

**Minutes of the Regular Meeting  
of the Village of Nyack Board of Trustees  
Held at Village Hall at 7:00 pm on Thursday, January 22, 2026**

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

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

**Meeting called to order at 7:00 pm**

**Pledge of Allegiance**

**Mayor's Introduction**

- Mayor Rand thanked the NAACP of Nyack and Spring Valley for organizing recent Martin Luther King Jr. commemorative services, which he attended and described as inspiring.
- He congratulated former Deputy Mayor and longest serving trustee, Louise Parker, on being selected by the Town of Orangetown to represent Nyack in the 250th anniversary July 4th parade.
- He reminded residents of village garbage and recycling schedules ([nyack.link/trash](http://nyack.link/trash)) and encouraged signing up for village text alerts on the website, particularly in advance of the expected snowstorm.
- Mayor Rand acknowledged the passing of Village Dockmaster Bob Squeo, recognized his dedicated service maintaining the marina, and requested that the meeting be adjourned in his honor.

**COMMENTS FROM THE VILLAGE BOARD**

*Trustee Carlin* – Reported that he has contacted Keep Rockland Beautiful to schedule the Nyack community clean-up event on April 18 from 9:00 a.m. to 12:00 p.m., pending final confirmation. He also reported that the Nyack Celebrates America 250 committee will hold its second meeting next week and is currently focused on booking talent.

**PUBLIC COMMENT**

## **PRESENTATION**

### **Nyack Tourism Grants – Thomas Schneck**

Mayor Rand explained that the hotel room surcharge funds tourism grants, with half of the revenue dedicated to tourism promotion, marketing specifically. He noted that nearly \$200,000 has been awarded through the program over the past few years, with grant cycles held twice annually, and that applications are reviewed by the Business Council before funding recommendations are made to the Board.

Trustee Jean-Gilles – Believes funding should be committed to events held within the village. Also, suggested organizing a meeting with NAACP leadership and local Black-owned business and nonprofit leaders in February to encourage greater participation in village events and tourism grant opportunities and to promote more inclusive programming.

## **ADOPTION OF MINUTES** – 01/08/2026

*On motion of Trustee Carlin, seconded by Trustee Jean-Gilles. The minutes of the meeting held on 01/08/2026 were accepted as presented.*

## **ACTION ITEMS**

### **RESOLUTION NO. 2026-14 – 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 January 22, 2026.

RESOLVED, the General Fund Claims set forth on Pages 1 through 15 in the below listed amounts are approved for payment:

GENERAL FUND	\$242,158.73
NYACK PARKING AUTHORITY	\$ 8,604.12
WATER FUND	\$ 62,940.34
CAPITAL PROJECTS – 2017 Improvements	\$258,401.20

*On roll call the vote was as follows:*

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

*Trustee Riobe-Taylor . . . . . Absent*  
*Mayor Rand . . . . . Yes*



### **RESOLUTION NO. 2026-15 – AUTHORIZE CHANGES TO PARKING RULES ON NYS ROUTE 9W BETWEEN HIGH AVENUE AND SICKLES AVENUE**

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

WHEREAS, the Village of Nyack has received safety guidance from NYSDOT pertaining to snowplow widths versus lane widths on this section of road, and in the interest of public safety desires to align the parking rules with the goal of traffic safety, and in the interest of parking turnover and accessibility for diverse public uses,

RESOLVED, the Board of Trustees of the Village of Nyack hereby authorizes the Village Administrator to eliminate parking on the west side of 9W in front of houses 92 and 94 (3 spaces), and update parking signage to convert remaining parking spaces to individually metered spaces balanced between 15 minute and 3-hour max at the discretion of 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 . . . . . Absent*  
*Mayor Rand . . . . . Yes*



**RESOLUTION NO. 2026-16 – AUTHORIZE CHANGES TO MONTHLY PERMIT PARKING FEE IN MARINE PARKING LOT**

*The following resolution was offered by Trustee Lightfoot-Cooper, seconded by Trustee Jean-Gilles.*

RESOLVED, the Board of Trustees of the Village of Nyack hereby authorizes the Village Administrator to update the Master Fee Schedule to reflect a \$20/month fee for monthly parking permits in the Marina/Spear Street parking lot.

*On roll call the vote was as follows:*

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

*Trustee Riobe-Taylor . . . . . Absent*  
*Mayor Rand . . . . . Yes*



**RESOLUTION NO. 2026-17 – AUTHORIZE CHANGES TO PERMIT PARKING IN THE ARTOPEE/VILLAGE LOT**

*The following resolution was offered by Trustee Lightfoot-Cooper, seconded by Trustee Jean-Gilles.*

RESOLVED, the Board of Trustees of the Village of Nyack hereby authorizes the Village Administrator to update the monthly parking permit application for the Artopee/Village lot to

require permit holders to park in the southernmost portion of the lot, to free up parking spaces at the front of the lot for hourly access by a diversity of public users.

*On roll call the vote was as follows:*

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

*Trustee Riobe-Taylor . . . . . Absent*  
*Mayor Rand . . . . . Yes*



**RESOLUTION NO. 2026-18 – AWARD A CONTRACT FOR THE REPLACEMENT OF THE ROOF AT VILLAGE HALL**

*The following resolution was offered by Trustee Jean-Gilles, seconded by Trustee Lightfoot-Cooper.*

WHEREAS, the Nyack Village Board previously authorized the bidding of a public works project for the Village Hall roof replacement; and

WHEREAS, bids were opened on January 6, 2026, (a total of 12 bids were received), and the lowest responsible bid for the project was received from CFF Consulting: Base Bid \$256,000, Alternate 1 (cornice work) \$3,000 Alternate 2 (30-year warranty) \$8,000, for a total contract sum of \$267,000; and

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

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

That the Village Administrator is authorized to contract with CFF Consulting for the Village Hall roof replacement project in the amount of \$267,000 for the base bid and all alternate bids, subject to the approval of the Village Attorney as to the form of the contract.

Trustee Carlin – Suggested these types of resolutions clarify the village’s financial responsibility and funding method.

*On roll call the vote was as follows:*

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

*Trustee Riobe-Taylor . . . . . Absent*  
*Mayor Rand . . . . . Yes*



**RESOLUTION NO. 2026-19 – AWARD A CONTRACT FOR THE REPLACEMENT OF THE VILLAGE HALL SECOND FLOOR HVAC SYSTEM**

*The following resolution was offered by Trustee Lightfoot-Cooper, seconded by Trustee Jean-Gilles.*

WHEREAS, the Nyack Village Board previously authorized the bidding of a public works project for the Village Hall roof replacement; and

WHEREAS, bids were opened on January 6, 2026, (a total of 3 bids were received), and the lowest responsible bid for the project was received from TM Brennan Service, Inc., for a total contract sum of \$518,000; and

WHEREAS, the Village Engineer has reviewed the bids, and recommended the award of the project to TM Brennan Service, Inc.,

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

That the Village Administrator is authorized to contract with TM Brennan Service, In., for the Village Hall second floor HVAC replacement project in the amount of \$518,000 subject to the approval of the Village Attorney as to the form of the contract.

*On roll call the vote was as follows:*

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

*Trustee Riobe-Taylor . . . . . Absent*  
*Mayor Rand . . . . . Yes*



**RESOLUTION NO. 2026-20 – AWARD A CONTRACT FOR THE REPLACEMENT OF THE VILLAGE HALL SECOND FLOOR WINDOWS**

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

WHEREAS, the Nyack Village Board previously authorized the bidding of a public works project for the Village Hall second floor window replacement; and

WHEREAS, bids were opened on January 15, 2026, (a total of 3 bids were received), and the lowest responsible bid for the project was received from VAD Contractors, Inc., for a total contract sum of \$62,500; and

WHEREAS, the Village Administrator has reviewed the bids, and recommended the award of the project to VAD Contractors, Inc

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

That the Village Administrator is authorized to contract with VAD Contractors, for the Village Hall second floor window replacement project in the amount of \$62,500 subject to the approval of the Village Attorney as to the form of the contract.

*On roll call the vote was as follows:*

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

*Trustee Riobe-Taylor . . . . . Absent*  
*Mayor Rand . . . . . Yes*



**RESOLUTION NO. 2026-21 – APPROVING GRANTS UNDER THE NYACK HOTEL TAX TOURISM GRANT PROGRAM**

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

WHEREAS, the Board of Trustees, in recognition of the importance of tourism to local economic development, recently adopted a local law providing for a Hotel Bed Tax in order to fund tourism promotion projects, intends to allocate 50% of this tax revenue, minus an administrative cost of 8%, to tourism promotion projects, and

WHEREAS, the Board of Trustees delegated to the Nyack Business Council the responsibility to advise the Board of Trustees on funding decisions in response to applications for Nyack Tourism Grants, and contracted with Visit Nyack to administer the grant program on behalf of the Village, and the Business Council has received, reviewed and discussed applications, including presentations by applicants to the Business Council; therefore

RESOLVED, the Board of Trustees of the Village of Nyack allocates \$54,800 in funds for the current round of the Nyack Tourism Grant program, and

RESOLVED, based on advice and recommendation from the Nyack Business Council, the Board of Trustees approves the following grants for tourism promotion projects, and directs the Village Administrator to execute all necessary agreements, subject to the review of the Village Attorney, to fund these projects, with any unused grant funds rolled into the next round of the grant program:

<b>Company</b>	<b>Event</b>	<b>FINAL</b>
90 North	Marketing as an event venue	\$1,500
ArtsRock	Various performances	\$3,000
Bridge Musik	Bridge Musik Summer Festival	\$2,000
Children's Shakespeare Theater	Various performances	\$1,750
Ecstatic Dance	Ecstatic Dance	\$2,000
Edward Hopper House	Hopper Happens	\$5,000
Elmwood	Various performances	\$2,000
Eric DiVito Music	Nyack Monthly Jazz Concert	\$1,000
Hope Wade	Dogs and Fashion on Broadway	\$1,000
Kamdyn Moore	River Spins-Roller Skating Pop-up	\$1,250
Laura Graham	Shophop	\$1,500
Long Path Outfitters	Hook Mountain Challenge	\$1,750
Maura's Kitchen	Salsa Night at SoBro	\$1,000
Maureen's Jazz Cellar	Dancing in the Streets, Nyack Jazz Festival	\$2,500
Modern Druid	Modern Druid Fest	\$750
Modern Druid	Spirit of SoBro	\$1,250
Multifix Media	Make Something Film Making	\$1,000
Music for Life	Night Out	\$1,000
Nyack Art Collective	First Fridays	\$800
Nyack International Film Festival	Nyack International Film Festival	\$4,000
Nyack News & Views	Nyack Cook Book	\$2,000
Nyack News & Views	Expand Reach of NN&V	\$2,000
Nyack Porch Fest	Nyack Porch Fest	\$1,500
Phoenix Festival	Phoenix Festival	\$3,500
Playful Yogi Space	Yogafest	\$2,000
Rivertown Film	Film Screening	\$1,000
Rockland County Jazz&Blues Society	Nyack Jazz Week	\$1,500
The Angel Nyack	Uke-a-Palooza	\$1,500
Trade & Prosper	Nyack Arts&Crafts Walk	\$3,000
TOTAL		\$54,800

*The following motion was offered by Trustee Carlin, seconded by Trustee Jean-Gilles to amend the resolution to adjust the funding to Hook Mountain Challenge from \$2,500 to \$1,750.*

*On roll call the vote was as follows:*

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

*Trustee Riobe-Taylor . . . . . Absent*  
*Mayor Rand . . . . . Yes*



**RESOLUTION NO. 2026-22 – APPROVING A HOME RULE REQUEST FOR SEANTE BILL S7538 AND ASSEMBLY BILL A8140 REGARDING A PARKLAND ALIENATION IN THE VILLAGE OF NYACK**

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

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

*On roll call the vote was as follows:*

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

*Trustee Riobe-Taylor . . . . . Absent*  
*Mayor Rand . . . . . Yes*



**RESOLUTION NO. 2026-23 – AUTHORIZING EMERGENCY TAXI TRANSPORTATION FROM THE MARINA MUNICIPAL PARKING LOT DURING DECLARED SNOW EMERGENCIES**

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

WHEREAS, the Board of Trustees of the Village finds that severe winter storms and snow emergencies create hazardous conditions on Village streets and sidewalks, and cars parked on streets impede snow removal operations, and pose risks to public safety; and

WHEREAS, the Village maintains a municipal parking lot located at the Village Marina (the “Marina Parking Lot”) which can serve as a remote parking location during snow emergencies, thereby reducing the number of vehicles parked on Village streets and improving the efficiency and effectiveness of snow plowing and emergency access; and

WHEREAS, encouraging residents to utilize the Marina Parking Lot during snow emergencies advances the Village’s legitimate governmental interests in public safety, emergency response, and the maintenance of public infrastructure; and

WHEREAS, the Board further finds that providing limited transportation assistance from the Marina Parking Lot to residences within the Village during snow emergencies promotes pedestrian safety by reducing the need for residents to walk home in darkness and on icy or slippery streets; and



WHEREAS, the Board determines that the limited payment for taxi transportation as described herein constitutes a valid municipal purpose and a reasonable and proportional public safety measure during declared snow emergencies; and

WHEREAS, the Board wishes to authorize this program in a manner that is narrowly tailored, fiscally controlled, and fully documented for accountability and audit purposes;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village as follows:

**1. Authorization of Program**

During any period in which a snow emergency is declared by the Mayor or other authorized Village official, the Village is hereby authorized to pay for taxi rides provided to residents from the Marina Parking Lot to residential addresses located within the corporate boundaries of the Village.

**2. Limitations and Scope**

This authorization is strictly limited as follows:

- a. Eligible rides shall originate only from the Marina Parking Lot;
- b. Eligible rides shall terminate only at residential addresses located within the Village;
- c. The program shall apply solely during declared snow emergencies;
- d. No rides to destinations outside the Village shall be eligible for payment.

**3. Taxi Service and Rate**

The Village Administrator is authorized to arrange for participation by a licensed taxi provider serving the Village, at a flat “local ride” rate of **\$5.00 per ride**, which the Village shall pay directly to the taxi provider.

**4. Recordkeeping and Documentation**

The participating taxi provider shall maintain and submit to the Village a log of all rides billed under this program, which shall include, at a minimum, the date of service, origin (Marina Parking Lot), destination address within the Village, and total number of rides provided. Such records shall be retained in accordance with Village record-keeping and audit requirements.

**5. Fiscal Controls**

Expenditures under this resolution shall be subject to available budget appropriations and standard Village claims auditing procedures. The Village Administrator is authorized to administer the program consistent with this resolution and to suspend or terminate participation if necessary to ensure fiscal or operational control.

## 6. Municipal Purpose Declaration

The Board hereby expressly finds and declares that the expenditures authorized by this resolution serve a valid municipal purpose, including but not limited to protecting public safety, facilitating snow removal operations, maintaining emergency access on Village streets, and reducing hazards to pedestrians during winter storm conditions.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

*On roll call the vote was as follows:*

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

*Trustee Riobe-Taylor . . . . . Absent*  
*Mayor Rand . . . . . Yes*



## **DEPARTMENT REPORTS (based on availability)**

*OPD* – Trustee meetings with OPD were productive and yielded valuable suggestions. A meet-and-greet with local residents will be scheduled at a later date to help foster community rapport.

Trustee Carlin believes there needs to be better communication between the Mayor, Administrator and Village Trustees.

Trustee Lightfoot-Cooper impressed with the work that goes into the homeless project by OPD.

*Village Administrator* – Reported on snowstorm preparations, ongoing communications with residents, and DPW capital projects including a new salt shed, upcoming solar array, and truck wash bay.

## **OLD BUSINESS**

### **CDBG Project Memo**

Administrator Stewart noted that the CDBG committee has proposed several strong project ideas, and a required public hearing will be held at the next meeting to gather public input before the board decides how to allocate the funds.

### **Nyack Memorial Park Shoreline Path Project**

Administrator Stewart reported that bids are due January 29th, and a report on the results will be provided at the next meeting.

### **Nyack Rat Control Project**

## **NEW BUSINESS**

### **Marina Parking Policy**

Administrator Stewart explained that the plan is to limit launching hours at Memorial Park to create additional parking spaces—potentially increasing capacity from 150 to 200—and suggested a shuttle service to improve access.

## **COMMUNICATIONS**

Frances Pratt – Requests BOT commemorate passing of Jerry Koblin via a street naming or other means.

Multiple speakers in support of a dedication to Mr. Koblin. Acknowledging his commitment to the people and businesses in Nyack.

Village Board supports and will have something done in the future.

Lighthouse Swim annual event – Sunday, August 30, 2026

No issues with the Village Board

Oak Hill Cemetery

Reported they have actively started replacing the gas equipment with electric.

## **EXECUTIVE SESSION**

*Motion by Trustee Jean-Gilles, seconded by Trustee Lightfoot-Cooper to enter into executive session at 8:59 pm to discuss a legal matter.*

*Motion by Trustee Jean-Gilles, seconded by Trustee Lightfoot-Cooper to end executive session at 9:08 pm. Motion carried unanimously.*

## **ADJOURNMENT**

*Motion to adjourn meeting in memory of Bob Squeo. Motion offered by Trustee Carlin, seconded by Trustee Lightfoot-Cooper to adjourn meeting at 9:08 pm. Motion carried.*

**VILLAGE CLERK**