

**Minutes of the Annual Reorganization Meeting
of the Village of Nyack Board of Trustees
Held at Village Hall at 7:30 pm on Monday, December 1, 2025**

Present: Joseph Rand, Mayor
Pascale Jean-Gilles, Trustee
Donna Lightfoot-Cooper – *Arrived 8:00 pm*
Joseph Carlin, Trustee
Nathalie Riobe-Taylor, Trustee

Also Present: Andrew Stewart, Village Administrator
Dennis Michaels, Village Attorney
Linda Donnelly, Village Clerk

Meeting called to order at 7:36 pm

Pledge of Allegiance

Mayor's Introduction

Mayor Rand reported that the Village has released its Holiday Event Guide, which includes approximately 60 community events taking place throughout December. The guide is available online at nyack.link/events. He also noted that the Village will release a new district shopping map next week, developed in collaboration with Sam Wedelich and local business owners.

The Mayor shared that he attended the memorial service for Vincent Cuccia, founder of Strawberry Place, recognizing his long-standing contributions to the community and noting the significant turnout in his honor.

Upcoming community events include the Village Tree Lighting in Hezekiah Easter Veteran's Square, the Hanukkah lighting scheduled for December 14, and a musical fundraising event this Saturday featuring Tony Award-winner Jason Robert Brown in support of Pride of Piermont. The Mayor encouraged residents to consult the event guide for a full listing of activities.

COMMENTS FROM THE VILLAGE BOARD

Trustee Carlin – Following last meeting's presentation on the Depew House, the Library Board of Trustees has decided to delay any decisions regarding the property until July. He noted that the Board is supportive of moving forward with the historic landmark designation for the Depew House

OATH OF OFFICE

Village Clerk Linda Donnelly administered the Oath of Office to the following elected officials:

- Joseph Rand, Mayor – Two-year term
- Joseph Carlin, Trustee – Two-year term
- Nathalie Riobe-Taylor, Trustee – Two-year term

Each official signed the Oath of Office, which will be filed with the Village Clerk.

PRESENTATION

Treasurer's Financial Report – Kyle Coimbra

Treasurer Coimbra explained that the information is confusing and not clearly presented and noted that he often has to sort through extensive material to clarify it. He offered to review it with the Board in his office to provide a more accurate picture.

PUBLIC HEARINGS

ADOPTION OF MINUTES – 10/23/2025

On motion of Trustee Carlin, seconded by Trustee Jean-Gilles. The minutes of the meeting held on 10/23/2025 were accepted as presented.

ACTION ITEMS

RESOLUTION NO. 2025-202 – ACCEPTING AUDITED VOUCHER SUMMARY

The following resolution was offered by Trustee Carlin, seconded by Trustee Jean-Gilles.

WHEREAS, the Audited Voucher Summary was presented to the Nyack Village Board of Trustees at its regularly scheduled meeting of December 1, 2025.

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

GENERAL FUND	\$249,728.72
NYACK PARKING AUTHORITY	\$ 5,528.06
WATER FUND	\$ 350.77
CAPITAL PROJECTS – 2017 Improvements	\$ 66,927.50
TRUST AND AGENCY	\$ 1,737.14

On roll call the vote was as follows:

Trustee Jean-Gilles Yes
Trustee Lightfoot-Cooper . . Yes

Trustee Riobe-Taylor Yes
Mayor Rand Yes

Trustee Carlin. Yes



RESOLUTION NO. 2025-203 – ACCEPTING THE MAYOR’S SLATE OF APPOINTMENTS

The following resolution was offered by Trustee Carlin, seconded by Trustee Jean-Gilles .

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

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

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

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

On roll call the vote was as follows:

Trustee Jean-Gilles Yes
Trustee Lightfoot-Cooper . . Yes
Trustee Carlin. Yes

Trustee Riobe-Taylor Yes
Mayor Rand Yes



RESOLUTION NO. 2025-204 – ACCEPTING THE MAYOR’S SLATE OF APPOINTMENTS

The following resolution was offered by Trustee Riobe-Taylor, seconded by Trustee Carlin.

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

NOW, THEREFORE, BE IT RESOLVED, BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF NYACK, that the Mayor’s slate of appointments are hereby approved, and consented to, by the Village Board of Trustees (and that all other appointments shall be held over until further action), effective December 1, 2025, for a term to expire at the Annual Meeting (a/k/a re-organizational or organizational meeting) of the Village Board of Trustees to be held in December of 2030 as per Village Code §28-2(C):

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

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

On roll call the vote was as follows:

Trustee Jean-Gilles Yes
Trustee Lightfoot-Cooper . . Yes
Trustee Carlin. Yes

Trustee Riobe-Taylor Yes
Mayor Rand Yes



RESOLUTION NO. 2025-205 – DESIGNATING DEPOSITORIES

The following resolution was offered by Trustee Carlin, seconded by Trustee Jean-Gilles.

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

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

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

On roll call the vote was as follows:

Trustee Jean-Gilles Yes
Trustee Lightfoot-Cooper . . Yes
Trustee Carlin. Yes

Trustee Riobe-Taylor Yes
Mayor Rand Yes



RESOLUTION NO. 2025-206 – DESIGNATING THE OFFICIAL NEWSPAPER OF THE VILLAGE

The following resolution was offered by Trustee Jean-Gilles, seconded by Trustee Riobe-Taylor.

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

On roll call the vote was as follows:

Trustee Jean-Gilles Yes
Trustee Lightfoot-Cooper . . Yes
Trustee Carlin. Yes

Trustee Riobe-Taylor Yes
Mayor Rand Yes



RESOLUTION NO. 2025-207 – ADOPT THE VILLAGE PROCUREMENT POLICY

The following resolution was offered by Trustee Riobe-Taylor, seconded by Trustee Carlin.

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

On roll call the vote was as follows:

Trustee Jean-Gilles Yes
Trustee Lightfoot-Cooper . . Yes
Trustee Carlin. Yes

Trustee Riobe-Taylor Yes
Mayor Rand Yes

RESOLUTION NO. 2025-208 – DESIGNATION OF LAND USE BOARDS MEETING DATES

The following resolution was offered by Trustee Riobe-Taylor, seconded by Trustee Jean-Gilles.

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

JANUARY

01/05/2026 – PB
01/21/2026 – ARB
01/26/2026 – ZBA

FEBRUARY

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

MARCH

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

APRIL

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

MAY

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

JUNE

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

JULY

07/06/2026 – PB
07/15/2026 – ARB
07/27/2026 – ZBA

AUGUST

NO MEETINGS

SEPTEMBER

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

OCTOBER

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

NOVEMBER

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

DECEMBER

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

*Meeting out of the normal order

On roll call the vote was as follows:

Trustee Jean-Gilles Yes
Trustee Lightfoot-Cooper . . Yes
Trustee Carlin Yes

Trustee Riobe-Taylor Yes
Mayor Rand Yes

RESOLUTION NO. 2025-209 – APPROVING THE NYACK HOUSING AUTHORITY BUDGET FOR FISCAL YEAR 2024-2025

The following resolution was offered by Trustee Riobe-Taylor, seconded by Trustee Jean-Gilles.

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

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

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

Don Hammond – FY25 numbers are pre-audit actuals; FY26 budget will be delivered in January; the Housing Authority is catching up on audits with the FY23 audit completed and findings addressed; full financial compliance is expected by late January/early February.

Mayor Rand – Praised Don Hammond for taking on the challenging Housing Authority role, commended his effective leadership in stabilizing the organization, and expressed deep gratitude for his selfless public service.

Trustee Riobe-Taylor – Thanked Don Hammond for his service and acknowledged the significant financial stability he helped bring to the Housing Authority.

On roll call the vote was as follows:

Trustee Jean-Gilles Yes
Trustee Lightfoot-Cooper Absent
Trustee Carlin Yes

Trustee Riobe-Taylor Yes
Mayor Rand Yes



RESOLUTION NO. 2025-210 – SET A PUBLIC HEARING AMENDING PARAGRAPH “G”, OF §238-5 (EXCEPTIONS), OF CHAPTER 238 (NOISE) OF THE CODE OF THE VILLAGE OF NYACK, SO AS TO PRESCRIBE AN AUTOMATIC REPEAL, ON 12/31/208 BY MEANS OF A SUNSET PROVISION, OF THE EXCEPTION (EXEMPTION) FROM THE PROHIBITION OF GASOLINE-POWERED LEAF BLOWERS

The following resolution was offered by Trustee Carlin, seconded by Trustee Jean-Gilles.

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

On roll call the vote was as follows:

Trustee Jean-Gilles Yes
Trustee Lightfoot-Cooper . . Yes
Trustee Carlin. Yes

Trustee Riobe-Taylor Yes
Mayor Rand Yes



RESOLUTION NO. 2025-211 – APPROVING PUBLICATION OF A COMPETITIVE BID FOR ROOFTOP SOLAR ARRAYS ON THE DPW AND VILLAGE HALL

The following resolution was offered by Trustee Carlin, seconded by Trustee Jean-Gilles.

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

On roll call the vote was as follows:

Trustee Jean-Gilles Yes
Trustee Lightfoot-Cooper . . Yes
Trustee Carlin. Yes

Trustee Riobe-Taylor Yes
Mayor Rand Yes

The following motion was offered by Trustee Carlin, seconded by Trustee Riobe-Taylor to amend the resolution to add the Head Start building.

On roll call the vote was as follows:

Trustee Jean-Gilles Yes
Trustee Lightfoot-Cooper . . Yes
Trustee Carlin. Yes

Trustee Riobe-Taylor Yes
Mayor Rand Yes



DEPARTMENT REPORTS (based on availability)

OPD – Mayor Rand will setup two-on-two meetings for early January; Trustee Carlin inquired about Safety Patrol status report; Administrator Stewart reported that safety patrols are following their assigned routes, have received positive feedback, and there have been no complaints. They remain attentive and responsive to community needs, including supporting Fresh Market during closing hours.; Mayor Rand noted positive feedback from community members who sense an

improved atmosphere downtown, attributing it in part to increased OPD foot patrols and the presence of the safety patrol; Trustee Jean-Gilles suggested holding a meet-and-greet with the safety patrol in the new year so community members can get to know them to build community relationship.

Village Administrator – Reported progress on securing external funding, highlighting Ann Marie’s extensive efforts in securing a pending state reimbursement for half the cost of a new leaf machine. He also noted that ongoing storm drain mapping, once completed, will position the Village to apply for future grant funding for a specialized catch basin maintenance truck.

OLD BUSINESS

Rat Mitigation

Complaints have decreased, suggesting that mitigation efforts—such as adapting to issues after the fire, improving trash containerization, and working with property owners on proper waste storage—are having a positive effect. Ongoing coordination with the garbage carter and code enforcement continues to address building-specific challenges.

Climate Adaptation Plan – January 8, 2026, adoption of the Plan

NEW BUSINESS

Renew Mayor’s Staff Cancer Screening Bonus Vacation Day Policy

Schedule Parking Authority Meeting for January 8, 2026

Meeting to start at 6:30 pm

COMMUNICATIONS

Application from Johnna Downing for use of Senior Center for Child’s Birthday Party, December 6, 2025, 1 PM – 9 PM.

Trustee Carlin recommended establishing a policy and fee schedule for private use of Village facilities, such as the gazebo and senior center, to ensure consistent and appropriate use.

PUBLIC COMMENT

ADJOURNMENT

Motion to adjourn meeting in memory of Vincent Cuccia. Motion offered by Trustee Carlin, seconded by Trustee Riobe-Taylor to adjourn meeting at 8:39 pm. Motion carried.



VILLAGE CLERK

