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**INTEROFFICE MEMORANDUM**

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**TO:** MAYOR RAND AND BOARD OF TRUSTEES

**FROM:** ANDY STEWART , VILLAGE ADMINISTRATOR

**SUBJECT:** 1/22/26 AGENDA ITEM (ADDITIONAL)

**DATE:** JANUARY 22, 2026

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Dear Mayor and Trustees,

In 2025 the Village sought a NYS Home Rule legislation alienating the former River Club restaurant site from its status as “parkland” back to use as a commercial property. NYS legislature did not vote on the matter, though it did go through committees and was ready for a vote.

Staff from Assemblyman Pat Carroll’s office have informed us they are ready to move this bill forward, again, in cooperation with Senator Weber’s office.

To begin the process, I recommend the following resolution. The draft bill is attached.

**7.9 Resolution No. 2022-22 Resolution, of the Board of Trustees of the Village of Nyack, Approving a Home Rule Request for Senate Bill S. 7538 and Assembly Bill A.8140 Regarding a Parkland Alienation in the Village of Nyack**

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RESOLVED, the Board of Trustees of the Village of Nyack approves a home rule request for New York State Senate Bill S7538 and New York State Assembly Bill A8140, to alienate the parcel of land described in Attachment A (Draft NYS legislation), the site of the former River Club Restaurant, from Village parkland, to further redevelopment efforts.

# STATE OF NEW YORK

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8140

2025-2026 Regular Sessions

## IN ASSEMBLY

May 1, 2025

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Introduced by M. of A. P. CARROLL -- read once and referred to the  
Committee on Local Governments

AN ACT in relation to authorizing the village of Nyack to alienate and  
discontinue the use of certain parklands

The People of the State of New York, represented in Senate and Assem-  
bly, do enact as follows:

1 Section 1. Subject to the provisions of this act, the village of Nyack  
2 is hereby authorized, acting by and through its governing body, and upon  
3 such terms and conditions as determined by such governing body, to  
4 discontinue the use as parkland and alienate the lands described in  
5 section three of this act, and to convey property interests in such  
6 lands for the purpose of the construction of a restaurant.

7 § 2. The authorization contained in section one of this act shall only  
8 be effective on the condition that the village of Nyack dedicate an  
9 amount equal to or greater than fair market value of the parklands being  
10 alienated pursuant to section one of this act towards the acquisition of  
11 new parklands and/or capital improvements to existing park and recre-  
12 ational facilities.

13 § 3. The parklands authorized by section one of this act to be discon-  
14 tinued as parkland is described as follows:

15 All that certain piece, parcel, or tract of land situate in the Village  
16 of Nyack, Town of Orangetown, County of Rockland, State of New York as  
17 depicted on a map entitled "Leased Area Only Part of Tax Lot 66.39-1-5  
18 Village of Nyack, Town of Orangetown, Rockland County, New York" as  
19 prepared by Maser Consulting P.A., dated 10/20/03 and being more partic-  
20 ularly described as follows:

21 Beginning in the southern road boundary of Burd Street at a point  
22 located in the division line between lands of Village of Nyack (tax  
23 parcel 66.39-1-5) to the west and Clermont Condominiums (tax parcel  
24 66.39-1-4) to the north and east;

EXPLANATION--Matter in italics (underscored) is new; matter in brackets  
[ ] is old law to be omitted.

LBD11365-01-5



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1 Thence southerly along said division line South 19°32'05" West a  
2 distance of 32.47 feet to a point; thence continuing through the lands  
3 of Village of Nyack (tax parcel 66.39-1-5) the following four courses  
4 and distances:

- 5 1. North 67°49'55" West a distance of 57.93 feet to a point;
- 6 2. South 22°10'05" West a distance of 39.19 feet to a point;
- 7 3. North 67°49'55" West a distance of 72.70 feet to a point;
- 8 4. North 22°10'05" East a distance of 71.63 feet to a point located in  
9 the aforementioned southern road boundary of Burd Street;

10 Thence along said road boundary South 67°49'55" East a distance of  
11 129.14 feet to the point and place of beginning.

12 Containing 7,062 Square Feet of land more or less.

13 § 4. In the event that the village of Nyack received any funding  
14 support or assistance from the federal government for the purchase,  
15 maintenance, or improvement of the parklands set forth in section three  
16 of this act, the discontinuance and alienation of such parklands author-  
17 ized by the provisions of this act shall not occur until the village of  
18 Nyack has complied with any federal requirements pertaining to the  
19 alienation or conversion of parklands, including satisfying the secre-  
20 tary of the interior that the alienation or conversion complies with all  
21 conditions which the secretary of the interior deems necessary to assure  
22 the substitution of other lands shall be equivalent in fair market value  
23 and usefulness to the lands being alienated or converted.

24 § 5. This act shall take effect immediately.

