

Village of Nyack

9 North Broadway, Nyack, NY 10960

Annual Meeting of the Village Board of Trustees

December 1, 2025 7:30 pm

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

<https://www.youtube.com/channel/UCJIPWjS1Be7gq4S7Kilh7Ag>

1. **Pledge of Allegiance.**
2. **Mayor Rand's Remarks**
3. **Oaths of Office** – Joe Rand, Joe Carlin and Nathalie Riobe-Taylor
4. **Public Comment on Any Topic (1-3 minutes depending on the quantity of speakers)**
5. **Presentation:** Treasurer's financial report, Kyle Coimbra
6. **Adoption of Minutes** – minutes for 11-13-2025
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. 2025-202 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 December 1, 2025.

RESOLVED, that General Fund Claims set forth on pages 1 through 8 in the below-listed amounts are approved for payment:

General Fund	\$249,728.72
Parking Fund	\$15,528.06
Water Fund	\$350.77
Capital Projects Fund	\$66,927.50
Trust and Agency Fund	\$1,737.14

7.2 Resolution No. 2025-203 Resolution of the Nyack Village Board of Trustees Accepting the Mayor's Slate of Appointments

WHEREAS, the Mayor has the authority to make certain appointments of Village staff and members of the Village's various boards.

NOW, THEREFORE, BE IT RESOLVED, BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF NYACK, that the Mayor's slate of appointments are hereby approved, and consented to, by the Village Board of Trustees (and that all other appointments shall be held over until further action), effective December 1, 2025, for a term to expire at the Annual Meeting (a/k/a re-organizational or organizational meeting) of the Village Board of Trustees to be held in December of 2026 as per Village Code §28-2(C):

Deputy Mayor
Registrar of Vital Statistics
Deputy Registrar of Vital Statistics
Tax Collector
Village Attorney
Village Administrator
Village Treasurer
Village Clerk
Associate Village Justice
Village Marriage Officer
Village Historian
Planning Board Chair
Zoning Board of Appeals Chair
Architectural Review Board Chair
Parks Commissioner Chair
Parks Commissioner Vice Chair
Water Commissioner Chair
Village Planner
Village Engineer
Account Signatories

Pascale Jean Gilles
Patricia Evans
Linda Donnelly
Kyle Coimbra
Dennis D. Michaels, Esq.
Andy Stewart
Kyle Coimbra
Linda Donnelly
Peter Klose, Esq.
Joseph Rand
J.P. Schutz
Laura Rothschild
Steve Knowlton
Greg Healey
James Willcox
Andrea DeVitto
William McDowell
Robert Galvin
Eve Mancuso, Weston and Sampson
Joseph Rand, Mayor
Andrew Stewart, Vill Admin
Ann Marie Tlsty, Asst. to the Village Administrator,

7.3 Resolution No. 2025-204 Resolution of the Nyack Village Board of Trustees Accepting the Mayor's Slate of Appointments

WHEREAS, the Mayor has the authority to make certain appointments of Village staff and members of the Village's various boards.

NOW, THEREFORE, BE IT RESOLVED, BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF NYACK, that the Mayor's slate of appointments are hereby approved, and consented to, by the Village Board of Trustees (and that all other appointments shall be held over until further action),

effective December 1, 2025, for a term to expire at the Annual Meeting (a/k/a re-organizational or organizational meeting) of the Village Board of Trustees to be held in December of 2030 as per Village Code §28-2(C):

Architectural Review Brd Member
Nyack Housing Authority
Parks Commissioner
Water Commission Member
Water Commission Member

Scott O'Neill
Miriam Rubinton
Chris Lattanzio
Jay Phillips
Elizabeth Turk

7.4 Resolution No. 2025-205 Resolution of the Nyack Village Board of Trustees Designating Depositories

WHEREAS, the Village Board of Trustees has determined that NYS Village Law §4-412(3)(2) requires the designation of banks or trust companies for the deposit of all Village monies.

RESOLVED, effective December 1, 2025, that the Village Board of Trustees designates the following institutions as depositories of all moneys received by the Village Treasurer, Village Clerk, and Receiver of Taxes:

Key Bank
M & T Bank
MBIA Municipal Investors Service Corp. (NYCLASS)

7.5 Resolution No. 2025-206 Resolution of the Nyack Village Board of Trustees Designating the Official Newspaper of the Village

RESOLVED, effective December 1, 2025, that the Nyack Village Board of Trustees designates the *Journal News* (Rockland Edition) as the Village's official newspaper.

7.6: Resolution No. 2025-207 Resolution of the Nyack Village Board of Trustees Adopting the Village Procurement Policy

RESOLVED, that the Nyack Village Board of Trustees adopts the attached Village Procurement Policy.

7.7: Resolution No. 2025-208 Resolution of the Nyack Village Board of Trustees Designation of Land Use Boards Meeting Dates

BE IT RESOLVED, the regular meeting of the Village of Nyack Land Use Boards shall be held at 7:00 pm at the Village of Nyack Village Hall, as set forth below:

JANUARY

01/05/2026 – PB
01/21/2026 – ARB

JULY

07/06/2026 – PB
07/15/2026 – ARB

01/26/2026 – ZBA

07/27/2026 – ZBA

FEBRUARY

AUGUST

02/02/2026 – PB
02/18/2026 – ARB
02/23/2026 - ZBA

NO MEETINGS

MARCH

SEPTEMBER

03/02/2026 – PB
3/18/2026 – ARB
3/30/2026 - ZBA

09/14/2026 – PB
09/16/2026 – ARB
09/28/2026 – ZBA

APRIL

OCTOBER

04/13/2026 – PB
04/15/2026 – ARB
04/27/2026 – ZBA

10/05/2026 – PB
10/21/2026 – ARB
10/26/2026 – ZBA

MAY

NOVEMBER

05/04/2026 – PB
05/18/2026 – ZBA *
05/20/2026 – ARB

11/02/2026 – PB
11/18/2026 – ARB
11/30/2026 – ZBA

JUNE

DECEMBER

06/01/2026 – PB
06/17/2026 – ARB
06/29/2026 – ZBA

12/07/2026 – PB
12/16/2026 – ARB
NO ZBA

*Meeting out of the normal order

7.8 Resolution No. 2025-209 Resolution of the Nyack Village Board Approving the Nyack Housing Authority Budget for Fiscal Year 2024-2025

WHEREAS, pursuant to applicable law and oversight responsibilities, the Village Board of the Village of Nyack is required to review and approve the annual budget of the Nyack Housing Authority; and

WHEREAS, the proposed budget for fiscal year 2024–2025 has been duly submitted to the Village Board, including all personnel salary allocations and operational expenditures;

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Nyack hereby approves the Nyack Housing Authority Budget for fiscal year 2024–2025, inclusive of all personnel salary allocations and related expenditures, as submitted.

7.9 Resolution No. 2025-210 Resolution of the Nyack Village Board to Set a Public Hearing Amending Paragraph “G”, of §238-5 (Exceptions), of Chapter 238 (Noise) of the Code of the Village of Nyack, so as to Prescribe an Automatic Repeal, on 12/31/2028 By Means of a Sunset Provision, of the Exception (Exemption) from the Prohibition of Gasoline-Powered Leaf Blowers

RESOLVED, the Board of Trustees of the Village of Nyack schedules a public hearing to amend Chapter 238 (Noise), of the Code of the Village of Nyack, so as to prescribe an automatic repeal, on 12/31/2028 by means of a sunset provision, of the Exception (Exemption) from the prohibition of gasoline-powered leaf blowers by the Village Board of Trustees for 7:30 pm, Thursday, January 8, 2026.

7.10 Resolution No. 2025-211: Resolution of the Nyack Village Board Approving Publication of a Competitive Bid for Roof Top Solar Arrays on the DPW and Village Hall

RESOLVED, in consideration of the fact that the Village has obtained a grant funding contract from NYSEDA equal to the total expected cost of installation of these two solar projects, the Board of Trustees of the Village of Nyack approves the publication of the completed bid package as soon as possible, subject to review by the Village Attorney, and with a deadline for responses as per recommendation of Village Engineer.

8. Public Comment

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

- 9.1 – Orangetown Police Department
- 9.2 – Village Administrator
- 9.3 - Village Clerk

10. Old Business

- 10.1 Climate Adaptation Plan – January 8, 2026, adoption of the Plan.

11. New Business

- 11.1 Renew Mayor’s staff cancer screening bonus vacation day policy
- 11.2 Schedule Parking Authority meeting for January 8, 2026.

12. Communications

- 12.1 Application from Johnna Downing for use of Senior Center for child’s birthday party, December 6, 2025, 1 PM – 9 PM.

13. Public Comment

14. Comments from the Village Board of Trustees

15. Executive Session

16. Adjournment

PROCUREMENT POLICY FOR THE VILLAGE NYACK - 2026

1. Every purchase to be made must be initially reviewed to determine whether it is a purchase contract or a public works contract. Once that determination is made, a good faith effort will be made to determine whether it is known or can reasonably be expected that the aggregate amount to be spent on the item of supply or service is not subject to competitive bidding, taking into account past purchases and the aggregate amount to be spent in a year. The following items are not subject to competitive bidding pursuant to Section 103 of the General Municipal Law:

1(a) Purchase contracts under \$20,000;

1(b) Public works contracts under \$35,000;

1(c) Emergency purchase contracts or public works contracts arising out of an accident or other unforeseen occurrence or condition whereby circumstances affecting public buildings, public property or the life, health, safety or property of the inhabitants of the Village of Nyack require immediate action which can not await competitive bidding or competitive offering;

1(d) Purchases under State or Village contracts (Section 103(3) of the General Municipal law);

1(e) Certain municipal hospital purchases;

1(f) Goods purchased from agencies for the blind or severely handicapped (Section 175-b of the State Finance Law), goods purchased from correctional institutions (Section 186 of the Correction Law), and surplus and secondhand purchases from another governmental entity.

The decision that a purchase is not subject to competitive bidding will be documented in writing by the individual making the purchase. This documentation may include written or verbal quotes from vendors, a memo from the purchaser indicating how the decision was arrived at, a copy of the contract indicating the source which makes the item or service exempt, a memo from the purchaser detailing the circumstances which led to an emergency purchase, or any other written documentation that is appropriate.

2. Except in the case of purchases which are not subject to competitive bidding (or made pursuant to subdivision 6 of this policy), all goods and services will be secured by use of written requests for proposals, written quotations, verbal quotations, or any other method that assures that goods will be purchased at the lowest price and that favoritism will be avoided.

3. The following method of purchase will be used when required by this policy in order to achieve the highest savings:

Estimated Amount of Purchase Contract

Method

\$0-\$2,500

Dept Head Discretion

\$ 2501 - \$5000

2 verbal quotations

\$5,001 - \$19,999

3 written/fax quotations or written request for proposals

Any purchase of goods in excess of \$500 shall require a Purchase Order generated by the office of the Village Clerk.

Estimated Amount of Public Works Contract

Method

\$0-\$5,000

Dept Head Discretion

\$5,001 - \$15,000 \$15,001 - \$34,999

2 verbal quotations

3 written/fax quotations or written request for proposals

A good faith effort shall be made to obtain the required number of proposals or quotations. If the purchaser is unable to obtain the required number of proposals or quotations, the purchaser will document the attempt made at obtaining the proposals. In no event shall the failure to obtain the proposals be a bar to the procurement.

4. Documentation is required of each action taken in connection with each procurement.
5. Documentation and an explanation is required whenever a contract is awarded to other than the lowest responsible offeror. This documentation will include an explanation of how

the award will achieve savings or how the offeror was not responsible. A determination that the offerer is not responsible shall be made by the purchaser and may not be challenged under any circumstances.

6. Pursuant to General Municipal Law Section 104-b(2) (g), the procurement policy may contain circumstances when, or types of procurements for which, in the sole discretion of the governing body, the solicitation of alternative proposals or quotations will not be in the best interest of the municipality. In the following circumstances it may not be in the best interests of the Village of Nyack to solicit quotations or document the basis for not accepting the lowest bid:

6(a) Professional services or services requiring special or technical skill, training or expertise, in which case the individual or company must be chosen based on accountability, reliability, responsibility, skill, education and training, judgment, integrity, and moral worth. These qualifications are not necessarily found in the individual or company that offers the lowest price and the nature of these services are such that they do not readily lend themselves to competitive procurement procedures.

In determining whether a service fits into this category the Board of Trustees shall take into consideration the following guidelines: (a) Whether the services are subject to State licensing or testing requirements; (b) Whether substantial formal education or training is a necessary prerequisite to the performance of the services; and, (c) Whether the services require a personal relationship between the individual and municipal officials. Profession or technical services shall include but not be limited to the following: Services of an attorney; services of a physician; technical services of an engineer engaged to prepare plans, maps and estimates; securing insurance coverage and/or services of an insurance broker; services of a certified public accountant; investment management services; printing services involving extensive writing, editing or art work; management of municipally owned property; and computer software or programming services for customized programs, or services involved in substantial modification and customizing of pre-packaged software.

6(b) Emergency purchase contracts or public works contracts as described in section 103(4) of the General Municipal Law and outlined in paragraph 1(c) hereinabove. Due to the nature of this exception, public works contracts must be let, or goods or services must be purchased immediately, and a delay in order to seek competitive bids or alternate proposals may threaten the life, health, safety or welfare of the residents. This section does not preclude alternate proposals if time permits.

6(c) Purchase of surplus and secondhand goods from any source. If alternate proposals are required, the Village is precluded from purchasing surplus and secondhand goods at auctions or through specific advertised sources where the best prices are usually obtained. It is also difficult to try to compare prices of used goods and a lower price may indicate an older product.

6(d) Goods or services under \$500. The time and documentation required to purchase through this policy may be more costly than the item itself and would therefore not be in the best interests of the taxpayer. In addition, it is not likely that such de minimis contracts would be awarded based on favoritism.

7. Ethical requirements for Public Contracting with the Village of Nyack

7(a) Employee conflict of interest.

It shall be unethical for any Village of Nyack employee to participate directly or indirectly in a procurement contract when the Village employee knows that:

- (i) The Village of Nyack employee or any member of the Village employee's immediate family has a financial interest pertaining to the procurement contract; or
- (ii) Any other person, business, or organization with which the Village employee or any member of a Village employee's immediate family is negotiating or has an arrangement concerning prospective employment is involved in the procurement contract. A Village of Nyack employee or any member of a Village employee's immediate family who holds a financial interest in a disclosed blind trust shall not be deemed to have a conflict of interest with regard to matters pertaining to that financial interest.

7(b) Gratuities and kickbacks.

Gratuities. It shall be unethical for any person to offer, give, or agree to give any Village employee or former Village employee, or for any Village employee or former Village employee to solicit, demand, accept, or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, or preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing, or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim, or controversy, or other particular matter, pertaining to any program requirement or a contract or subcontract, or to any solicitation or proposal therefor.

Kickbacks. It shall be unethical for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor or any person associated therewith, as an inducement for the award of a subcontract or order.

7(b)(i) Contract clause. The prohibition against gratuities and kickbacks prescribed in this section shall be conspicuously set forth in every contract and solicitation therefor.

7(c) Prohibition against contingent fees.

It shall be unethical for a person to be retained, or to retain a person, to solicit or secure a Village contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, except for retention of bona fide employees or bona fide established commercial selling agencies for the purpose of securing business.

7(d) Contemporaneous employment prohibited.

It shall be unethical for any Village employee who is participating directly or indirectly in the procurement process to become or to be, while such a Village employee, the employee of any person contracting with

the governmental body by whom the employee is employed.

7(d)(i) Waivers for contemporaneous employment prohibition and other conflicts of interest.

The Village Board of Trustees may grant a waiver from the employee conflict of interest provision (§7(a), Employee conflict of interest) or the contemporaneous employment provision (§7(c), Contemporaneous employment prohibited) upon making a written determination that: The contemporaneous employment or financial interest of the Village employee has been publicly disclosed; The Village employee will be able to perform his/her procurement functions without actual or apparent bias or favoritism; and the award will be in the best interests of the Village of Nyack.

7(e) Use of confidential information.

It shall be unethical for any Village employee or former Village employee to knowingly use confidential information for actual or anticipated personal gain, or for the actual or personal gain of any other person.

7(f) Sanctions

7(f)(i) Employees: Sanctions against employees shall be in accordance with Chapter 33 of the Code of the Village of Nyack (Code of Ethics).

7(f)(ii) Nonemployees: The Director of Purchasing may impose any one or more of the following sanctions on a nonemployee for violations of ethical standards: Written warnings or reprimands; Termination of contracts; or Debarment or suspension as provided in § 140-6.2 (Authority to debar or suspend).

7(g) Criminal penalties.

To the extent that violations of the ethical standards of conduct set forth in this article constitute violations of any New York State law, they shall be punishable as provided therein. Such penalties shall be in addition to the civil sanctions set forth in this article. Criminal, civil and administrative sanctions against employees or nonemployees which are in existence on the effective date of this policy shall not be impaired.

Environmentally Preferable Purchasing

8 Purchasing of recycled products.

In accordance with General Municipal Law § 2-4-a, wherever recycled products meet contract specifications, and the price of such products are reasonably competitive, such products may be purchased. A price is "reasonably competitive" if:

- A. The cost of the recycled product does not exceed a cost premium of 10% above the cost of a comparable product that is not a recycled product; or
- B. At least 50% of the secondary materials used in the manufacture of that product are generated from the waste stream in New York State, the cost of the recycled product does not exceed a cost premium of 15%

above the cost of a comparable product that is not a recycled product.

9. Where Village of Nyack is procuring a commodity or service, whether by competitive bid or other type of procurement, that is the subject of a GreenNY procurement specification that has received final approval of the NYS GreenNY Council pursuant to Executive Order No. 22 (2022), the municipal purchasing officer shall follow the GreenNY procurement specification to the maximum extent practicable and where cost is reasonably competitive as defined in General Municipal Law § 104-a. GreenNY approved procurement specifications can be found online at: <https://ogs.ny.gov/greeny/approved-greeny-specifications>.

This policy is effective for the year of 2026, and will be reviewed annually.

Waldron Terrace – NYS 115-A
Depew Manor – NYS 115 – B
Section 8 Housing

NYS – Telephone 845-358-2476
Section 8 – Telephone 815-358-2591
Fax – 845-353-0514

VILLAGE OF NYACK HOUSING AUTHORITY

P.O. Box 740
15 Highview Court * Nyack * New * York * 10960

Mayor Rand,

Please find attached the Village of Nyack Housing Authority Budget for FY'25.

This budget represents the actual expenditures for the period of April 1, 2024, through March 31, 2025. This budget was approved by the Board of Commissioners of the Housing Authority at the October meeting.

We ask that the Village of Nyack trustees accept and approve the budget. We will make ourselves available to meet with the Board as necessary.

Please inform us of your actions with a copy of the Resolution. We will then file the budget with New York State.

As we have discussed in the past the Village of Nyack Housing Authority is working diligently to bring our financial reporting to meet acceptable timeframes for both federal and state government authorities.

We anticipate that we will forward the FY '26 budget for your consideration in January 2026. Thank you for approving the personnel budget for FY '26.

We are happy to answer any questions. You may contact us at (845) 358-2476 if you have any questions.

Thank you for your consideration.

Sincerely,



Marva Hawkins
Executive Director

c. Village of Nyack Housing Authority Board of Commissioners

STATE OF NEW YORK DIVISION OF HOUSING AND COMMUNITY RENEWAL 25 Beaver Street New York, New York 10004							
Name of Local Agency: Nyack Housing Authority				Project (Name and Number): NYS 115 A&B			
Summary Of Operating Budget For Year Ending: March 31, 2025							
Note: Round out all figures in this budget (including the prior year actual amounts) to the nearest dollar.							
(1) Acct No	(2) Account Classification	Cumulative Amounts At End Of				(7) Division Adjustments	(8) Prior Year Actual 2024
		(3) 1st Qtr	(4) 2nd Qtr	(5) 3rd Qtr	(6) 4th Qtr		
INCOME							
3110.1	Basic Rent Schedule Minimum	137,955	275,910	413,865	\$551,820		551,820
3110.2	Dwelling Rent Surcharge	649,870	1,299,741	1,949,611	\$2,599,481		2,629,882
3110.3	Retroactive Surcharge	1,250	2,500	3,750	\$5,000		3,136
3110.4	Excess Utility Charges	1,605	3,210	4,815	\$6,420		6,429
	Total Dwelling Rent	790,680	1,581,361	2,372,041	\$3,162,721		3,191,267
3111	Less: Dwelling Vacancy Loss	2,550	5,100	7,650	\$10,200		0
	Net Dwelling Rent	788,130	1,576,261	2,364,391	\$3,152,521		\$3,191,267
3390	Net Non-Dwelling Rent	11,699	23,398	35,097	\$46,796		36,396
3510	Sales and Services to Tenants	2,513	5,025	7,538	\$10,050		23,622
3590	Miscellaneous Project Income	8,444	16,888	25,332	\$33,776		339,416
3610	Interest Earned	1,625	3,250	4,875	\$6,500		62,518
	Total Operating Income	812,411	1,624,822	2,437,232	\$3,249,643		3,653,219
EXPENSE							
4110	Project Office Salaries	0	0	0	\$0		0
4120	Central Office Salaries	70,075	140,150	210,225	\$280,300		385,032
4130	Legal, Fiscal & Other Fees	28,875	57,750	86,625	\$115,500		28,753
4140	Project Office Expense	0	0	0	\$0		0
4150	Central Office Expense	21,250	42,500	63,750	\$85,000		196,802
	Total Management	120,200	240,400	360,600	\$480,800		610,587
4210.1	Janitorial-Wages (see pg. 3)	0	0	0	\$0		0
4210.2	Janitorial-Other	4,525	9,050	13,575	\$18,100		7,943
4210.3	Exterminating	5,150	10,300	15,450	\$20,600		14,175
4220.1	Security-Wages (See pg. 3)	0	0	0	\$0		0
4220.2	Security-Other	17,121	34,242	51,363	\$68,484		15,447
	Total Operating Services	26,796	53,592	80,388	\$107,184		37,565
4310	Water	12,720	25,440	38,160	\$50,880		57,487
4320	Electricity	24,315	48,630	72,944	\$97,259		122,268
4330	Gas	0	0	0	\$0		0
4340	Heating - Fuel	27,434	54,867	82,301	\$109,734		64,592
4350	Heating-Wages (See pg. 3)	0	0	0	\$0		0
	Total Utilities	64,468	128,937	193,405	\$257,873		244,347
4402	Project Maintenance-Salaries	71,391	142,783	214,174	\$285,566		220,591
4410	Grounds	23,925	47,850	71,775	\$95,700		49,611
4420	Structures	20,000	40,000	60,000	\$80,000		26,017
4430	Painting and Decorating	16,400	32,800	49,200	\$65,600		2,430
4440.1	Plumbing and Gas Systems	8,125	16,250	24,375	\$32,500		9,511
4440.2	Electrical System	3,750	7,500	11,250	\$15,000		6,586
4440.3	Heating and Ventilating System	5,250	10,500	15,750	\$21,000		27,035
4440.4	Elevator System	0	0	0	\$0		0
4480.1	Ranges	1,875	3,750	5,625	\$7,500		0
4480.2	Refrigerators	1,500	3,000	4,500	\$6,000		555
4490	Other Equipment	4,750	9,500	14,250	\$19,000		24,455
	Total Repairs and Maintenance	156,966	313,933	470,899	\$627,866		366,791
4710	Insurance	22,000	44,000	66,000	\$88,000		92,957
4713	Municipal Service Charges	0	0	0	\$0		0
4716	Interest on Indebtedness	1,782	3,564	5,345	\$7,127		0
4717	Amortization of Indebtedness	13,199	26,398	39,597	\$52,796		0
4730	Real Estate Taxes	11,000	22,000	33,000	\$44,000		45,390
4740	Pension and Other Funds	83,689	167,378	251,067	\$334,756		252,099
4760	Community Activities	6,100	12,200	18,300	\$24,400		3,373
4770	Collection Losses	0	0	0	\$0		0
	Total Other Exp	137,770	275,540	413,309	\$551,079		393,819
	Tot Oper. Exp. Before Prov Res:	506,201	1,012,401	1,518,602	\$2,024,802		1,653,109
4891	Provision for Replacements	2,284	4,568	6,852	\$9,136		8,749
4894	Provision for Painting and Decorating	(500)	(1,000)	(1,500)	\$2,000		0
4895	Provision for Vacancy & Collection Loss	0	0	0	\$1,641		0
4899	Provision for Oper. Improvements	13,750	27,500	41,250	\$55,000		64
	Total Oper. Exp. After prov. Res.	523,145	1,046,290	1,569,434	\$2,092,579		1,661,922
	Net Operating Income or (Loss)	289,266	578,532	867,798	1,157,064		\$1,991,292
6100	Miscellaneous Losses	0	0	0	0		0
6200	Operating Improvements	0	0	0	0		0
	Total Extraordinary Expenses	0	0	0	0		0
	Net Income (Loss) Before Subsidy	289,266	578,532	867,798	1,157,064		1,991,297
Submitted budget, as summarized above, for indicated project is approved subject to any adjustments shown in column (7) and my letter of _____							
Date: _____ Assistant Commissioner							

Comparative Analysis of Summary of Proposed Operating Budget

NYS # 115 A & B

Housing Authority: Village of Nyack Housing Authority

Factor* .017

For Division us Only	Expense Classification	Proposed Budget		Prior Year Actual (FY 13)	
Average Comparable Projects per RR/Year		Total	per RR Total	Total	per RR Total
	a. Total Management	\$480,800	\$8,174	\$610,587	\$1,221
	b. Total Operating Services	\$107,184	\$1,822	\$37,565	\$75
	c. Total Repairs & Maintenance (excluding painting expenses)	\$562,266	\$9,559	\$364,361	\$729
	d.Aver. Ann. Painting Estimate	\$65,600	\$1,115	\$2,430	\$5
	e. Social & Community Services	\$24,400	\$415	\$3,373	\$7
	f. Insurance	\$88,000	\$1,496	\$92,957	\$186
	g. Employee Benefits Contribution	\$334,756	\$5,691	\$252,099	\$504
	h. Total "M&O" (Excluding Utilities) (Sum of a. through g.)	\$1,663,006	\$28,271	\$1,363,372	\$2,727
	i. Water	\$50,880	\$865	\$57,487	\$115
	j. Electricity	\$97,259	\$1,653	\$122,268	\$245
	k. Gas	\$0	\$0	\$0	\$0
	l. Fuel	\$109,734	\$1,865	\$64,592	\$129
	m. Heating Salaries	\$0	\$0	\$0	\$0
	n. Total Utilities	\$257,873	\$4,384	\$244,347	\$489
	0. Total "M&O" (Including Utilities) (Sum of h. Plus n.)	\$1,920,879	\$32,655	\$1,607,719	\$3,215

Subsidy (Housing Authority Only)		Personnel						
Value of Tax Exemption			Authorized		Budgeted		Man Hrs. DU **	Per
Maximum State Subsidy			Proj.	Co.	Proj.	Co.		
Net Income or Loss \$ 1,157,063.88			Administrative	3		3		45.88
Expense Subsidy (Deficit)			Security					
* The factor is the number 1 divided by the number of RR's. The annual total multiplied by the factor gives the Per RR/Yr. figure.		Janitorial						
		Maintenance	3.85		3.85		58.88	
		(Admin 120 x52 divided by 136 DU) (Mtce 154 x 52 divided by 136 DU)						

**** Man Hrs. Per DU - No. of Personnel (incl. Central Office percentage) x No. of Hrs. per work week x 52 divided by No. of DU's.**
3.85 x 40 x 52/136=58.88(maintenance) 3 x 40x52/136=45.88 (admin)

Comments:

Report Prepared by: _____

Title: _____

FISCAL YEAR ENDING 2025

[illegible]

**PAYROLL CERTIFIED BY
LOCAL CIVIL SERVICE COMMISSION**

() Each Pay Period

() At intervals of ____ Pay Periods

(X) At Time of Any Change in
Previously Certified Payroll

NC - Non Competitive

* title change in process

**** Use approved Civil Service Titles only, not office titles**

(X) Other (Describe) annually

(a) 85%	(e) 95%	(h) 100%
(b) 90%	(f) 95%	(i) 100%
(c) 0%	(g) 95%	(j) 25%
(d) 100%		

(a) Show Total number of positions (not *pro-rata number*) charged to State Projects. Indicate % charged to State in space(s) below. If more than on (1) ratio, note after Number of Positions which ratio applies.

Ratio # 1 - (*see below*) _____ % Charged to State

Ratio # 2 - _____ % Charged to State

Ratio # 1 - (see below) _____ % Charged to State

Ratio # 2 - _____ % Charged to State

Ratio # 2 - _____ % Charged to State

NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL
25 Beaver Street, New York, New York 10004

Fiscal Year Ending March 31, 2025

Name of Local Housing Authority	Project Name and Number	NYS	115A
Village of Nyack Housing Authority	Waldron Terrace	NYS	115B
	Depew Manor		

OPERATING BUDGET - JUSTIFICATION AND NARRATIVE
ANNUAL REPORT - PROJECT INFORMATION
(Consolidation Projects - Prepare Separate Sheet For Each Project in Consolidation)

I. BUILDING - DWELLING UNITS - AREAS

	<u>Number of Residential Buildings</u>	<u>Number of Stories</u>	<u>Number of Stairwells</u>	<u>Number of Incinerators</u>	<u>Number of Elevators</u>	<u>Number of Dwelling Units</u>	<u>Number of Rental Rooms</u>
115A	10	2	2	0	0	88	432
115B	2	2	12	0	0	48	144
Total	12	2	14	0	0	136	576
Average Number of Rental Rooms Per Dwelling Unit ____ $576/136 = 4.24$							
Gross Floor Area Per Room <u>Not available</u> sq. ft.							
Date of Completion <u>115 A = 1965; 115B = 1968</u>						A=\$100,000 B= \$27,000 A=1,785,116 B=801,833	
Cost of Land Per Square Foot			\$ <u>A =.28; B= .50</u>			Cost of Buildings B=801,833	
Construction Costs Per Cubic-Foot/Per R.R.			\$ <u>not available</u>			Amount of Government Loan A&B = \$2,587,000 A=0	
Former Population on Site			<u>\$ A=0; B = 10</u>			Number of Buildings Demolished on Site B =not available	
Total Net Area			A= 8.94 acres <u>B = 1.35 acres</u>			A = 1.1 acres B = .36 acres	
Planted Area			<u>A =7.84 acres</u> <u>B = .99 acres</u>			Paved Area not available <u>acres</u>	
Former Site Density Per Gross Acre			A= 0 <u>B = 30</u>			Present Site Density Per Gross Acre <u>A=265/site</u> <u>B = 53/site</u>	

II. SPECIAL INFORMATION

Amount of Subsidy for Calendar Year	\$59,923.00	Average Rental Per R/R Without Utilities	all utilities included \$ 207.57/mo
Average Rental Per R/R With Utilities	241.46mo	Number of Vacant Apartments (As of last day of Calendar Year)	6
Vacancy Percentage (As of last day of Calendar Year)	4%	Total Operating Expenses for Calendar Year	\$2,024,802
Average Operating Costs Per R/R	\$155.30	Annual Income - Renal of D.U. 's	
Annual Income - Other Sources	not available	Assessed Valuation of Property at Acquisition	not available
Aggregate Annual Income of Lowest Income Family	\$0.00	Aggregate Annual Income of Highest Income Family	\$100,678
Average Aggreagate Annual Income of all families	\$30,090.00		

III. MISCELLANEOUS INFORMATION (Attach additional sheets if necessary)

3110.1 - DWELLING RENT SCHEDULED				\$551,820.00			
Depew Manor 115B				Waldron Terrace 115A			
Unit Size	No. of DU's	Minimum Rent Per Month	Monthly Dwelling Rent Scheduled	Unit Size	No. of DU's	Minimum Rent Per Month	Monthly Dwelling Rent Scheduled
0 BR	24	248	\$5,952.00	1 BR	17	334	\$5,678.00
1 BR	24	295	\$7,080.00	2 BR	31	365	\$11,315.00
BR				3 BR	32	393	\$12,576.00
BR				4 BR	8	423	\$3,384.00
BR				BR			
BR				BR			
BR							
Totals		48	\$13,032.00			88	\$32,953.00

TOTAL MONTHLY DWELLING RENT SCHEUDLED: \$45,985.00 x 12 \$551,820.00
(Budget Amount)

3110.2 - DWELLING RENT SURCHARGES		\$2,599,481
1. Current Surcharges for Year Ended March 2024		\$2,599,481.00
2. Scheduled Dwelling Rent for Same Quarter		\$551,820.00
3. Current Surcharges (Line 1) as Percentage of Scheudled Rent (Line 2)		471.07%
4. Annual Dwelling Rent Scheduled this Budget (Acct. 3110.1 Above)		\$551,820.00
5. Current Percentage (Line 3) or Adjusted Percentage (Explain)		137%
6. Estimated Surcharges for this Budget		\$2,599,481.00
Explanation of use of Adjusted, rather than Current Percentage		

We are anticipating full occupancy during the 2024-2025 budget year.

We will continue to accept Section 8 for our NYS Public Housing.

3110.3 - RETROACTIVE SURCHARGES

\$5,000

Explanation: many of the retro accounts have been paid off and I do not anticipate a high number for the 2020 FY

3110.4 - EXCESS UTILITY CHARGES

\$6,420.00

Explanation:

Electricity:

We are charging for AC's in windows at \$30 per month, prorated @ \$1 per day.
Estimate 354 months tenants also pay for use of appliances estimate \$5040

Gas:

Other:

3111 - DWELLING VACANCY LOSS

\$10,200.00

1	2	3	4	5
No of Anticipated Vacancies	Average Duration of Vacancy (Days)	No. of Rent Days Lost Through Vacancies (columns 1 x 2)	(\$1,020) Average Monthly Rent Divided by thirty	Dwelling Vacancy Loss (Columns 3 x 4)
5	60	300	34	10,200

3390 - NET NON-DWELLING RENT

\$46,796.00

Parking Spaces - No. Assigned @ Monthly Rate of x 12= \$

COMMUNITY SPACES UNDER LEASE			
Description of Space	Name of Lessor	Lease Expires	Annual Amount of Payment
1 Land lease	NHAC	2049	27,996
2 Office Space	NHA Section 8 (700 x 12)		8,400
3 Parking	Tenants	monthly 900 x12	10,400
TOTAL (lines 1 & 2)			46,796

Community Spaces Not Under Lease

Est. No. Of Uses/Yr. x Average Charge of \$ \$

Other (explain) \$

BUDGETED TOTAL

\$46,796.00

3510 - SALES AND SERVICES TO TENANTS \$10,050

DESCRIPTION	ANNUAL AMOUNT
Breakage and Damage	2,500
Fuses, sink stoppers, trays, etc.	1,550
Sales of Keys, Name Plates	500
Fumigation and Extermination	
Service charges late fees	5,500
BUDGET AMOUNT	10,050

3590 - MISCELLANEOUS PROJECT INCOME \$33,776.00

DESCRIPTION	ANNUAL AMOUNT
Laundry Machines <i>estimated receipts on contract</i>	6,500
Lockouts	325
PSH Management fee	26,951
Section 8 inspection fee	
BUDGET AMOUNT	33,776

3610 - INTEREST EARNED \$6,500

On Administration Fund Investments	\$6,500
On Development Fund Investments (After Substantial Completion)	\$
Less: Allowable to Off-Site Clearance	
TOTAL	\$6,500.00

4110- PROJECT OFFICE SALARIES \$0.00
See Estimated Payroll Distribution for Detail. (Page 3)

4120- CENTRAL OFFICE SALARIES \$280,300
See Estimated Payroll Distribution for Detail. (Page 3)

4320. - ELECTRICITY

\$97,259

No. of Electric Ranges: 0
Rate Classification # _____
Average Rate Per KWH # supply by other vendor delivery by O&R

anticipated a 20% increase

Cumulative Consumption in KWH units						
CONSUMPTION	QUARTERS				Per Du/ Per Mo.	
	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.		
Prior Year Actual 2024 136 du	162,500	364,840	541,840	726,768	445.3	
BUDGET	218,000	436,000	654,000	872,000	534.3	
Budget Amount	\$14,834	\$51,215	\$71,658	\$97,259	\$59.59	
Prior Year Actual 2024	\$12,361	\$42,679	\$59,715	\$77,807	\$47.68	

4330 - GAS \$0.00

Type: Natural ☐ Manufactured ☐ B.T.U. Content/ 1,000 Cu. Ft. _____ B.T.U.:S _____
Rate Classification # _____ Rate Per _____ Cu. Ft. (Therms) \$ _____

we use the fuel catgory

Cumulative Consumption in Units of (_____ Cu. Ft.) (Therms)					
CONSUMPTION	QUARTERS				Per Du/ Per Mo.
	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	
Prior Year Actual					
BUDGET					
Budget Amount					
Prior Year Actual					

4340 - HEATING - FUEL

\$109,734.00

_____ Oil - Cost Per Gallon \$ _____
Gas - Cost Per Cu. Ft. (Therms) \$ _____
Amount of Sq. Ft. of EDR Per Apartment _____ Sq. Ft.
Type of Heating System: Central ☐ Group ☐ Individual Unit ☒
Type of Heat: Steam ☐ Hot Water ☐ Warm Air ☒
Domestic Hot Water Generation: ☐ Conjunction with Heating System
☒ Gas Fired Heaters ☒ Used all year ☐ Used Summer Only
Average Annual Degree Days for Locality _____; Prior Year Actual Degree Days _____

anticipated a 20% increase

Cumulative Consumption in Units of (ccf Cu. Ft.) (Therms)					
CONSUMPTION	QUARTERS				Per Du/ Per Mo.
	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	
Prior Year Actual 136 du	14,948	20,916	40,824	71,226	43.6
BUDGET	21,250	42,500	63,750	85,000	52.1
Budget Amount	\$27,434	\$54,867	\$82,301	\$109,734	\$67.24
Prior Year Actual 2018	\$12,100	\$16,805	\$35,418	\$73,156	\$44.83

4350 - HEATING - WAGES \$0.00

See Estimated Payroll Distribution for detail (Page 3)

QUARTERS	1st	2nd	3rd	4th	TOTAL
Budget Amount					
Last Year's Actual					

4402 - PROJECT MAINTENANCE SALARIES \$285,566

See Estimated Payroll Distribution For Detail (Page 3)

QUARTERS	1st	2nd	3rd	4th	TOTAL
Budget Amount	\$71,391	\$142,783	\$214,174	\$285,566	\$285,566
Last Year's Actual 2019	\$47,807	\$46,709	\$40,742	\$210,017	\$210,017

4410 - GROUNDS \$95,700.00

MATERIALS					\$
Top Soil		Cu. Yds.	@		\$1,800
Humus		Cu. Yds.	@		
Fertilizer		lbs.	@		
Grass Seed		LBs.	@		\$1,800
Shrubs-Spread:	Type	No.	@		\$1,800
Tree Replacement	Type	No.	@		\$1,800
Total Materials					\$7,200
Contract Work (Describe - Ashphalt, Concerete, Curbing, Fence, <i>landscaping matce</i>					\$45,000
Tree & Shrub Replacement - Attache Additional Pages, If necessary) maintenance					\$7,500
annual fencing repairs					\$25,000
					<i>misc.</i> \$11,000
GRAND TOTAL					\$95,700
QUARTERS	1st	2nd	3rd	4th	TOTAL
Budget Amount	\$23,925	\$47,850	\$71,775	\$95,700	\$95,700
Last Year's Actual 2014	\$15,453	\$30,906	\$46,358	\$61,811	\$61,811.00

4420 - STRUCTURES \$80,000.00

MATERIALS					\$
Glass, Putty					
Carpentry and Hardware					
Masonry and Plaster					
Roofing and Sheet Metal					
Miscellaneous					\$35,000
Total Materials					\$35,000
Non-Rountine and/or					
Contract Work, Roofing, Sheet Metal					\$45,000
GRAND TOTAL					\$80,000
QUARTERS	1st	2nd	3rd	4th	TOTAL
Budget Amount	\$20,000	\$40,000	\$6,000,000	\$80,000	\$80,000
Last Year's Actual 2018	\$8,653	\$17,306	\$25,958	\$34,611	\$34,611

4430- PAINTING AND DECORATING

\$65,600.00

Explanation: painting and decorating reserve is estimated at the amount of apartments that will be vacated and require rehab

DESCRIPTION	Year Last Painted	Material	Project Labor	Total Cost
INTERIOR		\$	\$	\$
Dwellings				
20_Apts. @ \$3,100			62,000	62,000
Stairwells				
No. _____ @ \$ _____				
Management Space				
Community Building				
Other, Describe Below				
EXTERIOR				
Frame and Trim				
Doors - No. _____ @ \$ _____				
Sash - No. _____ @ \$ _____				
Garbage Sheds - No. _____ @ \$ _____				
Other, Describe Below				
Shades - No. 125 @ \$18.00		\$2,250		\$2,250
other materials		\$1,350		\$1,350
TOTAL		\$	\$	\$65,600.00

QUARTERS	1st	2nd	3rd	4th	TOTAL
Budget Amount	\$	\$	\$	\$	\$65,600.00

* **Note:** Contract Work shall be indicated by an asterisk (*) following the amount int the "Total Cost" Column

4440.1 - PLUMBING AND GAS SYSTEMS \$32,500.00

MATERIALS	\$
Fixtures	
Pipes, Fittings, Valves, Etc.	\$8,000
Motors and Controls	
Packing and Washers	
Miscellaneous	\$9,500
Total Materials	\$17,500
Non-Routine Work (Describe)	
shared plumbing expenses	\$15,000
Contract Work (Describe)	
GRAND TOTAL	\$32,500

4440.2 - ELECTRICAL SYSTEM \$15,000.00

MATERIALS	\$
Fixtures and Wiring	
Conduit and Fittings	
Fuses, Switches, Sockets, Etc.	
Bulbs, Globes and Lamps	
Miscellaneous	
Total Materials	\$15,000
Non-Routine Work (Describe)	
Contract Work (Describe)	
GRAND TOTAL	\$15,000

4440.3 - HEATING AND VENTILATING SYSTEM \$21,000.00

MATERIALS				\$	
Boiler Parts					
Fire Box Materials and Refractories					
Operating and Control Parts					
Traps & Valves, F & T Traps, Pipes & Fittings					
Packing and Lubricants					
Miscellaneous					
Total Materials				\$12,000	
Non-Routine Work (describe)					
Emergency repairs				\$9,000	
Contract Work (Describe)					
GRAND TOTAL				\$21,000	
QUARTERS	1st	2nd	3rd	4th	TOTAL
Budget Amount	\$5,250	\$10,500	\$15,750	\$21,000	\$21,000
Last Year's Actual	\$2,762	\$5,523	\$8,285	\$11,046	\$11,046

4490 - OTHER EQUIPMENT \$19,000

MATERIALS	4490.1* Equipment	4490.2* Expendable Supplies	TOTAL
MATERIALS			
Motor Vehicle Operating Costs Including Gasoline and Oil	\$3,900		\$8,000
Laundry Equipment			
Shop Equipment (Tools, Etc.)	\$1,000		\$9,000
Operating Equipment (Ash Cans, Etc.)			
Recreational and Playground Equipment			
Office Furniture and Equipment	\$750		\$2,000
Miscellaneous			
TOTAL			\$19,000

* - Show Cost Estimates for Items Having Useful Life of More Than One Year in this Column.

4710 - INSURANCE 88,000

DESCRIPTION	Amount of Coverage	Term	Annual Gross Premium	Est. Div. Rate %	Budget Amount (Net Annual Premium)
Public Liability	2,000,000	1 yr	27,000		
Fire Including Rent			35,000		
Boiler			1800		
Automobile			6000		
Hold -Up Burglary					
Fidelity Bond			1800		
Worker's Compensation			7000		
Other - certificates / increases			3000		
			6400		88,000

4313 - MUNICIPAL SERVICE CHARGES \$0.00

Type of Service	Budget Amount

4716 - INTEREST ON INDEBTNESS \$3,960

(1)	(2)		(3)	(4) ***
Type of Debt*	Six Month Periods of Interest From To		Amount of Interest For Period	Amount Chargeable to this Budget
Original bonds	April 2, 2021	October 1, 2022	\$2,376	\$2,376
	October 2, 2021	April 1, 2022	\$1,584	\$1,584
	20	20	\$0.00	\$0.00
	20	20	\$0.00	\$0.00
	20	20	\$0.00	\$0.00
	20	20	\$0.00	\$0.00

* BI - Bond Issue; TLN - Temporary Loan Notes	Total Interest Chargeable to this Budget	\$3,960
** Same as Column 3 if Interest Periods and Fiscal Year coincide, otherwise deduct from amount in Column 3 the Amount of Interest for any time of the Interest Period outside the Fiscal Year.	Less: Interest Allocated to Off-Site Clearance	\$0
	Net Interest	\$3,960

4717 - PROVISION FOR AMORTIZATION \$52,796

4730 - REAL ESTATE TAXES

\$44,000.00

	ASSESSED VALUATION**	TOTAL TAX RATE*	AMOUNT OF EXEMPTION	AMOUNT OF TAX
NON-EXEMPT	\$		\$	
EXEMPT	\$		\$	

* TOTAL TAX RATE PER \$100 OF A.V.

State or County	\$	<i>includes sewer, etc. on undeveloped land, on reassessed land, and PILOT on donated land</i>
City, Town, or Village		
School		
Other (Explain)		
TOTAL TAX RATE		

** If Different A.V.'s Are Used By Taxing Agencies, Use Highest A.V.

4740 - PENSION AND OTHER FUNDS

\$334,756

	Salaries	Estimated Rate	Amount
Subject to Pension Contributions	\$484,648.00	21%	\$101,776
Subject to Social Security Payments	484,648	7.65%	43,388
Health Insurance Premium			175,000
Other: (Describe)	<i>disability, unemployment, OPEB obligation, allowance for increase</i>		14,592
	TOTAL		\$334,756

Note: This account reflects cost to Authority of benefits listed. It does NOT include employees' share of the total cost. Only salaries of employees who are members of Retirement System are subject to Pension Contribution. Only salaries, up to legal limit, or employees under Social Security are subject to Social Security Payment. Pension rate will be estimated and will include the rate of employees' contribution assumed by the Authority, if applicable.

4760 - SUPPLEMENTARY COMMUNITY ACTIVITIES

\$24,400.00

DESCRIPTION	4760.1 Salaries	4760.2 Supplies	TOTAL
<i>Board/Exec. Director discretionary activities</i>		16,000	16,000
<i>Resident events - Waldron Terrace</i>		5,000	5,000
<i>Resident events - Depew Manor</i>		3,400	3,400
TOTAL		24400	24400

4770 - COLLECTION LOSSES

\$10,000.00

Explanation:

4891 - PROVISION FOR REPLACEMENTS

\$9,500.00

Check Basics:

- ☒ 1. Approved Replacment Schedule
- ☐ 2. Interst Saving Method
- ☐ 3. Other (Explain)

1. Estimated Balance in Replacement Reserve as at (Incl. Interest on Reserve Fund Investment)	\$	TOTALS
2. Minus: Proposed Charges to Replacement Reserve (per A/C no. 2510 Listed Below)	\$	\$
3. Provision For Replacement On This Budget plus	\$	
4. Estimated Interest Earned on Reserve Fund Investments	\$	\$
5. Estimated Balance in Replacement Reserve as at End of Budget Year (Line 2 plus Line 4)		\$

2510 - CHARGES TO REPLACEMENT RESERVES

Sub - Account No.	Item Description	Estimated Cost	Less Trade-In	Net Cost
Budget Amount				\$0

INFORMATION ON ITEM BEING REPLACED

Ref. No Above	Acquisition Cost	Year Aquired	Total Mileage*	Repair Cost Year	Pas t
Stoves		1960-1990	15-40 yrs		
Water Heaters		1990-2000	10 + years		
Refrigerators		1990 -	10 + years		
dumpsters		1980 & older	20 + years		

Comments:

*If Applicable.

4894 - PROVISIONS FOR PAINTING

\$2,000.00

DESCRIPTION	Amount
1. Total Average Annual Estimate (*Below)	1. \$
2. Less (1/3) (1/4) of Excess Accumulation of \$	2. \$
Sub Total	2a. \$
3. Less: Budgeted Estimate for Account No. 4430	3. \$
4. BUDGET AMOUNT (For Account 4894)	4. \$
5. Estimated PAINTING RESERVE Balance as at Beginning of Budge Year	5. \$
6. Estimated Balance in PAINTING RESERVE at end of this Budget Year (Line 4 plus 5)	6. \$

Basis for Average Annual Cost Estimate

No. of Yrs.
In Cycle

Average Annual
Estimate

Estimated Cost of Next Interior Paintin \$	divided by	=	\$
Estimated Cost of Next Exterior Paintin \$	divided by	=	\$
Estimated Cost of Shade Replacemen \$	divided by	=	\$
* TOTAL AVERAGE ANNUAL ESTIMATE			= \$

Painting Contract Data:

Interior - Last Costs in Fiscal Yr. \$; Next Scheduled For Fiscal Yr.

Exterior - Last Costs in Fiscal Yr. \$; Next Scheudled for Fiscal Yr.

4895 - PROVISION FOR VACANCY AND COLLECTION LOSSES

Total Dwelling Rent for this Budget Year	\$
Vacancy and Collection Loss Allowance (Percentage)	%
Tota Vacancy and Collection Loss Allowance	\$
Less: Budgeted Dwelling Vacancy Loss	
Budgeted Dwelling Collection Loss	
Total Budgeted Vacanancy and Collection Loss	\$
Normal Provision for Vacancy and Collection Loss	\$
Maximum Allowable Vacancy and Collection Loss Reserve Based on Quarter Ended	\$
Less: Estimated Vacancy and collection Loss Reserve (Account 2520) as of beginning of thei Budget year	\$
Maximum Provision For This Year	\$
Provision for this Budget (Normal Provision or Maximum Provision for this year, whichever is less)	\$

4899 - PROVISION FOR OPERATING IMPROVEMENTS

\$67,000.00

Note: Use this account for those operating improvements which will be charged to this budget year's operation but which will be actually paid for in future year(s), or for adding to funds previously set aside in prior year(s) for an operating improvement whose cost could not be funded in one year. Operating improvements consist of additions, alterations, or betterments to a project including fixed or movable equipment (not originally in the project) to improve the operating efficiency of the project, or to effect economies in operation, or to increase the revenue, utility or functions of the project. Ordinary repairs or replacements should not be charged to this account. See also 6210 below.

Sub- Account No.	ITEM	JUSTIFICATION *	Est. DATE OF COMPLETION	EST. COST
* If space inadequate, list JUSTIFICATION on an attached sheet				TOTAL EST. COST 67,000

6100 - MISCELLANEOUS LOSSES

\$

DESCRIPTION	Estimated Loss

6210 - OPERATING IMPROVEMENTS

\$

Items should be listed here ONLY if reasonably expected to be completed and paid for during this budget year. Do not list any item previously provided for an Account 2590 - Reserve for Operating Improvement (page 19)

Sub- Account No.	ITEM	JUSTIFICATION *	Est. DATE OF COMPLETION	EST. COST
	<i>Some of the items in account 2590 will be completed during 2018-2019. Our best estimate would be approximately \$218,610, but all of that is listed in account 2590</i>			
* If space inadequate, list JUSTIFICATION on an attached sheet				TOTAL EST. COST \$

ACCT. 2590 RESERVE FOR OPERATING IMPROVEMENTS

BALANCE

3/31/2025

Date

Amount

NOTE: Itemize below uncompleted operating improvements which were charged to Provision for Operating Improvements, A/C 4899 in prior years and for which Administration Funds have been withdrawn and set aside to cover the estimated cost of the Operating Improvements.					
Sub - Account No.	JOB DESCRIPTION	FISCAL YR. AUTHORIZED	AMOUNT AUTHORIZED	AMOUNT EXPENDED	RESERVE BALANCE
<i>Expenditures during FY2020 were \$163,689</i> <i>unexpected expenditures include, PNA, Fence, watermain breaks, upgrade in computer system, etc.</i> <i>Continuing projects (done in part each year) include:</i> <i>Upgrade laundry room- 73,608</i> <i>Bathroom improvements: vanities, mirrors, light bars, lavatory supply and waste lines approx 1500</i> <i>Showers: single lever controls and all new piping approx. 3500</i> <i>Handicapped acoutrements: grab bars, alarms, etc. Approx 1500</i> <i>Furnaces: more efficient units (6 per year or as needed) approx 21000</i>					\$27,000.00
<i>Additional projects include as per PNA:</i> <i>Depew Manor:</i> <i>upgrade community room bathrooms to ADA standards - 52,383</i> <i>replace 4 entry doors if needed (\$13,200)</i> <i>GFI in apartments \$1260</i> <i>replace 7 furnacnces \$24,500</i> <i>replace 8 hotater heaters (\$360)</i> <div>Total Depew Manor</div>					\$28,000.00
<i>Waldron Terrace:</i> <i>Fence replacement repair (20,000)</i> <i>Gfi installation (2,700)</i> <i>5 furnances replaced (17,500); 5 hot water heaterd (2,250)</i> <i>other emergency projects will be used in this account -</i> <div>Estimate of charges against this account\$</div>					\$240,000.00
Current projects					
Doors/locks	150,000				
CCTV	150,000				
Lighting	148,000			\$448,000.00	448,000.00
	Totals		\$	\$	\$743,000.00

UNCOMPLETED IMPROVEMENTS CHARGEABLE TO DEVELOPMENT FUNDS

Itemize below Uncompleted Improvements fro which Development Funds have been allocated in prior years.						
ITEM No.	ACCOUNT NO.	JOB DESCRIPTION	FISCAL YR. AUTHORIZED	AMOUNT AUTHORIZED	AMOUNT EXPENDED	BALANCE UNEXPENDED
Totals				\$	\$	\$

IMPROVEMENTS CHARGEABLE TO DEVELOPMENT FUNDS

These charges consist of additions, alterations, or betterments to a project (including fixed or moveable equipment not originally in the project) to improve the operating efficiency of the project, or to effect economies in operation, or to increase the revenue, utility or function of the project, and which development funds are available.					
ITEM NO.	ACCOUNT NO.	ITEM	JUSTIFICATION	Est. DATE OF COMPLETION	EST. COST
ADD: Uncompleted Improvements Chargeable to Development Funds				Sub-Tot \$	
TOTAL					\$

* Transfer this figure to appropriate column at bottom of page.

**VILLAGE OF NYACK
NYACK SENIOR CENTER USAGE REQUEST**

NAME Johnna Downing TELEPHONE # 845-729-7555

ADDRESS 306 High Ave Apt 1N

CITY, STATE, ZIP CODE Nyack NY 10960

RESIDENT ☒ VILLAGE BUSINESS/NON-PROFIT GROUP
NON-RESIDENT ☐ NON-VILLAGE BUSINESS/NON-PROFIT GROUP

The licensee requests usage of the Nyack Senior Center on the 5th day of Dec, 2025 from 1 am/pm to 9 am/pm for the purpose of (please explain in detail) Anderson's 5th Birthday party

with an estimated attendance of 20

The Licensee acknowledges that the premises are delivered to them in good condition and that all equipment is in good working condition.

The licensee is responsible for: the safety and conduct of all guests on the premises and any personal injuries or property damages occurring during the time that the Licensee is using the premises, including set-up before the event and during the clean-up period.

***The Village requires a certificate of liability insurance with the Village named as additional insured to be submitted with this agreement.**

LICENSEE AGREES TO HOLD THE VILLAGE HARMLESS from any claims of personal injury or property damages and to defend the Village against any claims arising out of the use of the premises by the licensee.

THIS LICENSE IS NOT TRANSFERABLE TO ANY OTHER PERSON OR ORGANIZATION

THE LICENSEE MAY NOT CHARGE ANY ADMISSION FEE

Dated: 11-21-25 Licensee Johnna Downing

Village of Nyack Representative _____

Please complete this agreement in full and return to the Village of Nyack.

FEES FOR ONE-TIME USAGE

Residents and Village based businesses and non-profit groups – No charge

Non-Residents and non-Village based businesses and non-profit groups - \$50.00 per hour

There is a \$150 refundable deposit for all parties (regardless of residency) using the Senior Center

- If you would like to use the Senior Center on an on-going event please contact the Village Clerk-Treasurer



Healthcare Screening Leave Request Form

Your health matters to the Village. The Mayor and Village Board of Trustees has adopted a policy, for 2025, of rewarding staff who get an annual cancer screening by adding one added vacation day to your accrued vacation days. Make your annual checkup a priority and earn a day off!

To receive approval for the healthcare screening earned day, employees are required to complete the information below and **submit the request to your Department Head for approval**. Your healthcare provider must sign the Certification at the time of your appointment.

To be completed by the employee:

Employee Name: _____ Employee ID#: _____

Department: _____

Healthcare Provider: _____ Date of Service: _____

Employee Signature

Date

Approved: _____

Dept. Head/Supervisor

Date

Earned day off approved _____

If request for leave is denied, please state the reasons:



Certification of Healthcare Provider

Please have your healthcare provider complete this certification form.

Patient's Name

This is to certify that I have provided a healthcare examination of the patient above on the following date _____.

Signature of Healthcare Provider

Date

Provider Address/Phone Number

Please return this completed form to your department head.