

**Minutes of the Special Meeting
of the Village of Nyack Board of Trustees
Held at Village Hall at 1:00 pm on Friday, February 20, 2026**

Present: Joseph Rand, Mayor
Pascale Jean-Gilles, Trustee – *Arrived 1:15 pm*
Donna Lightfoot-Cooper
Joseph Carlin, Trustee

Also Present: Andrew Stewart, Village Administrator
Linda Donnelly, Village Clerk
Dennis Michaels, Village Attorney
Manny Carmona, Chief Building Inspector

Absent: Nathalie Riobe-Taylor, Trustee

Meeting called to order at 1:10 pm

Pledge of Allegiance

Mayor's Introduction

COMMENTS FROM THE VILLAGE BOARD

None Received

PUBLIC COMMENT

None Received

ACTION ITEMS

RESOLUTION NO. 2026-35 – AWARD A CONTRACT FOR THE MEMORIAL PARK SHORELINE PATHWAY

The following resolution was offered by Trustee Carlin, seconded by Trustee Lightfoot-Cooper.

WHEREAS, the Village of Nyack (“Village”) has an executed funding contract with NYS Department of State, contract number C1002625, for \$531,370.00, including a 20% local match, for a total of \$417,276.00 in NYS funds; and

WHEREAS, the Village Board of Trustees previously authorized bidding of a public works project, in accordance with NYS General Municipal Law §103, for the Memorial Park Shoreline Pathway (“project”); and

WHEREAS, bids were opened on January 29, 2026, and a total of 9 bids were received; and

WHEREAS, the Village’s Consulting Engineer, Eve Mancuso, PE, and Daniel Biggs, RLA, ISA, of Weston & Sampson, PE, LS, LA, Architects, PC, have reviewed the bids, and, in their report dated February 11, 2026, recommended that the Board of Trustees award the contract for the project to the lowest responsible bidder, namely, A-Tech Concrete Company, Inc., for Base and Alternate work—for Base Bid (\$837,000.00), Alternate 2 (\$64,850.00) and Alternate 3 (\$10,500.00), for a grand total of \$912,350.00; and

WHEREAS, the February 11, 2026, report from the Village’s consulting engineers, Eve Mancuso, PE, and Daniel Biggs, RLA, ISA, of Weston & Sampson, PE, LS, LA, Architects, PC (“consulting engineers”), recommends against awarding the project contract to the lowest bidder, Maruti Contractors, Inc., on the grounds that said lowest bid is deemed unresponsive for the specific scope of work planned;

WHEREAS, Maruti Construction, LLC, was provided an opportunity, by the Village, to review and rebut the Village’s consulting engineer’s bid award recommendation, via the submission of various documents and a hearing held on February 18, 2026, including Village staff, a Village consulting engineer and the Mayor.

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

RESOLVED that the Village Board of Trustees has determined that Murati Construction, LLC, being submitter of the lowest bid received, is not a “responsible bidder,” as prescribed in NYS General Municipal Law §103(1); and

RESOLVED that the Village Administrator is authorized to enter into a contract with A-Tech Concrete Company, Inc, for the construction of the Memorial Park Shoreline Pathway (the project), in the grand total contract amount of \$912,350.00 for the base bid and all alternate bids, subject to the approval of the Village Attorney as to the form of the contract.

Mayor Rand – Explained that although the Village typically awards to the lowest bidder, it can choose the “lowest responsible bidder” when the low bidder lacks relevant experience or may misunderstand the project’s scope or costs. After meeting with Maruti Construction and finding their responses insufficient—particularly given their lack of shoreline-work experience—the Village is justified in moving to the next bidder.

Trustee Carlin – Asked how the Village will cover the large funding gap between the State grant and the project’s much higher total cost.

Administrator Stewart – Bonding

Attorney Michaels – Clarified that State law requires awarding to the “lowest responsible bidder,” not simply the lowest bidder, reinforcing the legal standard behind the Board’s decision.

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. 2026-36 – APPROVE AN APPLICATION FOR AN EVENT IN MEMORIAL PARK, MARCH 28, 2026, FROM 12:00 PM TO 2:00 PM

The following resolution was offered by Trustee Lightfoot-Cooper, seconded by Trustee Carlin .

RESOLVED, the Board of Trustees of the Village of Nyack approves an application for an event in Memorial Park on March 28, 2026 from 12:00 pm to 2:00 pm for approximately 200 people which will include speakers, performers and amplified sound.

Trustee Jean-Gilles stated she would abstain because she is involved with the organization and did not participate in the discussions of the proposal.

On roll call the vote was as follows:

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

*Trustee Riobe-Taylor Absent
Mayor Rand Yes*



DEPARTMENT REPORTS

OLD BUSINESS

Manny Carmona, Building Inspector, Update on New Hires and Department as a Whole

Inspector Carmona thanked the Board for approving the two hires and explained that the new part-time employee will focus on reorganizing the Village’s long-neglected building department files so staff can keep up with daily work; explained the need to digitize for efficiency; asked to reclassify Mary Screene’s position into a dedicated land-use secretary role so she can focus solely on planning, zoning, and board work, noting she’s been working out of title.

NEW BUSINESS

Tracey Obenauer, permit application for Memorial Park, gazebo, 3/28/26, noon- 2pm, “No Kings” event with amplified music.

COMMUNICATIONS

None Received

EXECUTIVE SESSION

Motion by Trustee Jean-Gilles, seconded by Trustee Lightfoot-Cooper to enter into executive session at 1:45 pm to discuss pending litigation.

Motion by Trustee Lightfoot-Cooper, seconded by Trustee Carlin to end executive session at 2:03 pm. Motion carried unanimously.

ADJOURNMENT

Motion offered by Trustee Jean-Gilles, seconded by Trustee Lightfoot-Cooper to adjourn meeting at 2:03 pm. Motion carried.



VILLAGE CLERK