-0-63	9.78	10.46
		226,476.51	242,329.86

Village of Nyack
Relevy List - Clarkstown

NAME AND ADDRESS OF RECORD OWNER	TAX MAP DESCRIPTION	AMOUNT OF TAX DUE	AMOUNT OF TAX WITH 7%
Duzgun William & Tanya 45 Route 59 Central Nyack, NY 10960	65.35-1-10	1,050.05	1,123.55
J&D Realty One, LLC 32 Route 59 Central Nyack, NY 10960	65.35-1-20	2,421.33	2,590.82
Village of Nyack Housing 20-38 Pine St. Central Nyack, NY 10960	65.35-1-22.-1	1,148.43	1,228.82
Shaw Business Solutions Nyack, NY 10960	501.23-8-	6.21	6.64
		4,626.02	4,949.83

RETURN
OF
UNPAID VILLAGE TAXES

VILLAGE OF Nyack

TOWN OF Orangetown

ROCKLAND COUNTY, NEW YORK

Warrant Dated 6/1/25

Total amount of unpaid taxes inc. State Lands	<u>\$226,476.51</u>
Deduction – State Lands	\$ _____
Unpaid taxes turned over to Commissioner of Finance	<u>\$226,476.51</u>
Amount Paid to the Commissioner of Finance	\$ _____
Adjustments.....	\$ _____
Total base amount returned for relevy.....	\$ <u>226,476.51</u>

Remarks

Total amount sent out for relevy including 7% \$242,329.86

STATE OF NEW YORK,

ss.:
COUNTY OF ROCKLAND,

I, Kyle Coimbra, being duly sworn, deposes and says, that he/she is the collector of taxes in and for the or the receiver of taxes and assessments for the **Village of Nyack** in the **Town of Orangetown**, Rockland County, New York, aforesaid; that the foregoing is a true account of the taxes remaining unpaid and due upon the real estate in said district assessed or levied upon the tax list with warrant dated 6/1/25 attached thereto and delivered to the said collector or receiver of taxes and assessments on the 1st day of **June**, **2025**; which said warrant is returnable on the 31st day of **October**, **2025**; that the taxes mentioned in said account remain unpaid and that after diligent efforts he has been unable to collect the same.

Collector or Receiver of Taxes & Assessments

Subscribed and sworn to before me
this 13th day of **November**, **2025**

Notary Public
Rockland County, NY

The undersigned, Trustees or Officers of the **Village of Nyack**, in the **Town of Orangetown**, County of Rockland, New York, do hereby certify that the preceding is a true, accurate and complete account of unpaid taxes assessed or levied upon the real estate in said district, delivered to the Trustees or Officers of the Village thereof by Kyle Coimbra collector of taxes therein or receiver of taxes and assessments therefor, and that we have examined and compared the same with the original tax list for 2025-2026 and found it to be correct and the whole thereof.

Dated this 13th day of
November, **2025**

Orangetown,

_____ } Trustees, or officers
the **Village of Nyack**,
Town of
Rockland County, NY

(The above is to be executed on last sheet of return only)

**RETURN
OF
UNPAID VILLAGE TAXES**

VILLAGE OF Nyack

TOWN OF Clarkstown

ROCKLAND COUNTY, NEW YORK

Warrant Dated 6/1/25

Total amount of unpaid taxes inc. State Lands	<u>\$4,626.02</u>
Deduction – State Lands	\$ _____
Unpaid taxes turned over to Commissioner of Finance	<u>\$4,626.02</u>
Amount Paid to the Commissioner of Finance	\$ _____
Adjustments.....	\$ _____
Total base amount returned for relevy.....	\$ <u>4,626.02</u>

Remarks

Total amount sent out for relevy including 7% **\$4,949.83**

STATE OF NEW YORK,

ss.:
COUNTY OF ROCKLAND,

I, Kyle Coimbra, being duly sworn, deposes and says, that he/she is the collector of taxes in and for the or the receiver of taxes and assessments for the **Village of Nyack** in the **Town of Clarkstown**, Rockland County, New York, aforesaid; that the foregoing is a true account of the taxes remaining unpaid and due upon the real estate in said district assessed or levied upon the tax list with warrant dated 6/1/25 attached thereto and delivered to the said collector or receiver of taxes and assessments on the 1st day of **June, 2025**; which said warrant is returnable on the 31st day of **October, 2025**; that the taxes mentioned in said account remain unpaid and that after diligent efforts he has been unable to collect the same.

Collector or Receiver of Taxes & Assessments

Subscribed and sworn to before me
this 13th day of **November, 2025**

Notary Public
Rockland County, NY

The undersigned, Trustees or Officers of the **Village of Nyack**, in the **Town of Clarkstown**, County of Rockland, New York, do hereby certify that the preceding is a true, accurate and complete account of unpaid taxes assessed or levied upon the real estate in said district, delivered to the Trustees or Officers of the Village thereof by Kyle Coimbra collector of taxes therein or receiver of taxes and assessments therefor, and that we have examined and compared the same with the original tax list for 2025-2026 and found it to be correct and the whole thereof.

Dated this 13th day of
November, 2025

Clarkstown,

_____ } Trustees, or officers
the **Village of Nyack**,
Town of
Rockland County, NY

November 7, 2025

Weston & Sampson, PE, LS, LA, Architects, PC
74 Lafayette Avenue, Suite 501, Suffern, NY 10901
Tel: 845-357-4411

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

Attn: Andy Stewart – Village Administrator
Re: High Avenue Drainage Improvements
NYK 0217

Dear Mayor and Trustees,

Bids were received on November 5, 2025, for the above captioned project. There were fifteen bids returned. A Bid Summary is attached. The bid was structured with a Base Bid and Alternate Bid. Tony Casale, Inc, Yonkers, is the low bidder.

The scope of work for the Base Bid is for the full drainage improvement project, and road restoration work within the project area. The amount is \$ 467,460 (corrected value).

Alternate Bid 1 is additional road milling and paving on High Avenue and N Franklin Street. The amount is \$44,139.

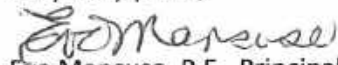
"If and where directed" item is for Test pits to uncover potential conflicts with the existing utilities under the roadway. The amount is \$ 6,0000.

We have not worked with Tony Casale Inc in the past, thus are not familiar with this company or their work. We contacted his reference provided for the project most similar to this project. Reference #2 of the Bidders Qualifications and References form provided information to contact Joe Ceremele. Joe Ceremele is a Principal with the engineering firm Kellard Sessions. Casale has worked on numerous capital improvement projects designed and inspected by their firm. This included the project noted as Mt. Pleasant and Mamaroneck Avenue as well as two other projects Joe Ceremele noted in our conversation, one in Harrison, NY and one in North Castle, NY.

Mr. Ceremele, gave Casale a positive review stating fine, professional workmanship, good communication, finishing the project on time and with few change orders. He recommended them, and he continues to recommend them to the municipalities his firm represents.

Based upon the feedback received, we recommend the bid be awarded to Tony Casale, Inc. in the total amount of \$ 517,599, and subject to attorney review and concurrence.

Very truly yours,



Eve Mancuso, P.E., Principal Engineer

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

CC: Linda Donnelly- Village Clerk

Dennis Michaels, Esq.

Y:\VILLAGES\NYK Village of Nyack\NYK0217 High Avenue Drainage Improvement\General Work\Rec of Award.docx



Project NYK0217
High Avenue Drainage Improvement
Project Description
Date 11/5/2025
By Jose Astacio

EW

Pay Item #	Unit	Qty	Tony Cassale		Morano Bras		A Tech		Gentile Const		Paladino	
			Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended
1. MOBILIZATION	LS	1	\$8,925	\$ 8,925.00	\$42,000	\$ 42,000.00	\$40,000	\$ 40,000.00	\$15,000	\$15,000.00	\$155,000	\$155,000.00
2. 24" DIA. HDPE w/ stone bedding	LF	1230	\$130	\$ 159,900.00	\$196	\$ 241,080.00	\$170	\$ 209,100.00	\$180	\$221,400.00	\$125	\$153,750.00
3. 18" DIA. HDPE w/ stone bedding	LF	41	\$120	\$ 4,920.00	\$211.00	\$ 8,651.00	\$215	\$ 8,815.00	\$90	\$3,690.00	\$125	\$5,125.00
4. 15" DIA. HDPE w/ stone bedding	LF	60	\$110	\$ 6,600.00	\$180	\$ 10,800.00	\$145	\$ 8,700.00	\$70	\$4,200.00	\$125	\$7,500.00
5. 19" x 30" ELLIPTICAL PIPE w/ stone bedding	LF	48	\$275	\$ 13,200.00	\$400	\$ 19,200.00	\$525	\$ 25,200.00	\$135	\$6,480.00	\$295	\$14,160.00
6. MANHOLES 4 ft diameter	EA	1	\$5,300	\$ 5,300.00	\$5,600	\$ 5,600.00	\$9,000	\$ 9,000.00	\$18,000	\$18,000.00	\$6,500	\$6,500.00
7. CATCH BASIN w/ curb piece	EA	5	\$5,600	\$ 28,000.00	\$6,000	\$ 30,000.00	\$9,000	\$ 45,000.00	\$8,000	\$40,000.00	\$6,500	\$32,500.00
8. CATCH BASIN w/ flat grate	EA	1	\$5,700	\$ 5,700.00	\$6,200	\$ 6,200.00	\$9,000	\$ 9,000.00	\$8,000	\$8,000.00	\$6,200	\$6,200.00
9. CATCH BASIN FRAME AND DOUBLE GRATE	EA	2	\$3,700	\$ 7,400.00	\$6,200	\$ 12,400.00	\$8,000	\$ 16,000.00	\$8,500	\$17,000.00	\$7,500	\$15,000.00
10. MODIFY STRUCTURE (CB or culvert), PLUG PIPES	EA	8	\$500	\$ 4,000.00	\$500	\$ 4,000.00	\$2,000	\$ 16,000.00	\$3,000	\$24,000.00	\$3,900	\$31,200.00
11. REMOVE AND DISPOSE OF CATCH BASINS	EA	2	\$750	\$ 1,500.00	\$3,400	\$ 6,800.00	\$3,000	\$ 6,000.00	\$8,500	\$17,000.00	\$3,000	\$6,000.00
12. CONCRETE VERTICLE CURB 6" x 9" x 20"	LF	1050	\$56	\$ 58,800.00	\$40	\$ 42,000.00	\$48	\$ 50,400.00	\$75	\$78,750.00	\$59	\$61,950.00
13. CONCRETE driveway apron, 6" thick 4" thick 3/4" stone base	SY	168	\$200	\$ 33,600.00	\$185	\$ 31,080.00	\$150	\$ 25,200.00	\$330.30	\$55,490.40	\$216	\$36,288.00
14. SAWCUTTING PAVEMENT	LF	1700	\$2	\$ 3,400.00	\$3	\$ 5,100.00	\$3	\$ 5,100.00	\$3	\$ 5,100.00	\$8	\$13,600.00
15. MILLING, variable depth, 2" max	SY	4245	\$7	\$ 29,715.00	\$7.50	\$ 31,837.50	\$9	\$ 38,205.00	\$12	\$50,940.00	\$8	\$33,960.00
16. LEVELING, VARIABLE DEPTH AND PAVING, 2" THICK TOP	TONS	500	\$147	\$ 73,500.00	\$135	\$ 67,500.00	\$190	\$ 95,000.00	\$170	\$85,000.00	\$175	\$87,500.00
17. SPEED HUMP	EA	2	\$3,750	\$ 7,500.00	\$3,300	\$ 6,600.00	\$5,000	\$ 10,000.00	\$7,500	\$15,000.00	\$5,500	\$11,000.00
18. LINE STRIPPING AND PAVEMENT MARKINGS, LONG LIFE,	LS	1	\$8,000	\$ 8,000.00	\$2,700	\$ 2,700.00	\$10,000	\$ 10,000.00	\$15,000	\$15,000.00	\$20,000	\$20,000.00
19. TOPSOIL AND SEED RESTORATION	SY	300	\$1	\$ 300.00	\$11	\$ 3,300.00	\$28	\$ 8,400.00	\$22	\$6,600.00	\$10	\$3,000.00
20. BITUMINOUS DRIVEWAY RESTORATION	SY	60	\$120	\$ 7,200.00	\$72	\$ 4,320.00	\$100	\$ 6,000.00	\$29.25	\$1,755.00	\$108	\$6,480.00
TOTAL BASE BID AMOUNT				\$ 467,460.00		\$ 581,168.50		\$ 641,120.00		\$688,405.40		\$706,713.00
1. MILLING, variable depth, 2" max	SY	1677	\$7	\$ 11,739.00	\$8.00	\$ 13,416.00	\$9	\$ 15,093.00	\$12.00	\$20,124.00	\$12.00	\$20,124.00
2. LEVELING, VARIABLE DEPTH AND PAVING, 2" THICK TOP	TONS	200	\$147	\$ 29,400.00	\$200	\$ 40,000.00	\$190	\$ 38,000.00	\$170.00	\$34,000.00	\$185.00	\$37,000.00
3. LINE STRIPPING AND PAVEMENT MARKINGS, LONG LIFE,	LS	1	\$3,000	\$ 3,000.00	\$1,200	\$ 1,200.00	\$4,000	\$ 4,000.00	\$15,000.00	\$15,000.00	\$5,000.00	\$5,000.00
TOTAL ALTERNATE BID 1 AMOUNT				\$ 44,139.00		\$ 54,616.00		\$ 57,093.00		\$69,124.00		\$62,124.00
1. TEST PITS	EA	6	\$1,000	\$ 6,000.00	\$1,200	\$ 7,200.00	\$1,000	\$ 6,000.00	\$1,000.00	\$ 6,000.00	\$1,500.00	\$9,000.00
IF AND WHERE DIRECTED				\$ 6,000.00		\$ 7,200.00		\$ 6,000.00		\$6,000.00		\$9,000.00



Project NYK0217
 High Avenue Drainage Improvement
Project Description
Date 11/5/2025
By Jose Astacio

Pay Item #	Unit	Qty	Bib Services		Scape Tech Landscaping		Costas Const		MDF		Jabiko	
			Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended
1. MOBILIZATION	LS	1	\$20,000	\$ 20,000.00	\$10,000	\$ 10,000.00	\$80,000	\$ 80,000.00	\$30,035.40	\$30,035.40	\$25,000	\$25,000.00
2. 24" DIA. HDPE w/ stone bedding	LF	1230	\$200	\$ 246,000.00	\$275	\$ 338,250.00	\$180	\$ 221,400.00	\$275	\$338,250.00	\$378	\$464,940.00
3. 18" DIA. HDPE w/ stone bedding	LF	41	\$175	\$ 7,175.00	\$335	\$ 13,735.00	\$150	\$ 6,150.00	\$265	\$10,865.00	\$180	\$7,380.00
4. 15" DIA. HDPE w/ stone bedding	LF	60	\$150	\$ 9,000.00	\$315	\$ 18,900.00	\$140	\$ 8,400.00	\$265	\$15,900.00	\$145	\$8,700.00
5. 19" x 30" ELLIPTICAL PIPE w/ stone bedding	LF	48	\$300	\$ 14,400.00	\$545	\$ 26,160.00	\$260	\$ 12,480.00	\$385	\$18,480.00	\$305	\$14,640.00
6. MANHOLES 4 ft diameter	EA	1	\$20,000	\$ 20,000.00	\$6,900	\$ 6,900.00	\$13,500	\$ 13,500.00	\$2,500	\$2,500.00	\$6,000	\$6,000.00
7. CATCH BASIN w/ curb piece	EA	5	\$7,500	\$ 37,500.00	\$5,550	\$ 27,750.00	\$7,000	\$ 35,000.00	\$5,800	\$29,000.00	\$6,000	\$30,000.00
8. CATCH BASIN w/ flat grate	EA	1	\$7,500	\$ 7,500.00	\$6,100	\$ 6,100.00	\$7,000	\$ 7,000.00	\$5,000	\$5,000.00	\$5,000	\$5,000.00
9. CATCH BASIN FRAME AND DOUBLE GRATE	EA	2	\$2,000	\$ 4,000.00	\$1,875	\$ 3,750.00	\$12,000	\$ 24,000.00	\$8,600	\$17,200.00	\$2,000	\$4,000.00
10. MODIFY STRUCTURE (CB or culvert), PLUG PIPES	EA	8	\$2,000	\$ 16,000.00	\$715	\$ 5,720.00	\$1,200	\$ 9,600.00	\$2,800	\$22,400.00	\$1,500	\$12,000.00
11. REMOVE AND DISPOSE OF CATCH BASINS	EA	2	\$3,500	\$ 7,000.00	\$3,700	\$ 7,400.00	\$1,500	\$ 3,000.00	\$2,600	\$5,200.00	\$1,500	\$3,000.00
12. CONCRETE VERTICLE CURB 6" x 9" x 20"	LF	1050	\$80	\$ 84,000.00	\$65	\$ 68,250.00	\$65	\$ 68,250.00	\$70	\$73,500.00	\$50	\$52,500.00
13. CONCRETE driveway apron, 6" thick 4" thick 3/4" stone bas	SY	168	\$170	\$ 28,560.00	\$215	\$ 36,120.00	\$198	\$ 33,264.00	\$180	\$30,240.00	\$275	\$46,200.00
14. SAWCUTTING PAVEMENT	LF	1700	\$6	\$ 10,200.00	\$4	\$ 6,800.00	\$5.50	\$ 9,350.00	\$10	\$17,000.00	\$4.50	\$7,650.00
15. MILLING, variable depth, 2" max	SY	4245	\$25	\$ 106,125.00	\$13.00	\$ 55,185.00	\$9.25	\$ 39,266.25	\$10	\$42,450.00	\$12	\$50,940.00
16. LEVELING, VARIABLE DEPTH AND PAVING, 2" THICK TOP	TONS	500	\$200	\$ 100,000.00	\$210	\$ 105,000.00	\$265	\$ 132,500.00	\$160	\$80,000.00	\$160	\$80,000.00
17. SPEED HUMP	EA	2	\$5,000	\$ 10,000.00	\$4,500	\$ 9,000.00	\$2,500	\$ 5,000.00	\$6,000	\$12,000.00	\$10,500	\$21,000.00
18. LINE STRIPPING AND PAVEMENT MARKINGS, LONG LIFE	LS	1	\$6,500	\$ 6,500.00	\$3,250	\$ 3,250.00	\$30,000	\$ 30,000.00	\$7,500	\$7,500.00	\$17,500	\$17,500.00
19. TOPSOIL AND SEED RESTORATION	SY	300	\$25	\$ 7,500.00	\$25	\$ 7,500.00	\$105	\$ 31,500.00	\$50	\$15,000.00	\$21	\$6,300.00
20. BITUMINOUS DRIVEWAY RESTORATION	SY	60	\$20	\$ 1,200.00	\$210	\$ 12,600.00	\$140	\$ 8,400.00	\$140.00	\$8,400.00	\$125	\$7,500.00
TOTAL BASE BID AMOUNT				\$ 742,660.00		\$ 768,370.00		\$ 778,060.25		\$780,920.40		\$870,250.00
1. MILLING, variable depth, 2" max	SY	1677	\$25	\$ 41,925.00	\$13.00	\$ 21,801.00	\$9.25	\$ 15,512.25	\$10.00	\$16,770.00	\$12	\$20,124.00
2. LEVELING, VARIABLE DEPTH AND PAVING, 2" THICK TOP	TONS	200	\$200	\$ 40,000.00	\$210	\$ 42,000.00	\$265	\$ 53,000.00	\$160.00	\$32,000.00	\$160	\$32,000.00
3. LINE STRIPING AND PAVEMENT MARKINGS, LONG LIFE	LS	1	\$3,500	\$ 3,500.00	\$1,500	\$ 1,500.00	\$10,000	\$ 10,000.00	\$15,000.00	\$15,000.00	\$10,000	\$10,000.00
TOTAL ALTERNATE BID 1 AMOUNT				\$ 85,425.00		\$ 65,301.00		\$ 78,512.25		\$63,770.00		\$62,124.00
IF AND WHERE DIRECTED												
1. TEST PITS	EA	6	\$1,500	\$ 9,000.00	\$1,250	\$ 7,500.00	\$1,500	\$ 9,000.00	\$6,500.00	\$ 39,000.00	\$2,000	\$12,000.00
				\$ 9,000.00		\$ 7,500.00		\$ 9,000.00		\$39,000.00		\$12,000.00

Pay Item #	Unit	Qty	Environmental Const		Legacy Supply		Colonelli Bros		Ben Ciccone	
			Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended
1. MOBILIZATION	LS	1	\$32,000	\$ 32,000.00	\$30,000	\$ 30,000.00	\$85,000	\$ 85,000.00	\$75,000	\$75,000.00
2. 24" DIA. HDPE w/ stone bedding	LF	1230	\$225	\$ 276,750.00	\$317	\$ 389,910.00	\$335	\$ 412,050.00	\$458	\$563,340.00
3. 18" DIA. HDPE w/ stone bedding	LF	41	\$195	\$ 7,995.00	\$304.00	\$ 12,464.00	\$330	\$ 13,530.00	\$520	\$21,320.00
4. 15" DIA. HDPE w/ stone bedding	LF	60	\$185	\$ 11,100.00	\$268	\$ 16,080.00	\$300	\$ 18,000.00	\$539	\$32,340.00
5. 19" x 30" ELLIPTICAL PIPE w/ stone bedding	LF	48	\$550	\$ 26,400.00	\$495	\$ 23,760.00	\$400	\$ 19,200.00	\$450	\$21,600.00
6. MANHOLES 4 ft diameter	EA	1	\$16,800	\$ 16,800.00	\$12,000	\$ 12,000.00	\$14,000	\$ 14,000.00	\$12,000	\$12,000.00
7. CATCH BASIN w/ curb piece	EA	5	\$12,150	\$ 60,750.00	\$7,500	\$ 37,500.00	\$5,000	\$ 25,000.00	\$15,000	\$75,000.00
8. CATCH BASIN w/ flat grate	EA	1	\$11,000	\$ 11,000.00	\$7,500	\$ 7,500.00	\$5,000	\$ 5,000.00	\$8,000	\$8,000.00
9. CATCH BASIN FRAME AND DOUBLE GRATE	EA	2	\$3,500	\$ 7,000.00	\$3,000	\$ 6,000.00	\$7,000	\$ 14,000.00	\$3,100	\$6,200.00
10. MODIFY STRUCTURE (CB or culvert), PLUG PIPES	EA	8	\$5,000	\$ 40,000.00	\$3,500	\$ 28,000.00	\$1,250	\$ 10,000.00	\$2,000	\$16,000.00
11. REMOVE AND DISPOSE OF CATCH BASINS	EA	2	\$5,500	\$ 11,000.00	\$2,000.00	\$ 4,000.00	\$3,000	\$ 6,000.00	\$2,500	\$5,000.00
12. CONCRETE VERTICLE CURB 6" x 9" x 20"	LF	1050	\$85	\$ 89,250.00	\$95	\$ 99,750.00	\$75	\$ 78,750.00	\$74	\$77,700.00
13. CONCRETE driveway apron, 6" thick 4" thick 3/4" stone base	SY	168	\$125	\$ 21,000.00	\$220	\$ 36,960.00	\$150	\$ 25,200.00	\$365	\$61,320.00
14. SAWCUTTING PAVEMENT	LF	1700	\$8	\$ 13,600.00	\$15	\$ 25,500.00	\$7	\$ 11,900.00	\$10	\$17,000.00
15. MILLING, variable depth, 2" max	SY	4245	\$33.25	\$ 141,146.25	\$14	\$ 59,430.00	\$20	\$ 84,900.00	\$12	\$50,940.00
16. LEVELING, VARIABLE DEPTH AND PAVING, 2" THICK TOP	TONS	500	\$169	\$ 84,500.00	\$203	\$ 101,500.00	\$250	\$ 125,000.00	\$156	\$78,000.00
17. SPEED HUMP	EA	2	\$3,500	\$ 7,000.00	\$5,000	\$ 10,000.00	\$1,000	\$ 2,000.00	\$7,500	\$15,000.00
18. LINE STRIPPING AND PAVEMENT MARKINGS, LONG LIFE	LS	1	\$3,250	\$ 3,250.00	\$13,000.00	\$ 13,000.00	\$12,500	\$ 12,500.00	\$3,500	\$3,500.00
19. TOPSOIL AND SEED RESTORATION	SY	300	\$120	\$ 36,000.00	\$20	\$ 6,000.00	\$45	\$ 13,500.00	\$25	\$7,500.00
20. BITUMINOUS DRIVEWAY RESTORATION	SY	60	\$85	\$ 5,100.00	\$190	\$ 11,400.00	\$35	\$ 2,100.00	\$300	\$18,000.00
TOTAL BASE BID AMOUNT				\$ 901,641.25		\$ 930,754.00		\$ 977,630.00		\$1,164,760.00
1. MILLING, variable depth, 2" max	SY	1677	\$7	\$ 12,493.65	\$14.00	\$ 23,478.00	\$20	\$ 33,540.00	\$14	\$23,478.00
2. LEVELING, VARIABLE DEPTH AND PAVING, 2" THICK TOP	TONS	200	\$175	\$ 35,000.00	\$203	\$ 40,600.00	\$250	\$ 50,000.00	\$159	\$31,800.00
3. LINE STRIPPING AND PAVEMENT MARKINGS, LONG LIFE	LS	1	\$3,200	\$ 3,200.00	\$4,000	\$ 4,000.00	\$10,000	\$ 10,000.00	\$1,200	\$1,200.00
TOTAL ALTERNATE BID 1 AMOUNT				\$ 50,693.65		\$ 68,078.00		\$ 93,540.00		\$56,478.00
1. TEST PITS	EA	6	\$1,500	\$ 9,000.00	\$3,000	\$ 18,000.00	\$2,500	\$ 15,000.00	\$4,500	\$ 27,000.00
IF AND WHERE DIRECTED				\$ 9,000.00		\$ 18,000.00		\$ 15,000.00		\$27,000.00

Corrected

VILLAGE OF NYACK MEMORIAL PARK USAGE PERMIT REQUEST

1. Use of Memorial Park shall be deemed a privilege for residents and those with approved use permits issued by the Village of Nyack via vote of the Board of Trustees. All users shall identify themselves upon the request of authorized officials. Authorization for the use of Memorial Park may be revoked at any time for violation of any part of the Memorial Park Usage Agreement. All group activities of 10 or more participants require a permit from the Village Clerk; groups of 40 or more require a permit from the Village Board of Trustees.
2. Prohibitions: No destruction or defacement of any park plant, animal, or structure; No fires or grills; No guns or other weapons; No smoking or vaping; No alcoholic beverages; ~~No swimming~~; No amplified music or sound or inflatable equipment without a permit; ~~No tents~~. No vending or peddling. No driving vehicles on upper or lower lawn, due to sprinkler system.
3. *WE HAVE A WARMING TENT SWIMMING IS PART OF EVENT*
All gatherings will end no later than dusk, unless otherwise permitted. Garbage must be removed from the park or bagged and placed adjacent to the refuse receptacles before leaving the property.
4. Licensee must comply with all applicable laws of the Village of Nyack, County of Rockland, State of New York and the Federal Government.
5. At no point shall permitted users of the park block access by the general public to park facilities, including the gazebo, fishing pier, splash pad, playground, basketball court, picnic tables, open fields, unless specifically permitted to do so.
6. The Village, at its discretion, may impose additional requirements prior to issuance of this permit as required by the nature of the event proposed. These may include a security deposit; DPW and/or Police labor costs, etc.
7. In the event of an emergency or accident, if necessary, contact Orangetown Police at 845-359-3700 or call 911, and notify Village Hall at 845-358-0548.

****FALSE STATEMENTS MADE HEREIN ARE PUNISHABLE AS A CLASS "A" MISDEMEANOR
PURSUANT TO SECTION 210.45 OF THE NEW YORK STATE PENAL LAW****

**VIOLATIONS MAY SUBJECT A PERSON TO A FINE NOT EXCEEDING \$500.00 OR
IMPRISONMENT NOT EXCEEDING 15 DAYS OR BOTH.**

The undersigned hereby certifies that they have received, read, fully understand and agree to be bound by all applicable rules, regulations and policies. I and/or the organization I represent understand that any violation of any of these will result in denied use of the Village Facilities in the future. I and/or the organization I represent agree to pay all reasonable costs for damage and/or vandalism to the park or facilities used in relation to the event.

Signature: _____



Date: _____

10/31/25

Insurance Requirements for Use of Village Owned Property

Prior to the use of Village Property, the Licensee 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 (special event insurance available online from various businesses):

- 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" placing the "Village of Nyack, 9 N. Broadway, Nyack NY 10960" on the ACORD certificate as a "Certificate Holder" 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 Licensee 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.

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.

Licensee 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 Licensee.

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, Licensee 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 Licensee 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, Licensee'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 Licensee 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 Licensee 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 Licensee.

Print Name: BARBARA NAYE Signature: [Signature]

Company Name (if applicable): PERGON PUNGE

Date: 10/31/25

Please sign, date and return to:

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



B”H

October 20, 2025

Mayor Rand & Trustees
Village of Nyack
9 N. Broadway
Nyack, NY 10960

Dear Honored Mayor and Honorable Trustees,

I hope this finds all of you in good health and spirits. I am writing to you concerning our proposal for the placement of a Menorah display in honor of Chanukah in Nyack’s Hezekiah Easter - Veterans Memorial Park on Main Street.

We propose to set up an electric Menorah, as in past years, during the Chanukah Holiday of 2025. We would put the Menorah on or around December 1. The Menorah will stand through the duration of Chanukah (Chanukah is celebrated this year from December 14 – December 22) and will be removed during the following week. The menorah including the platform is approximately 9’ tall and 5’ feet wide. The placement and electricity will be coordinated with the Chamber of Commerce and be pulled as in past years from the gazebo in the park. Each night of the holiday, which begins on December 14th, one additional bulb would be turned on.

On Sunday afternoon, December 14th, at 3:30PM we will conduct the annual Menorah candle lighting ceremony. We would be honored to have you join the event as well.

Chanukah, the "Festival of Lights", is a celebration of a great miracle - the victory of a small, beleaguered Jewish nation over its powerful oppressors. In lighting the menorah, we rejoice in the triumph of freedom over tyranny, good over evil, right over might, and light over darkness. The menorah proclaims to all that through our dedication and devotion, the light of goodness and freedom can never be obscured, that darkness will ultimately be banished forever.

Looking forward to working with you to make this holiday season a most meaningful one for all of us.

Sincerely,

Rabbi Chaim Zvi Ehrenreich

P.O. BOX 335, NYACK, NEW YORK 10960

WWW.CHABADNYACK.ORG • 845-356-6686 • INFO@CHABADNYACK.ORG

From: Edward Tangredi
Sent: Friday, October 24, 2025 7:26 AM
To: joerand@nyack.gov
Cc: VCH <vchripko@yahoo.com>; Chris Farewell <cfarewell205@yahoo.com>
Subject: Nyack Creche

Good morning Joe!!

It is that time of year again! The Parish of St. Paul and St. Ann in cooperation with the Knights of Columbus, would like to set up our creche this Christmas season in Veterans Park. We would set up on or about November 29th and take it down on or about January 5th.

Happy to answer any questions you may have and look forward to your response.

Ed

Ed Tangredi, CEM

Director

Office of Emergency Management

White Plains Hospital

MACE Coordinator

Cell 914-447-6527

Office 914-681-2033

KC2-WDP