

Village of Nyack

9 North Broadway, Nyack, NY 10960

Meeting of the Village Board of Trustees

May 7, 2026 7:00 pm

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

www.nyack.link/youtube

1. **Pledge of Allegiance**
2. **Mayor Rand’s Remarks and Comments from the Village Board of Trustees**
3. **Public Comment on Any Topic (1-3 minutes depending on the quantity of speakers)**
4. **Adoption of Minutes – Minutes 4/23/26**
5. **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.

5.1 **Resolution No. 2026-85 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 May 7, 2026.

RESOLVED, that General Fund Claims set forth on pages 1 through 11 in the below-listed amounts are approved for payment:

General Fund	\$ 88,369.40
Parking Fund	\$ 11,133.39
Water Fund	\$ 21,521.77
Capital Projects Fund	\$ 34,723.25
Trust and Agency Fund	\$ 510.00

5.2 Resolution No. 2026-86 Resolution of the Nyack Village Board Setting a Public Hearing to Amend Chapter 360-3.2(b)(11)(C) to Repeal Local Laws #2 and #7 of 2025

RESOLVED that the Board of Trustees of the Village of Nyack sets a Public Hearing to consider a proposed Local Law to repeal Local Laws #2 and #7 of 2025, so as to amend §360-3.2(B)(11)(c) of Chapter 360 (Zoning), so as to refer and defer to New York State’s preemptive regulations and laws regarding proximity and distances for cannabis dispensaries, to take place at Village Hall on Thursday, May 21, 2026, at 7:30 PM.

5.3 Resolution No. 2026-87 Resolution of the Nyack Village Board Setting a Public Hearing to Amend Chapter 360 (Zoning) of the Code of the Village of Nyack Regarding Adaptive Reuse

RESOLVED, the Board of Trustees of the Village of Nyack sets a public hearing to consider a proposed local law to amend Chapter 360 (Zoning) of the Code of the Village of Nyack so as to add provisions regarding adaptive reuse of eligible religious and/or educational buildings and uses, for the purpose of constructing multi-family dwellings, to take place at Village Hall on Thursday, June 11, 2026, at 8:00 PM.

5.4 Resolution No. 2026-88 Resolution of the Board of Trustees of the Village of Nyack to Approve a Permit Application from Hope Wade an Dog Show Event on North Broadway

RESOLVED, the Board of Trustees of the Village of Nyack authorizes the issuance of a special event permit to Hope Wade for a street closure of N Broadway, from the Chase Bank driveway north to High Ave, on Saturday, July 18, with a rain date of 7/25, with DPW costs to be paid by Hope Wade.

5.5 Resolution No. 2026-89 Resolution of the Board of Trustees of the Village of Nyack to Adopt Revised Pricing for the Park Amenity Sponsorship Program for the Shoreline Path Project

WHEREAS, Village consultants have provided new information regarding actual costs of park amenities offered for sponsorship via prior resolution 2026-58,

RESOLVED, fees are the following:

- 8’ Bench: \$4,000
- 6’ Bench: \$3,750
- 8’ Picnic Table: \$4,180
- 6’ Picnic Table: \$3,580

- Chess Table: \$4,100
- Tree: \$1,900

5.6 Resolution No. 2026-90 Resolution of the Board of Trustees of the Village of Nyack to Approve a Permit Application from Andre Smith for a Cancer Awareness Event in Memorial Park, Saturday, August 16, 2026.

RESOLVED, the Board of Trustees of the Village of Nyack authorizes the issuance of a special event permit to Andre Smith for a cancer awareness event in Memorial Park, Saturday, August 16, 2026 (Rain date August 23).

5.7 Resolution No. 2026-91 Resolution of the Board of Trustees of the Village of Nyack to Approve a Permit Application from Phil Donnelly, YMCA, for a free “Learn to Bike Day” in Memorial Park, Saturday, July 11, 2026

RESOLVED, the Board of Trustees of the Village of Nyack authorizes the issuance of a special event permit to Phil Donnelly, YMCA, for a free “Learn to Bike Day” in Memorial Park, 9 AM – 1 PM, Saturday, July 11, 2026 (Rain date July 12, 2026).

5.8 Resolution No. 2026-92 Resolution of the Board of Trustees of the Village of Nyack to Approve a Permit Application from Nyack Parks Conservancy for Music on the Hudson, Tuesdays in July, 2026

RESOLVED, the Board of Trustees of the Village of Nyack authorizes the issuance of a special event permit to the Nyack Parks Conservancy for Tuesday evening concerts in Memorial Park during the month of July 2026.

5.9 Resolution No. 2026-93 Resolution of the Board of Trustees of the Village of Nyack to Approve a the Tax Warrant for FY 2026-2027

RESOLVED, the Village Treasurer is hereby directed to receive and collect from the several persons named in the Village tax rolls, the several sums stated in the 2026-2027 tax roll opposite their respective names, being a total of \$ 4,606,650.42 for the following purpose:

FOR THE CURRENT BUDGET:	\$4,520,940.00
DELINQUENT WATER	\$84,067.26
PROPERTY MAINTENANCE	\$1,643.16

BE IT FURTHER RESOLVED, the Village Treasurer is hereby directed to receive and collect such sums without additional charge between the 1st of June and the 1st of July 2026, both inclusive and thereafter collected an additional charge of five (5%) for the first 30 days and one (1%) additional for each 30 days thereafter.

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

7.1 – Orangetown Police Department

7.2 – Village Administrator

7.3 – Village Clerk

8 Old Business

8.1 July 5, 2026 World Cup/FIFA events planning

8.2 Nyack downtown security patrol report by Platinum Security.

8.3 Parking Authority workshop meeting, 6 PM, 5/7/26

9 New Business

10 Communications

10.1 Briana Moore, park event permit application, for 8/28, gazebo and upper lawn family picnic event for 50 people, noon – 4 pm, with 9/5 as a raindate.

10.2 Pastor Josef, Haitian Flag Day, Monday, May 18, 2026, 4-7 PM at Gazebo on Main St, Haitian drummers, Haitian food truck.

10.3 Kathie Benniewitz, EHH, street closure permit request for 6/21/26, North Broadway, between 2nd and 3rd, for 55 Anniversary Solstice Dinner, 3-11 PM.

10.4 Kathie Benniewitz, EHH, memorial park event permit request, 10/17/26, Plein air painting workshop, Upper Lawn

10.5 Katy Erdman, Summit St block party, Saturday 6/27/26.

10.6 American Legion invitation

11 Public Comment

12 Executive Session

13 Adjournment

**LOCAL LAW NO. _____ OF 2026,
AMENDING CHAPTER 360 (ZONING) OF THE CODE
OF THE VILLAGE OF NYACK, SO AS TO REPEAL
LOCAL LAWS #2 AND #7 OF 2025, AND TO REFER
AND DEFER TO NEW YORK STATE'S PREEMPTIVE
REGULATIONS AND LAWS REGARDING PROXIMITY
DISTANCES FOR CANNABIS DISPENSARIES
(DRAFT 02/24/2026)**

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

Section 1 - Legislative Authority, Purpose and Intent:

The purpose and intent of this Local Law is to repeal, due to preemption by New York State ("State" or "NYS") regulations and law, the Village of Nyack's ("Village") Local Law No. 7 of 2025 adopted by the Village Board of Trustees on 07/24/2025 ("LL #7-2025"), and to repeal Local Law No. 2 of 2025 adopted by the Village Board of Trustees on 05/08/2025 ("LL #2-2025"), both together referred to as "LLs 2 & 7 of 2025," which had amended §360-3.2(B)(11)(c) of the Village's Zoning Code (Chapter 360 of the Village Code) in a manner intended to regulate proximity and distance provisions relating to cannabis dispensaries; which repeals are grounded, more specifically, upon the NYS Cannabis Control Board's ("CCB") recent Advisory Opinions #2025-03 dated 11/03/2025, #2025-02 dated 10/06/2025, and #2025-01 dated 10/06/2025 (all together referred to herein as "CCB Advisory Opinions"), which unequivocally reinforce the preemptive status of the State's cannabis regulations and laws with respect to proximity and distance provisions relating to cannabis dispensaries.

In reliance upon, and consistent with, the CCB Advisory Opinions, and the State's regulations and laws cited therein, the Village Board of Trustees finds that (i) LLs 2 & 7 of 2025 are in contravention of the preemptive status of the State's regulations and laws prescribing proximity and distance provisions for cannabis dispensaries; and (ii) keeping either LL #7-2025, or its predecessor LL #2-2025, may create inconsistency, uncertainty, and potential conflict, with the State's preemptive cannabis proximity and distance regulations and laws, and may impair the well-defined administration of the Village's Zoning Code relating to cannabis dispensaries.

The repeal of LLs 2 & 7 of 2025 shall remove, from the Village's Zoning Code, the amendments and modifications made to Village Code §360-3.2(B)(11)(c) by LL #7-2025, and by its predecessor LL #2-2025, thereby conforming the Village's Zoning Code to the State's preemptive cannabis regulations and laws concerning proximity and distance provisions, as advised by the CCB Advisory Opinions; and this Local Law shall also clarify that the proximity and distance provisions for cannabis dispensaries shall be as prescribed in the State's preemptive cannabis regulations and laws.

This Local Law is adopted pursuant to NYS Municipal Home Rule Law ("MHRL") §10; and in accordance with the procedures prescribed in MHRL §20, and NYS Village Law §7-706 and §21-2100.

Section 2 – Repeal of Local Law No. 7 of 2025 adopted by the Village Board of Trustees on 07/24/2025, and repeal of Local Law No. 2 of 2025 adopted by the Village Board of Trustees on 05/08/2025:

Upon the Effective Date of this Local Law, (i) both Local Law No. 7 of 2025 adopted by the Village Board of Trustees on 07/24/2025 (“LL #7-2025”), and Local Law No. 2 of 2025 adopted by the Village Board of Trustees on 05/08/2025 (“LL #2-2025”), are hereby repealed in their entirety, and shall be of no further force or effect within the Village of Nyack (“Village”); (ii) Village Code §360-3.2(B)(11)(c) shall be applied, read, construed, interpreted, administered and enforced as if LL #7-2025 and LL #2-2025 had never been adopted, and any text added, deleted or modified by LL #7-2025 and LL #2-2025 is hereby rescinded to the extent necessary to implement the repeals set forth in this Section 2 of this Local Law; and (iii) Village Code §360-3.2(B)(11)(c) shall be applied, read, construed, interpreted, administered and enforced as set forth in the following Section 3 of this Local Law.

Section 3 – Sub-Sub-Paragraph “c,” of Sub-Paragraph “11” (Adult-use retail dispensary), of Paragraph “B” (Commercial uses), of §360-3.2 (Use-specific standards), of Chapter 360 (Zoning), of the Code of the Village of Nyack is amended to read as follows:

The proximity and distance regulations and laws pertaining to an adult-use retail dispensary, as defined in §3(46), §3(47) and §72 of the Cannabis Law of the State of New York (“NYS Cannabis Law”), which type of dispensary is sometimes commonly referred to as a recreational dispensary, shall be implemented, administered, governed and enforced as prescribed in Part 119, of Chapter II (Rules of the Office of Cannabis Management), of Subtitle B (Division of Alcoholic Beverage Control), of Title 9 (Executive Department), of the New York Codes, Rules and Regulations (NYCRR), and NYS Cannabis Law §72, as applicable, and as same may be amended from time.

Section 4 – Severability.

If any part or provision of this Local Law, or the application thereof to any person or circumstance, is adjudged invalid or unconstitutional by a court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law, or the application thereof to other persons or circumstances. The Village Board of Trustees hereby declares that it would have enacted the remainder of this Local Law even without any such invalid or unconstitutional part, provision or application.

Section 5 – Effective Date.

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Village Board of Trustees of the Village of Nyack			
Name of Action or Project:			
Repeals of Local Law #2, and Local #7, of 2025; Zoning Code amendments re. Use-specific Standards for Adult-Use Retail Dispensaries.			
Project Location (describe, and attach a location map):			
Village of Nyack Zoning Districts DMU-1, DMU-2 and CC.			
Brief Description of Proposed Action:			
This proposed Local Law ("LL") will repeal, due to State preemption, Village of Nyack LL #7 of 2025 adopted by the Village Board of Trustees ("BOT") on 7/24/2025 ("LL #7-2025"), and repeal LL #2 of 2025 adopted by the BOT on 5/8/2025 ("LL #2-2025"), both LLs together referred to herein as "LLs 2 & 7 of 2025," which LLs 2 & 7 of 2025 had amended Zoning Code 360-3.2(B)(11)(c) so as to regulate proximity provisions relating to cannabis dispensaries; which repeals of LLs 2 & 7 of 2025 is grounded upon the NYS Cannabis Control Board's ("CCB") Advisory Opinions #2025-03, #2025-02 and #2025-01, which CCB Advisory Opinions emphasize the preemptive status of the State's cannabis laws regarding proximity provisions for cannabis dispensaries. In reliance upon, and consistent with, the said CCB Advisory Opinions, and the State regulations cited therein, the BOT deems LLs 2 & 7 of 2025 to be in contravention of these preemptive State laws, and that keeping either LL #7-2025, or its predecessor LL #2-2025, may create inconsistency, uncertainty, and potential conflict, with the State's preemptive cannabis proximity regulations, and may impair the well-defined administration of the Zoning Code relating to cannabis dispensaries. The repeal of LLs 2 & 7 of 2025 will remove the Zoning Code amendments made to 360-3.2(B)(11)(c) by LL #7-2025, and by its predecessor LL #2-2025, thereby conforming the Zoning Code to the State's preemptive cannabis laws, as advised by the CCB Advisory Opinions; and this proposed LL will also clarify that the proximity provisions for cannabis dispensaries shall be as prescribed in the preemptive cannabis regulations of the State.			
Name of Applicant or Sponsor:		Telephone: 845-358-4249	
Village Board of Trustees of the Village of Nyack		E-Mail: marketstat@aol.com	
Address:			
Village Hall, 9 North Broadway, Nyack, NY 10960			
City/PO:		State:	Zip Code:
Nyack		NY	10960-2697
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
_____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input type="checkbox"/>	<input type="checkbox"/>

<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Village Board of Trustees of the Village of Nyack</u> Date: <u>4/6/2026</u></p> <p>Signature: <u>Robert Galvin, AICP</u> <u>Robert Galvin, AICP</u> Title: <u>Village Planner</u></p>		

Agency Use Only [If applicable]

Project:	Repeal of LL's 2 & 7 of 2025
Date:	4/6/2026

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Robert Galvin, AICP
ROBERT GALVIN, AICP

PRINT FORM

Project: _____

Date: _____

**Short Environmental Assessment Form
Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer Robert Galvin, AICP - Village Planner
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Village of Nyack Waterfront Assessment Form

A. INSTRUCTIONS

1. Applicants, or, in the case of direct actions, Village agencies, shall complete this Waterfront Assessment Form (WAF) for proposed actions which are subject to the approved Village of Nyack Local Waterfront Revitalization Program (LWRP) Consistency Review Law. This assessment is intended to supplement other information used by a Village agency in making a determination of consistency with the policy standards set forth in the LWRP Consistency Review Law.
2. Before answering the questions in Section C, the preparer of this form should review the policies and policy explanations contained in the Village of Nyack Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the office of the Village Clerk. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the waterfront revitalization area (WRA) and its consistency with the policy standards.
3. If any question in Section C on this form is answered "yes", the proposed action may affect the achievement of the LWRP policy standards contained in the LWRP Consistency Review Law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to making a determination that is consistent with the LWRP policy standards. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

B. DESCRIPTION OF SITE AND PROPOSED ACTION

1. Describe nature and extent of action:

__ This proposed Local Law ("LL") will repeal, due to State preemption, Village LL #7 of 2025 adopted by the Village Board of Trustees ("BOT") on 7/24/25 ("LL#7-2025"), and LL#2 of 2025 adopted by the BOT on 5/8/2025 ("#2-2025"), both LLs together referred to herein as "LLs 2 & 7 of 2025, which LLs 2&7 -2025 had amended Zoning Code 360-3.2(B)(11)(c) so as to regulate proximity provisions relating to cannabis dispensaries; which repeals of LLs 2 & 7 - 2025 is grounded upon the NYS Cannabis Control Board's ("CCB") Advisory Opinions #2025-03, #2025-02 and #2025-01, which CCB Advisory Opinions emphasize the preemptive status of the State's cannabis laws regarding proximity provisions for cannabis dispensaries. In reliance upon, and consistent with, the said CCB Advisory Opinions, and the State regulations cited therein, the BOT deems LLs 2 & 7 - 2025 to be in contravention of these preemptive State laws, and that keeping either LL#7-2025, or its predecessor LL#2-2025 may create inconsistency, uncertainty, and potential conflict, with the preemptive cannabis proximity regulations, and may impair the well-defined administration of the Zoning Code relating to cannabis dispensaries. The repeal of LLs 2&7 - 2025 will remove the Zoning Code amendments made to 360-3.2(B)(11)(c) by LL#7-2025 and by its predecessor LL#2-2025, thereby conforming the Zoning Code to the State's preemptive cannabis laws and clarify the distance provisions for cannabis dispensaries.

Type of Village agency action (check appropriate response):

- a. Directly undertaken (e.g. construction, planning activity, agency regulation, land transaction)

Village Board of Trustees _____

b. _____

c. _____approval of Text amendments_____

d. _____

e. Financial assistance (e.g. grant, loan, subsidy)

f. Permit, approval, license, certification

g. Agency undertaking action:

Village Board of Trustees_____

3. If an application for the proposed action has been filed with a Village, the following information shall be provided:

a. Name of applicant

b. Mailing address:

_____9 North Broadway, Nyack NY 10960_____

c. Telephone number:

(845) 358 - 4249_____

d. Property tax number:_____

e. Application number, if any:

4. Will the action be directly undertaken, require funding, or approval by a State or federal agency?

Yes _____ No X_____

If yes, which State or federal agency? _____

5. Location of action (Street or Site Description and nearest intersection):

_____Text Amendments: DMU-1, DMU-2 and CC zones

6. Size of site (acres): _____

7. Amount (acres) of site to be disturbed: _____

8. Present land use: _____

9. Present zoning classification: _____

10. Describe any unique or unusual landforms on the project site (i.e. bluffs, wetlands, other geological formations): _____

11. Percentage of site that contains slopes of 15% or greater: NA _____

12. Streams, lakes, ponds or wetlands existing within or continuous to the project area?

(a) Name NA _____

(b) Size (in acres) _____

13. Is the property serviced by public water? Yes _____ No _____

14. Is the property serviced by public sewer? Yes _____ No _____

C. WATERFRONT ASSESSMENT (Check either "Yes" or "No" for each of the following questions). If the answer to any question above is yes, please explain in Section D any measures which will be undertaken to mitigate any adverse effects.

	<u>YES</u>	<u>NO</u>
1. Will the proposed action be located in, or contiguous to, or have a potentially adverse effect upon any of the resource areas found within the WRA (as identified in the LWRP)?	___	<u>x</u>
(a) Significant fish or wildlife habitats?	___	<u>x</u>
(b) Scenic resources of local or State-wide significance?	___	<u>x</u>
(c) Important agricultural lands?	___	<u>x</u>
(d) Natural protective features in a waterfront erosion hazard area	___	<u>x</u>
(e) Designated State or federal freshwater wetlands?	___	<u>x</u>
(f) Commercial or recreational use of fish and wildlife resources?	___	<u>x</u>

- | | | |
|---|--------------------------|-------------------------------------|
| (g) Existing or potential public recreation opportunities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (h) Structures, sites or districts of historic, archaeological or cultural significance to the Village State or nation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (i) Land or water uses within a small harbor area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (j) Stability of the shoreline? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (k) Surface or groundwater quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | <u>YES</u> | <u>NO</u> |
| 2. Will the proposed action involve or result in any of the following: | | |
| (a) Physical alteration of land along the shoreline, underwater land or surface waters? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) Expansion of existing public services or infrastructure in undeveloped or low-density areas of the waterfront area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) Siting or construction of an energy generation facility not subject to Article VII or VIII of the Public Service Law? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) Mining, excavation, filling or dredging in surface waters? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) Reduction of existing or potential public access to, or along, the shoreline? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) Sale or change in use of publicly owned lands located on the shoreline or underwater? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (h) Development within a designated flood or erosion hazard area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (i) Development on a beach, dune, bluff or other natural feature that provides protection against flooding or erosion? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (j) Construction or reconstruction of erosion protective structures? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (k) Diminished or degraded surface or groundwater quantity and/or quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (l) Removal of ground cover from the site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	<u>YES</u>	<u>NO</u>
3. PROJECT		
(a) If the project is to be located adjacent to shore: NA		
(1) Does the project require a waterfront location?	—	—
(2) Will water-related recreation be provided?	—	—
(3) Will public access to the foreshore be provided?	—	—
(4) Will it eliminate or replace a water-dependent use?	—	—
(5) Will it eliminate or replace a recreational or maritime use or resource?	—	—
(b) Is the project site presently used by the community or neighborhood as an open space or recreation area?	—	—
(c) Will the project protect, maintain and/or increase the level and types or public access to water- related recreation resources or facilities?	—	—
(d) Does the project presently offer or include scenic views or vistas that are known to be important to the community?	—	—
(e) Is the project site presently used for commercial or recreational fishing or fish processing?	—	—
(f) Will the surface area of any local creek corridors or wetland areas be increased or decreased by the proposal?	—	—
(g) Is the project located in a flood prone area?	—	—
(h) Is the project located in an area of high erosion?	—	—
(i) Will any mature forest (over 100 years old) or other locally important vegetation be removed by the project?	—	—
(j) Do essential public services or facilities presently exist at or near the site?	—	—
(k) Will the project involve surface or subsurface liquid waste disposal?	—	—
(l) Will the project involve transport, storage, treatment or disposal of solid waste or hazardous materials?	—	—
(m) Will the project involve shipment or storage of		

petroleum products? _____

(n) Will the project involve the discharge of toxics, hazardous substances or other wastes or pollutants into WRA waters? _____

(o) Will the project involve or change existing ice management practices? _____

(p) Will the project alter drainage flow, patterns or surface water runoff on or from the site? _____

(q) Will best management practices be utilized to control storm water runoff into WRA waters? _____

(r) Will the project cause emissions that would exceed federal or State air quality standards or generate significant amounts of nitrates or sulfates? _____

(s) Will the project involve any waste discharges into WRA waters? _____

D. REMARKS OR ADDITIONAL INFORMATION TO SUPPORT OR DESCRIBE ANY ITEM(S) CHECKED "YES"

(Add any additional sheets necessary)

_____None_____

If you require assistance or further information in order to complete this form, please contact the Village Code Enforcement Office.

Please submit completed form, along with one copy of a site/sketch plan to:

Nyack Village Hall, 9 North Broadway, Nyack, NY 10960

Preparer's Name (Please print):__Robert Galvin, AICP_____

Affiliation: __Village Planner_____

Telephone Number: (_845_)_358-4249_____

Date: _3/24/2026_____

**LOCAL LAW NO. _____ OF 2026, AMENDING
CHAPTER 360 (ZONING) OF THE CODE OF THE
VILLAGE OF NYACK, SO AS TO ADD
PROVISIONS REGARDING ADAPTIVE REUSE OF
ELIGIBLE RELIGIOUS AND/OR EDUCATIONAL
BUILDINGS AND USES, FOR THE PURPOSE OF
CONSTRUCTING MULTI-FAMILY DWELLINGS
(04/09/2026 DRAFT)**

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

Section 1 - Legislative Authority, Purpose and Intent:

This Local Law is adopted pursuant to New York State (“NYS”) Municipal Home Rule Law (“MHRL”) §10; and in accordance with the procedures prescribed in MHRL §20, and NYS Village Law §7-706 and §21-2100. The purpose and intent of this Local Law is to foster the renovation and reuse of buildings originally constructed for religious and/or educational uses, and which have historic, architectural, economic, cultural or other value to the Village of Nyack (“Village”), and are at risk of becoming under-utilized, blighted, vacant or restricted in future uses, by encouraging the adaptive and flexible reuse of such buildings to allow greater economic and efficient use and occupancy of the property, and to increase the supply of housing (including affordable units) in the Village, and with no net loss of usable open space or outdoor recreational areas on the property, by virtue of allowing redevelopment for multi-family housing in the Single-Family Residential-1 (SFR-1), Single-Family Residential-2 (SFR-2), Two-Family Residential (TFR), and Office Mixed Use (OMU), Zoning Districts. The Village’s housing shortage, and affordability crisis, justify, under specified criteria, the override of certain Village Zoning Code regulations when religious and/or educational buildings are used for multi-family housing that must include a minimum proportion of affordable units, which will help to keep lower-income residents in the Village, and leverage religious and/or educational institutions’ uniquely beneficial community role in serving their communities by enabling them to utilize their stagnant assets to increase the Village’s housing inventory (including affordable units) without direct fiscal cost to the Village.

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

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

- (a) Special Use Permit Authority. The Village Board of Trustees (“BOT”) may grant a special use permit, subject to, and in accordance with, the provisions set forth in this sub-paragraph 1B, to allow a multi-family housing use of an eligible building, irrespective of whether such multi-family housing use is allowed or not in the applicable Zoning District; and such adaptive reuse of an

existing building may occur within its existing footprint irrespective of whether the existing footprint is dimensionally non-conforming (“Adaptive Reuse”). As part of the special use permit, the BOT may modify the Dimensional Standards (Table 4-1) of the Village’s Zoning Code, so long as the BOT determines that each modification is necessary to preserve the building and to allow its Adaptive Reuse; which grant of a special use permit shall also require site development plan approval by the Planning Board. This special use permit authority, granted to the BOT, shall be in lieu of, rather than in addition to, the Zoning Board of Appeals’s special use permit authority relating to schools, educational facilities, houses of worship and places of religious instruction in residential and Office Mixed Use (OMU) Zoning Districts.

- (b) **Eligible Building.** An eligible building shall mean any building sited on a lot of less than four acres in size, except as prescribed in §360-3.2(A)(1B)(e)[2] below, and which building is used and occupied, or if vacant or abandoned has most recently been used and occupied, as a school, educational facility, house of worship, place of religious instruction, or a religious convent or monastery, and which building was originally constructed for said type(s) of religious and/or educational use and occupancy (“eligible use”); and which building (i) has a subsisting Certificate of Occupancy (“CO”) that permits the use and occupancy of the building as an eligible use, or (ii) although lacking a CO for an eligible use, is a legal nonconforming use for an eligible use, or (iii) is vacant or abandoned, but its last most recent CO was for an eligible use, or, if it lacked such a CO, then its last most recent legal nonconforming use was for an eligible use.
- (c) **Exterior Alterations.** As a condition of the special use permit, the applicant shall continue to retain, unchanged, the existing eligible building’s exterior architecture, except for minor changes essential to accommodate necessary appurtenances; or shall demonstrate, to the satisfaction of the BOT, that all proposed exterior alterations are generally consistent with the existing eligible building’s architecture, style and design, and with the neighborhood in which it is located.
- (d) **Parking.** As part of the special use permit authority of the BOT, the BOT may modify the Zoning Code’s accessory off-street parking requirements based on the applicant’s information regarding the parking impact of the proposed Adaptive Reuse project; and/or parking may be provided on another privately owned lot (or lots) within 500 feet of the entrance to the building subject of the application, subject to the BOT’s approval of any legal instruments, including the recording of same in the Rockland County Clerk’s Office, that the BOT may require to memorialize said off-site private parking.

(e) Restrictions on Uses, and Floor Area Ratio, in Particular Zoning Districts. For an eligible building sited on a lot located in the Single-Family Residential-1 (SFR-1), Single-Family Residential-2 (SFR-2), Two-Family Residential (TFR) or Office Mixed Use (OMU) Zoning Districts, the only uses that are permitted in such Zoning Districts shall be those that are allowed as per the applicable Permitted Uses (Table 3-1) of this Chapter (Zoning); except that, for an eligible building as prescribed in this sub-paragraph 1B, the BOT may approve, by special use permit, multi-family housing, so long as the following additional conditions and requirements are complied with.

[1] A minimum of eleven percent (11%) of the eligible building's total dwelling units shall be affordable and workforce for-sale housing units, or affordable and workforce rental units, in accordance with Chapter 120 (Affordable Housing) of the Village Code ("Chapter 120 affordable units").

Alternatively, rather than complying with the aforesaid 11% minimum Chapter 120 affordable units, a minimum of ninety percent (90%) of the eligible building's total dwelling units must, instead, be occupied, or set-aside and reserved for occupancy, only by volunteers and their immediate respective families ("Volunteer Dwelling Units"). For the purposes of this alternative, a "volunteer," in order for the dwelling unit to count for inclusion in the said minimum percentage of Volunteer Dwelling Units, must be a member in good standing with a not-for-profit fire company, ambulance company, emergency services company, or other first responder organization or association ("not-for-profit first responder entity") that is either headquartered within, or primarily serves, the Village; and, upon request by the Village, the not-for-profit first responder entity shall promptly provide all documentation reasonably required by the Village so as to verify qualification of a Volunteer Dwelling Unit ("verification of Volunteer Dwelling Unit status").

A third alternative, rather than complying with the said 11% minimum Chapter 120 affordable units, is that, instead, a minimum of forty-five percent (45%) of the eligible building's total dwelling units must be Chapter 120 affordable units, plus a minimum of forty-five percent (45%) of the eligible building's total dwelling units must be volunteer first responder units (subject to verification of Volunteer Dwelling Unit status).

[2] An eligible building's maximum density shall not exceed that of the Multifamily Residential-3 (MFR-3) Zoning District. The eligible building shall also be subject to the maximum floor area ratio (FAR)

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

- (f) The applicant, requesting the BOT's grant of a special use permit for an Adaptive Reuse project, shall be the deeded owner of the school, educational facility, house of worship, place of religious instruction or religious convent or monastery that qualified the property as constituting an eligible building (as defined above in this sub-paragraph 1B), and shall remain the applicant until the BOT grants final approval of the special use permit, and until the final approvals of all other applicable Village land use boards are granted, approving of the Adaptive Reuse project. The applicant may authorize, in a written and signed document satisfactory in form and substance to the Village's Chief Building Inspector and Village Attorney, another person, company, corporation, limited liability company, association, organization or business entity, including a for-profit entity, to administratively handle, conduct and carry-out the application process on behalf of the applicant.
- (g) Additional Conditions. The BOT may impose additional conditions, as part of its approval of the special use permit contemplated in this sub-paragraph 1B, as the BOT may deem to be necessary so as to protect, preserve and/or enhance the neighborhood surrounding the eligible building, and to encourage the most appropriate Adaptive Reuse of the eligible building and its appurtenant property, which additional conditions may include those that are intended to ensure that there will be no net loss of usable open space or outdoor recreational areas on the property.

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

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

Section 4 – Column SFR, within the column for Residential Districts, within the Residential use section, of 360 Attachment 1, Table 3-1, entitled “Permitted Uses,” of Chapter 360 (Zoning), of the Code of the Village of Nyack, is amended so as to insert,

within the blank/empty space in the new row to be entitled “Adaptive Reuse of eligible religious and/or educational buildings and uses by special use permit of the Village Board of Trustees as per §360-3.2(1B),” the following new language.

S

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

S

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

S

Section 7 – Severability.

If any part or provision of this Local Law, or the application thereof to any person or circumstance, is adjudged invalid or unconstitutional by a court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law, or the application thereof to other persons or circumstances. The Village Board of Trustees hereby declares that it would have enacted the remainder of this Local Law even without any such invalid or unconstitutional part, provision or application.

Section 8 – Effective Date.

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

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Proposed Local Law Adaptive Reuse Legislation for Religious and Educational Eligible Buildings		
Project Location (describe, and attach a general location map): Village wide - Eligible Properties (see attached list)		
Brief Description of Proposed Action (include purpose or need): The proposed local law is a legislative action designed to foster the renovation and adaptive reuse of structures originally constructed for religious or educational uses in the Village of Nyack. The proposed legislation allows the adaptive and flexible reuse of such buildings in residential zones and the OMU zone (Office Mixed Use) through a special permit by the Board of Trustees (BOT). The BOT may modify specified lot and bulk requirements including off-street parking modifications to allow the preservation and reuse of the existing building even if otherwise non-conforming. The special permit also requires site plan approval by the Planning Board. Eligible buildings are defined and include such buildings on properties less than 4 acres in size. However, if an eligible building is sited on a lot in excess of four acres, and within 750 feet of a commercial Zoning District, then the BOT may approve of any use that is allowed in the DMU-2 zoning district subject to the maximum FAR restrictions in the DMU-2 zone and so long as there is no net loss of usable open space or outdoor recreational areas on the property. The proposed legislation requires a minimum of 15 percent (15%) of the eligible building's total dwelling units shall be affordable and workforce for-sale housing units, or affordable for rent units, in accordance with Chapter 120. The BOT may impose additional conditions as part of the special permit to protect, and enhance the neighborhood surrounding the eligible building. +++++		
Name of Applicant/Sponsor: Board of Trustees, Village of Nyack	Telephone: 845-358-0548	E-Mail: marketstat@aol.com
Address: Village Hall @ 9 North Broadway		
City/PO: Nyack	State: NY	Zip Code: 10960
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Board of Trustees - Legislative Code Amendment to Chapter 360	
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
c. City Council, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	GML Review	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
Village of Nyack LWRP	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
 Eligible Properties are in various zoning districts in the Village including primarily in TFR zone with one site in the OB zone.

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Nyack UFSD

b. What police or other public protection forces serve the project site?
Towns of Orangetown and Clarkstown

c. Which fire protection and emergency medical services serve the project site?
Nyack Fire Department and Nyack Emergency Medical Service

d. What parks serve the project site?
Memorial Park

D. Project Details N/A - See attached Enhanced EAF Part 3

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres
 b. Total acreage to be physically disturbed? _____ acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

- proposed method of plant removal: _____

- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If, Yes:

- Applicant/sponsor for new district: _____

- Date application submitted or anticipated: _____

- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____

- Name of district: _____

- Does the existing wastewater treatment plant have capacity to serve the project? Yes No

- Is the project site in the existing district? Yes No

- Is expansion of the district needed? Yes No

Yes No
 Yes No

- Do existing sewer lines serve the project site?
- Will line extension within an existing district be necessary to serve the project?

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

- i. Estimate methane generation in tons/year (metric): _____
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

- i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.
- ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____
- iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
- iv. Does the proposed action include any shared use parking? Yes No
- v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

- i. Estimate annual electricity demand during operation of the proposed action: _____
- ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
- iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n.. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action N/A - See Enhanced EAF Part 3

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? Yes No
If Yes:

- i. Describe the habitat/community (composition, function, and basis for designation): _____
- ii. Source(s) of description or evaluation: _____
- iii. Extent of community/habitat:
 - Currently: _____ acres
 - Following completion of project as proposed: _____ acres
 - Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
If Yes:
i. Nature of the natural landmark: Biological Community Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

<p>e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?</p> <p>If Yes:</p> <p>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p>ii. Name: _____</p> <p>iii. Brief description of attributes on which listing is based: _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site?</p> <p>If Yes:</p> <p>i. Describe possible resource(s): _____</p> <p>ii. Basis for identification: _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?</p> <p>If Yes:</p> <p>i. Identify resource: _____</p> <p>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p>iii. Distance between project and resource: _____ miles.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?</p> <p>If Yes:</p> <p>i. Identify the name of the river and its designation: _____</p> <p>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Village of Nyack Date April 27, 2026

Signature Robert James Galvin, AICP Title Village Planner

Project:	Local Law Adaptive Reuse
Date:	4/23/26

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Robert Galvin, AICP

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Board of Trustees, Village of Nyack

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Robert James Galvin, AICP - Village Planner

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

Robert Galvin, AICP

PRINT FORM

Village of Nyack

Waterfront Assessment Form

A. INSTRUCTIONS

1. Applicants, or, in the case of direct actions, Village agencies, shall complete this Waterfront Assessment Form (WAF) for proposed actions which are subject to the approved Village of Nyack Local Waterfront Revitalization Program (LWRP) Consistency Review Law. This assessment is intended to supplement other information used by a Village agency in making a determination of consistency with the policy standards set forth in the LWRP Consistency Review Law.
2. Before answering the questions in Section C, the preparer of this form should review the policies and policy explanations contained in the Village of Nyack Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the office of the Village Clerk. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the waterfront revitalization area (WRA) and its consistency with the policy standards.
3. If any question in Section C on this form is answered "yes", the proposed action may affect the achievement of the LWRP policy standards contained in the LWRP Consistency Review Law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to making a determination that is consistent with the LWRP policy standards. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

B. DESCRIPTION OF SITE AND PROPOSED ACTION

1. Describe nature and extent of action:

The proposed local law is a legislative action designed to foster the renovation and adaptive reuse of Structures originally constructed for religious or educational uses in the Village of Nyack. The proposed Legislation allows the adaptive and flexible reuse of such buildings in residential zones and the OMU Zone (Office Mixed Use) through a special permit by the BOT. The BOT may modify specified lot and bulk Requirements including off-street parking modifications to allow the preservation and reuse of the existing building even if otherwise non-conforming. The special permit also requires site Plan approval by the Planning Board. Eligible buildings are defined and include such buildings on properties less than four (4) acres in size. However, if an eligible building is sited on a lot in excess of four acres, and within 750 feet of a commercial Zoning District, then the BOT may approve of any use that is allowed in the DMU-2 zoning district subject to the maximum FAR restrictions in the DMU-2 zone and so long as there is no net loss of usable open space or outdoor recreational areas on the property. The proposed legislation requires a minimum of 15 percent (15%) of the eligible building's total dwelling units shall be affordable and workforce for-sale housing units, or affordable for rent units, in accordance with Chapter 120. The BOT may impose additional conditions as part of the special permit to protect, and enhance the neighborhood surrounding the eligible building.

2. Type of Village agency action (check appropriate response):

a. Directly undertaken (e.g. construction, planning activity, agency regulation, land transaction)

_____ _____

b. Financial assistance (e.g. grant, loan, subsidy)

c. Permit, approval, license, certification

d. Agency undertaking action:

3. If an application for the proposed action has been filed with a Village, the following information shall be provided:

a. Name of applicant

_____ b.

Mailing address:

___9 North Broadway Nyack, NY 10960_____

c. Telephone number:

(845)_358-4249_____

d. Property tax number: _____

e. Application number, if any:

4. Will the action be directly undertaken, require funding, or approval by a State or federal agency?

Yes _____ No _____

If yes, which State or federal agency? _____

(a) Location of action (Street or Site Description and nearest intersection):
___ Text Amendments: SFR, TFR, and OMU zones.

5. Size of site (acres): _____

6. Amount (acres) of site to be disturbed: _____

7. Present land use: _____

8. Present zoning classification: _____

9. Describe any unique or unusual landforms on the project site (i.e. bluffs, wetlands, other geological formations): _____

10. Percentage of site that contains slopes of 15% or greater: ___N/A_____

11. Streams, lakes, ponds or wetlands existing within or continuous to the project area?

(a) Name ___N/A_____

(b) Size (in acres) _____

12. Is the property serviced by public water? Yes ___ No ___

13. Is the property serviced by public sewer? Yes ___ No ___

C. WATERFRONT ASSESSMENT (Check either "Yes" or "No" for each of the following questions). If the answer to any question above is yes, please explain in Section D any measures which will be undertaken to mitigate any adverse effects.

	<u>YES</u>	<u>NO</u>
1. Will the proposed action be located in, or contiguous to, or have a potentially adverse effect upon any of the resource areas found within the WRA (as identified in the LWRP)?	___	<u>X</u>
(a) Significant fish or wildlife habitats?	___	<u>X</u>
(b) Scenic resources of local or State-wide significance?	___	<u>X</u>
(c) Important agricultural lands?	___	<u>X</u>

- | | | |
|---|------------|-----------|
| (d) Natural protective features in a waterfront erosion hazard area | ___ | X___ |
| (e) Designated State or federal freshwater wetlands? | ___ | X___ |
| (f) Commercial or recreational use of fish and wildlife resources? | ___ | X___ |
| (g) Existing or potential public recreation opportunities? | ___ | __X__ |
| (h) Structures, sites or districts of historic, archaeological or cultural significance to the Village State or nation? | ___ | X___ |
| (i) Land or water uses within a small harbor area? | ___ | X___ |
| (j) Stability of the shoreline? | ___ | X___ |
| (k) Surface or groundwater quality? | ___ | X___ |
| | <u>YES</u> | <u>NO</u> |
| 2. Will the proposed action involve or result in any of the following: | | |
| (a) Physical alteration of land along the shoreline, underwater land or surface waters? | ___ | __X__ |
| (b) Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area? | ___ | __X__ |
| (c) Expansion of existing public services or infrastructure in undeveloped or low-density areas of the waterfront area? | ___ | __X__ |
| (d) Siting or construction of an energy generation facility not subject to Article VII or VIII of the Public Service Law? | ___ | - __X__ |
| (e) Mining, excavation, filling or dredging in surface waters? | ___ | __X__ |
| (f) Reduction of existing or potential public access to, or along, the shoreline? | ___ | __X__ |
| (g) Sale or change in use of publicly owned lands located on the shoreline or underwater? | ___ | __X__ |
| (h) Development within a designated flood or erosion hazard area? | ___ | __X__ |
| (i) Development on a beach, dune, bluff or other natural feature that provides protection against flooding or erosion? | ___ | X___ |
| (j) Construction or reconstruction of erosion protective structures? | ___ | X___ |

- | | | |
|--|------------|-----------|
| (k) Diminished or degraded surface or groundwater quantity and/or quality? | ___ | _X_ |
| (l) Removal of ground cover from the site? | ___ | _X_ |
| | <u>YES</u> | <u>NO</u> |

3. PROJECT

(a) If the project is to be located adjacent to shore:

- | | | |
|--|-----|-----|
| (1) Does the project require a waterfront location? | ___ | ___ |
| (2) Will water-related recreation be provided? | ___ | ___ |
| (3) Will public access to the foreshore be provided? | ___ | ___ |
| (4) Will it eliminate or replace a water-dependent use? | ___ | ___ |
| (5) Will it eliminate or replace a recreational or maritime use or resource? | ___ | ___ |

(b) Is the project site presently used by the community or neighborhood as an open space or recreation area?	___	___
--	-----	-----

(c) Will the project protect, maintain and/or increase the level and types or public access to water- related recreation resources or facilities?	___	___
---	-----	-----

(d) Does the project presently offer or include scenic views or vistas that are known to be important to the community?	___	___
---	-----	-----

(e) Is the project site presently used for commercial or recreational fishing or fish processing?	___	___
---	-----	-----

(f) Will the surface area of any local creek corridors or wetland areas be increased or decreased by the proposal?	___	___
--	-----	-----

(g) Is the project located in a flood prone area?	___	___
---	-----	-----

(h) Is the project located in an area of high erosion?	___	___
--	-----	-----

(i) Will any mature forest (over 100 years old) or other locally important vegetation be removed by the project?	___	___
--	-----	-----

(j) Do essential public services or facilities presently exist at or near the site?	___	___
---	-----	-----

(k) Will the project involve surface or subsurface liquid	___	___
---	-----	-----

- | | | |
|--|-----|-----|
| waste disposal? | ___ | ___ |
| (l) Will the project involve transport, storage, treatment or disposal of solid waste or hazardous materials? | ___ | ___ |
| (m) Will the project involve shipment or storage of petroleum products? | ___ | ___ |
| (n) Will the project involve the discharge of toxics, hazardous substances or other wastes or pollutants into WRA waters? | ___ | ___ |
| (o) Will the project involve or change existing ice management practices? | ___ | ___ |
| (p) Will the project alter drainage flow, patterns or surface water runoff on or from the site? | ___ | ___ |
| (q) Will best management practices be utilized to control storm water runoff into WRA waters? | ___ | ___ |
| (r) Will the project cause emissions that would exceed federal or State air quality standards or generate significant amounts of nitrates or sulfates? | ___ | ___ |
| (s) Will the project involve any waste discharges into WRA waters? | ___ | ___ |

D. REMARKS OR ADDITIONAL INFORMATION TO SUPPORT OR DESCRIBE ANY ITEM(S) CHECKED "YES"
 (Add any additional sheets necessary)

___ None _____

If you require assistance or further information in order to complete this form, please contact the Village Code Enforcement Office.

Please submit completed form, along with one copy of a site/sketch plan to:

Nyack Village Hall, 9 North Broadway, Nyack, NY 10960

Preparer's Name (Please print): ___ Robert James Galvin, AICP

 Affiliation: ___ Village Planner

 Telephone Number: (_845_) ___ 358-4249

 Date: 4/23/2026 _____

Nyack Global Rhythm Fútbol Fest
Watch, Eat, Dance, Play, Meet in Nyack

5/7/26 DRAFT

An implementation-ready program designed to drive economic activity, regional visibility, and community engagement during the 2026 tournament period.

Program Window: June 11 – July 19, 2026

Anchor Events:

Announcement/Launch: Thursday, June 11 at the Nyack Farmers Market

Village-wide Festival: Sunday, July 5, 2026 (*Rain Date: July 19*)

Tournament Window

- Opening match: June 11, 2026
- Final: July 19, 2026

Key Stage Dates

- April 24 - Project/Budget Approval
- May 8 - Marketing collateral Approval
- May 18 - Marketing Launched
- June 11 - Press Event
- Group Stage: June 11 – June 27, 2026
- Round of 32 (new format): June 28 – July 3, 2026
- Round of 16: July 4 – July 7, 2026
- Quarterfinals: July 9 – July 11, 2026
- Semifinals: July 14 – July 15, 2026
- Third-place match: July 18, 2026
- Final: July 19, 2026

1. Executive Summary

Nyack Global Rhythm Fútbol Fest is a multi-week, village-wide cultural and economic activation designed to position Nyack as a regional destination during the 2026 World Cup attracting visitors to attend multiple matches at local establishments leading to the multi-site festival on July 5.

Led by a consortium including the Nyack Chamber of Commerce in partnership with the Village of Nyack and Rockland County Tourism, the festival leverages a hub-and-spoke model:

- Hub: A large-scale anchor event on July 5
- Spokes: A network of participating viewing venues and businesses
- Activation Layer: Cultural programming, music, food, and soccer-based experiences

Core Objectives

- Drive foot traffic, revenue, and tourism
- Activate local businesses across multiple weeks
- Enhance the Nyack brand
- Deliver a coordinated, immersive town experience
- Ensure broad and equitable participation

Leadership Structure

- **Project Lead:** Bill Batson, Executive Director, Nyack Chamber of Commerce
- **Project Approval:** Jenna Nazario, Rockland County Director of Economic Development & Tourism
- **Project Administration:** Andy Stewart, Village of Nyack Administrator:
- **Local Business Liaison:** Tyrone Azanedo, Nyack Chamber Representative
- **Lead Event Contractor:** Owner NJ Social: Steven Santos
- **Event Designer:** Nick Duke
- **Logistic Manager:** Mark Mangan, Nyack Chamber of Commerce Events Manager

2. Execution Timeline

ASAP – Governance & Alignment

- Confirm leadership roles and reporting structure
- Establish Steering Committee
- Finalize budget framework (\$38K–\$45K)
- Align Visit Nyack marketing scope
- Begin permitting process
- Confirm trademark restrictions,
- Identify and onboard viewing venues
- Obtain County Approval

April 20 → April 30 (Contracts + Branding Lock)

Contract Status

- Finalize agreement with Steven Santos and NJ Social
- Confirm Proposed Digital and Outdoor Marketing Expenditures with Visit Nyack

Branding

- Finalize:
 - Festival name
 - Design and obtain approvals for village-wide visual system (Nick Duke)
 - Confirm trademark-safe language

Venues and needs

1. Brasserie D – 67 S Broadway (backstop eligible)
2. The Burger Loft – 3 N Broadway (backstop eligible)
3. Casa del Sol – 95 Main St (backstop eligible & needs TV)
4. The Local – 4 S Franklin (backstop eligible)
5. Tamarind – 20 S Broadway (backstop eligible & needs TV)

6. La Fontana – 116 Main St (backstop eligible & needs TV)
7. Maura’s Kitchen – 81 S Broadway (backstop eligible & needs TV)
8. Olde Village Inn – 25 S Broadway (backstop eligible)
9. Prohibition River – 82 Main St (backstop eligible)
10. The Seaport – 21 Burd St ?
11. Maraj Lounge – 173 Main St. (backstop eligible)
12. Tarantella’s – 128 Main St
13. Turiello’s – 73 Main St
14. Hudson Deli – 114 Main St
15. Jay’s Deli – 78 Main St
16. Cy’s Restaurant & Lounge 37 NY-59 ?
17. Bethel Haitian Alliance Church, 247 Main Street ? & needs TV)
18. Olde Village Inn – 25 S Broadway (backstop eligible)

Restaurants to consider adding Mekong, Little Deans, Ukrainian, My Father’s House

To participate restaurants must:

- Be open during a majority of the games
- Take in and put out an a-frame
- Promote on social media events
Run world cup specific specials
- Host a futbol-fest commentator of July 5th provided by the festival
- Hang world cup decorations (not provided)

Staff Backstop

Ten venues with that offer table service will qualify for a staffing backstop fund at \$300 per venue (2X Staff @ 8hrs at minimum wage) if they staffed up and saw no increased revenue (3k).

Unused funds will be contributed to local non-profits.

The Chamber Executive Director will visit all venues on the day of the festival and require a written request for the funds.

Up to seven (7) venues can qualify TV equipment (TV and Truss stand). Venues with not TV or a prohibitively small screen and sufficient for folks to watch will be considered. (3.5k)

Early May → May 31 (Production Build + Marketing Launch)

Production

- Confirm activation zones:
 - 81 S Broadway (Dance Zone) (noon – 6pm)
 - Hezekiah Square and Veterans parking lot (Kids/Skills Zone) (10am – 4pm)
- Lock:
 - Power access (Hezekiah Easter Square)
 - Sanitation + security

Marketing Launch

- **Digital:**
 - Geo-targeted ads (NYC, Westchester, Bergen)
 - Visit Nyack rollout
 - NJ Social amplification
- **Charity**
 - Identify entity that can accept donation
 - Develop list of community and cultural groups
 - Ask people to give donate a dollar per the number of goals they believe will take place in each game that they watch at a venue in Nyack. Those that pick the right number will be entered into a raffle. The prize is a \$200 gift certificate to the location where you entered the raffle.
 - The Nyack Global Rhythm Fútbol Fest Merch profits can also go to local charities.
- **Physical/Outdoor Advertising**
 - A-frames - around Nyack
 - A-frames - restaurants
 - A-frames - local hotels
 - Banners
 - Yard signs
 - Banners
 - 3D soccer ball installations

May 1 → June 10 (Final Prep)

- Final run-of-show
- Staff + volunteer assignments (Mark Mangan)
- Vendor confirmations
- PR plan approved (Jenna Nazario)
- Influencer + content rollout
- Press kickoff logistics confirmed
- Broadway and Main Street Banners up

June 11 → July 4 (Live Program Window)

- Official kickoff + press event: Nyack Farmers Market
- Hezzie Square/Map banner with venues and activations and world cup dates,
- County Executive, Mayor hold public event outlining the Nyack Global Rhythm Fútbol Fest calendar.

Ongoing

- Match viewing across venues
- Weekly promotions (“Match of the Week”)
- Retail + restaurant country themes
- Youth soccer engagement

July 5 – 10am - 6pm (Anchor Event)

Full-scale activation:

S Broadway: Global Dance / Salsa:(noon -6pm)

- Country Line Dancing (Instructor Led)
- Soul Line Dancing (Instructor Led)
- Salsa (Instructor Led)
- Live Dance Performances (2 Dance Companies)

Hezekiah Square: Kids Zone (10am – 4pm)

- Kids Fitness Dance Party (Instructor Led)
- Kid Friendly MC & Animator
- Children' s Giant Connect 4 (2 sets)
- Giant Jenga
- 10ft Inflatable Soccer Dart Game (Coach Led)
- Rotating Soccer Lessons: dribbling (15 mins), shooting (15 mins), passing (15 mins), tricks (15 mins) [Kids, Teens, Adult] (Instructor Led)
- Penalty Kick Challenge [Kids, Teens, Adults] (Coach Led)
- Corn Hole
- Ring Toss Games (2 sets)

Enhancements:

- Global Flavors Walk (lead by dribbling soccer players between venues - can go beyond 4p and ends at Maura's for in door Salsa dancing)
- Organizing content activations at every venue including soccer docents, adopt a club, Soccer book signings, player visits – develop related merch
- Live music + cultural programming
- Full production by NJ Social
- Soccer ball stencils on sidewalks outside venue (removal spray paints)

July 6 → July 19 (Contingency Window)

- Weather decision protocol (24-hour + day-of)
- Full event replication if needed on July 19

Post-Event (Closeout Phase)

- Financial reconciliation
- Economic impact reporting
- Sponsor reporting
- Stakeholder debrief

BUDGET

Item	Activity	Payee*	Cost	
1	Street Closure security	VON	\$2,000	
2	Anchor event production	NJ Social via Chamber	\$15,750	incl raindate
3	Marketing Campaign	Visit Nyack	\$10,000	
4	Viewing Venue Staffing Fund*	Nyack Chamber of Commerce	\$3,200	
5	Viewing Venue Equipment Support	Nyack Chamber of Commerce	\$3,500	7 venues
6	Design and Venue Coordination/Activation	Nick Duke via Chamber	\$3,500	
7	Sanitation and other logistics	Chamber of Commerce	\$4,000	
8	Project Coordination	Chamber of Commerce	\$5,000	
9	Event Coordination	Mark Mangan via Chamber	\$1,500	
10	Administration Fee	Chamber of Commerce	\$1,000	
			\$49,450	
		County grant to Visit Nyack	(\$10,000)	
		County grant to Chamber of Commerce	\$39,450	

Budget Item details:

1. Village will use Meridian barriers to prevent vehicle access.
2. NJ Social will coordinate public events on July 5 including all needed equipment, instruction and support.
3. Visit Nyack will spend \$5,000 on digital and \$5,000 on physical media (posters, A frames, street banners, etc.)
4. Ten (10) venues with that offer table service will qualify for a staffing backstop fund at \$300 per venue deemed necessary.
5. Seven (7) venues qualify for the Tv equipment fund because they only one small screen and have sufficient room for larger screen to be installed. This fund will be spent prior to June 11.
6. Design and Venue Support Coordination – Nick Duke will design viewing venue giveaways and coordinate viewing venue partnerships with soccer clubs and promotional strategies.

Appendix

A. Staff & Leadership Bios

Bill Batson

Developed and advance this initiative from concept through execution readiness b: establishing the festival’s strategic framework and budget; aligning stakeholders across the Village of Nyack, Rockland County, and the Nyack Chamber of Commerce; structuring the multi-week programming model; securing and coordinating participating venues and pairing them with local sports organizations and enthusiast; initiating permitting and operational planning; and overseeing branding, marketing strategy, and vendor engagement.

The project lead will coordinate this inter-agency effort, with responsibilities including budget oversight, contractor management, timeline execution, and delivery of the July 5 anchor event and full program window, post-event reporting, including economic impact and stakeholder debrief, to support future activation planning.

Andy Stewart

Village of Nyack Administrator

Represents municipal coordination, approvals, and public infrastructure alignment.

Jenna Nazario

Director of Economic Development & Tourism, Rockland County

Final decision authority overseeing tourism alignment, PR strategy, and regional impact.

Steven Santos

Lead Event Contractor | NJ Social / NJ Salsa LLC

Producer of large-scale cultural and recreational activations across NJ; leads July 5 execution.

Nick Duke

Event Designer | Nick Duke Media

Multidisciplinary designer leading branding, visual identity, and installations for a marketing campaign that will have digital, print and outdoor advertising components

Nick will also be responsible for organizing content activations at every venue including soccer docents, adopt a club, Soccer book signings, player visits.

Mark Mangan

Events Coordinator | Nyack Chamber of Commerce

Leads logistics, staffing, permitting coordination, and on-the-ground execution.

B. Key Follow-Ups

- Finalize NJ Social contract (target: April 20)
- Confirm venue participation list
- Lock Visit Nyack media plan
- Secure youth soccer partnerships
- Contact local clubs/soccer influencers:
 - OMM - Frank Payne (914) 263-3904
 - Nathan Bell (Brooklyn Clubs - potential MWBE contractor (347) 977-0402
 - Haverstraw United Lauren P (201) 519 -7776
 - Nyack High School - Adam Berline (845) 323-5340
 - West Nyack Pro-Player
 - Local Soccer Author Chris Barish, (845) 598-8053
- Schedule June 11 press kickoff
- Possible budget additions
- Porta-potties (2)

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Village of Nyack – Constable Patrol Report

Reporting Officer: Dave Conrad

Reporting Period: 2025–2026

Submitted By: Platinum Security Group Inc.

Overview of Duties

Over the past year, Constable Conrad has maintained a consistent foot patrol presence throughout the Village of Nyack, primarily covering the downtown business district, including the supermarket, gas stations, YMCA, and surrounding storefronts. His approach has been highly visible and community-based, regularly checking in with local businesses and responding directly to concerns raised by residents and shop owners.

Community Engagement & Presence

Maintained regular foot patrols to ensure visibility and deterrence. Built strong working relationships with local business owners and residents. Frequently approached by community members for assistance and support. Recognized within the community as a consistent and reliable presence. During local events, remained on duty beyond normal hours to assist with safety.

Public Safety & Incident Response

Addressed loitering, disruptive behavior, drug-related activity near the grocery store, and aggressive solicitation. In many cases, presence alone helped de-escalate situations and discourage ongoing activity.

Challenges Faced

Reported verbal threats, encounters involving individuals displaying weapons in a threatening manner, threats of property damage, and occasional delays in police response. Continued patrol duties despite these conditions.

Observed Improvements

Reduction in shoplifting near the grocery store, increased police presence, fewer visible disturbances, and improved sense of safety reported by business owners.

Overall Assessment

Constable Conrad has provided consistent support through patrols, engagement, and proactive monitoring, contributing to improved safety and communication in the downtown area.

Closing

Constable Conrad continues to perform his duties under varying conditions, including extended hours and inclement weather. His commitment has been key in supporting safety and stability in the area.

Authorized Representative

Date

Platinum Security Group Inc.



VILLAGE OF NYACK PARK USAGE PERMIT REQUEST

Application Checklist: Please complete this agreement in full and return to the Village Clerk.

Application form complete
 Liability release and rules agreements signed

Certificate of Insurance
 Driver's License copy

PARK REQUESTED

Memorial Park

AREA(S) REQUESTED: Upper Lawn

Basketball Court

Waterfront

Splash Pad

Hezekiah Easter Veterans Memorial Square

APPLICANT/LICENSEE

NAME Briana Moore

ADDRESS 8 Clubhouse Circle

CITY Central Islip

STATE NY

ZIP CODE 11722

DAYTIME PHONE # 631-417-2142

EMAIL: bmoore@nyacklibrary.org

DATE(S) REQUESTED: Sat, 8/29/2026

TIME: From 11 AM/PM to 3:30 AM/PM

(Rain date: 09/05/2026)

Description of the nature of the activity/purpose: 11 am - waterfront gazebo for 30-45 min ceremony, upper lawn for family picnic 12p-4pm.

Number of Attendees/Participants: 50

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

The Licensee agrees to exit Memorial Park, leaving it in the same condition as when it was received, no later than dusk on the evening of the event.

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.

THIS LICENSE IS NOT TRANSFERABLE TO ANY OTHER PERSON OR ORGANIZATION

THE LICENSEE MAY NOT CHARGE ANY ADMISSION FEE

Agreement made this 28 day of April 2026 between the Village of Nyack, a Municipal Corporation with an office at 9 N. Broadway, Nyack, NY 10960 (hereinafter referred to as the "Village") and the following organization (hereinafter referred to as the "Licensee")

[Official Use Only: Do Not Write Below This Line]

Village Board Approved: Yes No

Date: / /

Signature:

MEMORIAL PARK RULES AND REGULATIONS

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 lower lawn, due to sprinkler system.
3. 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: 04/28/2020

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: Briana Moore Signature: 

Company Name (if applicable): _____

Date: 04/28/2020

Please sign, date and return to:

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



EVANSTON INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:
COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):

Village of Nyack Memorial Park
Waterfront
Upper Lawn
4 Depew Ave
Nyack NY 10960

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule of this endorsement, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by the acts or omissions of any insured listed under Paragraph 1. or 2. of Section II – Who Is An Insured:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms and conditions remain unchanged.



VILLAGE OF NYACK PARK USAGE PERMIT REQUEST

Application Checklist: Please complete this agreement in full and return to the Village Clerk

- Application form complete
- Liability release and rules agreements signed
- Certificate of Insurance
- Driver's License copy

PARK REQUESTED

Memorial Park AREA(S) REQUESTED: Upper Lawn Basketball Court
 Waterfront Splash Pad

Hezekiah Easter Veterans Memorial Square

APPLICANT/LICENSEE

NAME Kathleen Bennewitz / Edward Hopper House Museum
 ADDRESS 82 N. Broadway
 CITY Nyack STATE Ny ZIP CODE 10960
 DAYTIME PHONE # 8453580774 EMAIL: kbennewitz@hopperhouse.org
 DATE(S) REQUESTED: 10/17/26 TIME: From 10:00 AM/PM to 11:14 AM/PM
 (Rain date: 10/18/26)

Description of the nature of the activity/purpose: Free Plein air family/youth workshop

Number of Attendees/Participants: 50-100

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

The Licensee agrees to exit Memorial Park, leaving it in the same condition as when it was received, no later than dusk on the evening of the event.

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.

THIS LICENSE IS NOT TRANSFERABLE TO ANY OTHER PERSON OR ORGANIZATION

THE LICENSEE MAY NOT CHARGE ANY ADMISSION FEE

Agreement made this _____ day of _____, 20____, between the Village of Nyack, a Municipal Corporation with an office at 9 N. Broadway, Nyack, NY 10960 (hereinafter referred to as the "Village") and the following organization (hereinafter referred to as the "Licensee")

[Official Use Only: Do Not Write Below This Line]

Village Board Approved: Yes No

Date: _____ / _____ / _____

Signature: _____

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: Kathleen Bermanik Signature: Kathleen Bermanik

Company Name (if applicable): Edward Hopper House Museum

Date: 4/26/2026

Please sign, date and return to:

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

MEMORIAL PARK RULES AND REGULATIONS

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 lower lawn, due to sprinkler system.
3. 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: _____

Karl Benevise

Date: _____

Apr 26 2020


Block Party JUN 27 Summit St.

June 27th
between Depew and
Hudson St.

8 Rosa Hudson & Leonardo Santos

1 Amy Metten

2 [Fred Garmann]

3  (Brian Wessel) +

Kate Sheffield
yay!

4 Adrian Sulli

5 Evan Ross



6 Karina Scott



7 Rathryn Edman



9 Avon Cooper

9 

10 Keshue Solan







RECEIVED
VILLAGE OF NYACK

APR 22 2026

THE AMERICAN LEGION
Charles R. & Raymond O. Blauvelt Post 310
PO Box 302
Nyack, NY 10960

VILLAGE CLERK'S OFFICE

April 19, 2026

Mayor Joseph Rand and
The Nyack Village Board
9 North Broadway

RE: MEMORIAL DAY 2025

Dear Mayor Rand,

Our Legion Post, in conjunction with the Village of Nyack, will hold a parade and ceremonies in the village on Monday, Memorial Day, May 25, 2026. Our Legion Post and the entire Nyack community would be greatly honored if you could participate in the festivities with us.

"Line-up" for the Parade will be at 10:30 hours on Artopee Way, behind the Nyack Farmer's Market formerly River Space Arts & Helen Hayes Theater located at 119 Main St., in the center of the Village of Nyack. The Parade will start promptly at 11:00 hours. The Parade will finish at Nyack's Memorial Park. At the conclusion of the parade there will be ceremonies at the park, including the laying of a wreath at the Park's monument to our fallen comrades.

We invite you and Village of Nyack officials and representatives to attend this patriotic tradition to honor the men and women who paid the ultimate sacrifice defending our country and preserving our freedoms.

Please feel free to contact me at the above address, by e-mail iq4all@aol.com, or phone at 845-548-8236 with any questions. I thank you for your attention to this invitation.

For God and Country,

Ismael (Izzy) Quintana
Commander, Nyack Post
Parade Chairman

Proposed Partnership: Village of Nyack + Nexamp Community Solar

Partnership Overview

Nexamp is seeking to partner with the Village of Nyack to educate and enroll residents in our community solar program, delivering energy savings and sustainability benefits at **no cost to the Village**.

What Nexamp Provides

- **Co-branded direct mail campaign** targeting Village residents
- **Enrollment incentives** (up to \$75 per customer)
- **In-person community info sessions** for education and enrollment
- **Custom landing page** to track participation
- **Co-branded marketing materials** (flyers, one-pagers, etc.)
- **Sponsorship support** for community and green initiatives

Recommended approach:

Launch with a co-branded mailer, supported by an in-person event to drive awareness, answer questions, and facilitate live enrollment.

LMI Discount Eligibility

Residents may qualify for enhanced savings (LMI Discount) through:

1. Program Enrollment (Most Common)

- HEAP
- SNAP
- SSI
- EmPower+

2. Income Verification

- Tax returns
- Pay stubs
- W-2s / 1099s
- Other income documentation

(Eligibility typically based on 60–80% of area median income)

Revenue Opportunities for the Village

Nexamp provides **unrestricted referral payments**:

- **\$100 per non-LMI enrollment**
- **\$150 per LMI enrollment**

Additional Opportunity:

- Up to **\$1,000 per referral** for introducing LMI-serving organizations that partner with Nexamp (NYSEG or National Grid territories)

Impact

- Lower electricity costs for residents
 - Increased access to clean energy
 - New revenue stream for the Village
 - Support for local sustainability goals
-