

**Minutes of the Regular Meeting
of the Village of Nyack Board of Trustees
Held at Village Hall at 7:30 pm on Thursday, August 21, 2025**

Present: Joseph Rand, Mayor
Pascale Jean-Gilles, Trustee
Donna Lightfoot-Cooper, Trustee
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 7:35 pm

Pledge of Allegiance

Mayor's Introduction

- Announced the departure of Ryan Bates from the court office and expressed gratitude for his service.
- Congratulations to the Parks Conservancy, Mark Mangan, and participating bands on a successful *Music in the Park* season, despite weather challenges; the Chamber of Commerce for a successful Exotic Car Night event, and; Rivertown Film's outdoor screening of *The Lego Movie*, which was well-attended.
- Upcoming events:
 - African-American Day Parade & Back-to-School Program – Combined event Saturday, September 23
 - Street Fair – Scheduled for Sunday, September 7.
 - Flotsam Floating Circus – A free waterfront performance from a barge at Memorial Park on the evening of September 7.
- Upcoming release of the Fall Events Guide, featuring around 100 events including:
 - Phoenix Festival starting late September
 - Programs at Hopper House and The Angel Nyack
 - Halloween-themed activities throughout the village

COMMENTS FROM THE VILLAGE BOARD

Trustee Carlin – Inquiring about the status of the fire victims at the Plaza.
Will be taken up in “New Business”

Trustee Riobe-Taylor – Highlighted *Savannah and Steep*, a pop-up tea party with live jazz held Sundays on the front lawn of The Angel Nyack through September 6th. Trustee Riobe-Taylor

praised the event's relaxed, community-focused vibe and encouraged residents to stop by and enjoy it.

Trustee Lightfoot-Cooper – In conjunction with Maureen's Jazz Cellar and The Angel Nyack, we are organizing a musical fundraiser to promote healing, scheduled for October 12th at 6:00 PM at The Angel, featuring a variety of musical genres and strong community participation. More details will follow as the event approaches.

PUBLIC COMMENT

Tom Lynch, Superintendent, Nyack Water Dept. – Requested funding approval for a critical upgrade to the main reservoir on Dickinson Avenue to address ongoing water quality violations, particularly in the S. Highland Avenue area. The issue stems from stagnant water and lack of usage, leading to elevated trihalomethane (THM) levels. He proposed installing a mixing and aeration system designed to reduce THM levels by up to 55%, which would bring the system back into compliance. The total estimated project cost is \$800,175, including equipment, installation, electrical upgrades, and contingencies. Approval is needed before September to avoid a price increase. While the violations are most concentrated in one area, a systemwide notice was issued out of caution.

Tom Dudzick – Expressed concern about excessive noise near his home by the hospital. He proposed creating a "quiet hospital zone" with signs and requested the village coordinate with emergency services to limit unnecessary siren use. He also suggests enforcing noise ordinance for loud vehicles.

Meghan Rakay – Suggested tackling the rat problem by stopping use of poisons and traps for rat control, calling them dangerous and ineffective. Instead, she advocates for rodent fertility control—a safer, more humane, and proven method that targets reproduction, protects wildlife, and saves money.

Elizabeth Turk – Rat infestation in the community garden; urges the village to take action since rats are spreading beyond the garden area.

Manny Carmona, Nyack Building Inspector – The village is actively addressing the rat problem with poison and sanitation efforts, progress takes time. He supports exploring rodent birth control.

Donna Hudson – Expressed frustration over the rat infestation in the garden, which halted food donations to those in need. She supports starting solutions—especially birth control—immediately.

ADOPTION OF MINUTES – 07/03/2025 & 07/24/2025

On motion of Trustee Carlin, seconded by Trustee Jean-Gilles. The minutes of the meeting held on 07/03/2025 and 07/24/2025 were accepted as presented.

PRESENTATION

Kyle Coimbra, Village of Nyack Debt Schedule

Administrator Stewart noted that staff are working with the Board of Water Commissioners to ensure timely rate adjustments in anticipation of rising debt service costs

ACTION ITEMS

RESOLUTION NO. 2025-135 – ACCEPTING AUDITED VOUCHER SUMMARY

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

WHEREAS, the Audited Voucher Summary was presented to the Nyack Village Board of Trustees at its regularly scheduled meeting of August 21, 2025.

RESOLVED, the General Fund Claims set forth on Pages 1 through 17 in the below listed amounts are approved for payment:

GENERAL FUND	\$606,436.31
NYACK PARKING AUTHORITY	\$ 86,195.97
WATER FUND	\$183,654.44
CAPITAL PROJECTS – 2017 Improvements	\$140,462.30

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. 2025-136 – APPROVE A PERMIT APPLICATION FOR THE BEST BUDDIES BIKE RUN NYC 2025, SATURDAY, OCTOBER 4, 2025

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

RESOLVED, the Board of Trustees of the Village of Nyack approves an application for the use of Nyack streets for the best Buddies Bike Run NYC 2025, Saturday, October 4, 2025, 8 AM – 10:30 AM, Piermont Road to Gedney to North Broadway.

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. 2025-137 – APPROVE A PERMIT APPLICATION FOR THE KULA FOR KARMA, HEALING ON HUDSON EVENT IN MEMORIAL PARK

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

RESOLVED, the Board of Trustees of the Village of Nyack approves an application for the use of the Memorial Park gazebo and lawn area for the Kula for Karma, Healing on Hudson Event, Saturday, October 4, 2025, 4 PM – 5:30 PM.

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. 2025-138 – APPROVE JESSICA PLARTINEZ (PINA LOCA) APPLICATION FOR A FOOD TRUCK PERMIT FOR 2025

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

RESOLVED, the Trustees of the Village of Nyack approve the food truck permit submitted by Jessica Plartinez (Pina Loca), contingent on the full satisfaction of all permit requirements as well as a Fire Safety Inspection and direct the Village Administrator to work with the permittee to coordinate specific parking location within the Memorial Park and Marina area.

Trustee Carlin – Time needs to be emphasized in the permit.

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. 2025-139 – APPROVE A CONTRACT FOR FIREWORKS ON JULY 3, 2026

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

RESOLVED, the Board of Trustees of the Village of Nyack approves a contract with Fireworks Extravaganza for a total of \$33,000 for a barge launch fireworks on the Nyack waterfront on Friday, July 3, 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. 2025-140 – REJECT ALL BIDS FOR THE VILLAGE HALL HVAC VRV PROJECT AND REBIDDING THE PROJECT WITH A SCOPE TO MEET VILLAGE BUDGET PARAMETERS

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

WHEREAS, the Village obtained a grant for \$350,000 for, and issued a bid opportunity for, the Village Hall VRV system, and four bids were received on July 8, 2025,

WHEREAS, four bids were opened on July 8, 2025, and all bids were in excess of \$855,000,

WHEREAS, the bid specs more properly would revise the project design to reduce cost,

RESOLVED, the Board of Trustees rejects all bids received and authorizes the rebidding of the project to include revised design.

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. 2025-141 – REJECT ALL BIDS FOR THE VILLAGE HALL ROOF PROJECT AND REBID THE PROJECT WITH A SCOPE TO MEET VILLAGE DESIGN PARAMETERS

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

WHEREAS, the Village obtained a grant for \$140,000, and issued a bid opportunity for the Village Hall roof, and eight bids were received on July 8, 2025,

WHEREAS, eight bids were opened on July 8, 2025,

WHEREAS, the bid specs more properly would be revised to match the new design of the VRV/HVAC project, and the construction timeframe of that project,

RESOLVED, the Board of Trustees rejects all bids received and authorizes the rebidding of the project to include revised design.

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. 2025-142 – APPROVE A CONTRACT WITH CLAYTON CONSTRUCTION FOR REPLACEMENT OF WINDOWS ON THE SECOND FLOOR OF VILLAGE HALL FOR \$34,765

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

WHEREAS, the Village has obtained sufficient grant funds from the NYS Clean Energy Communities fund to cover this project, which will reduce energy consumption and enhance window functionality,

WHEREAS, Clayton Construction proposal is the lowest responsible cost proposal of several considered,

RESOLVED, the Board of Trustees approves a contract agreement with Clayton Construction for window replacements on the second floor of Village Hall for \$34,765, subject to the Village Administrator’s review and approval of required insurance.

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. 2025-143 – AUTHORIZE MAYOR TO SIGN AGREEMENT(S) WITH TOWN OF CLARKSTOWN, AND CLARKSTOWN CENTRAL SCHOOL DISTRICT, GRANTING A PROPERTY TAX EXEMPTION FOR THE VILLAGE’S WATER TREATMENT PLANT AT 230 EAST ROUTE 59, WEST NYACK, AS PER NYS REAL PROPERTY TAX LAW §406(3)

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

WHEREAS, the Village of Nyack (“Village”) is the fee simple title owner of a parcel of real property commonly known as 230 East Route 59, West Nyack, NY 10994, located in the hamlet of West Nyack, in the Town of Clarkstown, and issued the official Town Tax Map designation of 65.5-2-1, and as further described in “EXHIBIT A” annexed hereto and made a part hereof (“subject property”).

WHEREAS, the Village uses the subject property, exclusively, for the operation of a water plant, pumping station and/or water treatment plant, including necessary connections and appurtenances.

WHEREAS, the Town of Clarkstown (“Town”), and the Clarkstown Central School District (“School”), have, in the past, imposed property taxes against the subject property.

WHEREAS, NYS Real Property Tax Law (“RPTL”) §406(3) prescribes that real property owned by a municipality, which has a population of less than 100,000 people, which real property is located outside of the municipality’s corporate limits and is used for the operation of a water plant, pumping station and/or water treatment plant, may be wholly, or partially, exempt from taxation, special ad valorem levies, and special assessments, provided that the governing board of the taxing authorities agree to same in writing.

WHEREAS, the aforesaid RPTL §406(3) relief from Town, and School, taxes was previously requested of the Town, and of the School, by the Village Administrator, and, to the extent that such requests required a Resolution from the Village Board of Trustees (“BOT”), the BOT hereby also resolves to authorize the Village Administrator, nunc pro tunc (now for then), to communicate such requests to the Town and to the School.

WHEREAS, on May 6, 2025, by its Resolution #252-2025, the Town Board adopted a Resolution to wholly exempt the subject property, and the buildings and improvements now existing thereon, or hereinafter installed (“improvements”), from all real estate/property taxation, special ad valorem levies and special assessments levied by the Town for the Town tax year of January 1, 2027 through December 31, 2027, and for each and every year thereafter, so long as the subject property, and its improvements, are owned by the Village and exclusively used for the operation of a water plant, pumping station and/or water treatment plant.

WHEREAS, on June 12, 2025, the School Board adopted a Resolution to wholly exempt the subject property, and the buildings and improvements now existing thereon, or hereinafter installed (“improvements”), from all real estate/property taxation, special ad valorem levies and

special assessments levied by the School for the School tax year of September 1, 2026 through August 31, 2027, and for each and every year thereafter, so long as the subject property, and its improvements, are owned by the Village and exclusively used for the operation of a water plant, pumping station and/or water treatment plant.

WHEREAS, to the extent that any portion, or partial area, of the subject property, or any of the subject property's improvements, are not exclusively used for the operation of a water plant, pumping station and/or water treatment plant (such as, for example, a wireless communications/cell tower and its appurtenances), any such portion, or partial area, shall not be exempt from taxation under RPTL §406(3) and shall be subject to taxation.

WHEREAS, the Village, the Town and the School have communicated their willingness to enter into a formal written, and executed, agreement (or agreements), so as to memorialize the above-described RPTL §406(3) property tax exemption – hereinafter “Agreement(s).”

WHEREAS, the Agreement(s) shall be self-renewing (i.e., automatically renew), and shall be extended, and be applicable, to all School, and Town, tax years after August 31, 2027, and after December 31, 2027, respectively, without any further action of the School Board, the Town Board or the BOT.

WHEREAS, the Agreement(s) shall include a provision that the Town, and the School, reserve their right to impose, levy and collect, with respect to the subject property, any financial obligation not specifically excluded by the provisions of RPTL §406(3).

WHEREAS, the Board of Trustees has concluded that entry into the Agreement(s) is in the best interests of the Village.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees:

1. Authorizes the Village Administrator, nunc pro tunc (now for then), to communicate the RPTL §406(3) property tax exemption request to the Town, and to the School;
2. Approves of the Village entering into the Agreement(s), so long as the Agreement(s) is/are in satisfactory form and substance to the Village Administrator and the Village Attorney; and
3. Authorizes the Mayor to execute the Agreement(s) on behalf of the Village.

Mayor Rand – Offered thanks to the Town of Clarkstown and Clarkstown Central School District

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. 2025-144 – DECLARE AS SURPLUS AND AUTHORIZE AUCTION OF DEPARTMENT OF PUBLIC WORKS VEHICLE, 2004 INTERNATIONAL DUMP/PLOW

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

RESOLVED, the Village Board of the Village of Nyack declares as surplus, Department of Public Works vehicle, known as Truck #27, 2004 International Dump/Plow, VIN #1HTWEADR54J092932, and authorizes to auction this item through Auctions International.

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. 2025-145 – DECLARE AS SURPLUS AND AUTHORIZE AUCTION OF DEPARTMENT OF PUBLIC WORKS VEHICLE, 2016 CHEVROLET PICKUP

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

RESOLVED, the Village Board of the Village of Nyack declares as surplus, Department of Public Works vehicle, known as Truck #21, 2016 Chevrolet Pick Up, VIN #1GC0KYEG9GZ358573, and authorizes to auction this item through Auctions International.

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. 2025-146 – DECLARE AS SURPLUS AND AUTHORIZE AUCTION OF DEPARTMENT OF PUBLIC WORKS VEHICLE, 2001 INTERNATIONAL DUMP/GARBAGE TRUCK

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

RESOLVED, the Village Board of the Village of Nyack declares as surplus, Department of Public Works vehicle, known as Truck #32, 2001 International Dump/Garbage Truck, VIN #1HTGHADT21H386718, and authorizes to auction this item through Auctions International.

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. 2025-147 – DECLARE AS SURPLUS AND AUTHORIZE AUCTION OF DEPARTMENT OF PUBLIC WORKS VEHICLE, 2005 INTERNATIONAL DUMP/ROLL-OFF

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

RESOLVED, the Village Board of the Village of Nyack declares as surplus, Department of Public Works vehicle, known as Truck #18, 2005 International Dump/Roll-Off Truck, VIN #1HTWDAZR55J006290, and authorizes to auction this item through Auctions International.

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. 2025-148 – DECLARE AS SURPLUS AND AUTHORIZE AUCTION OF DEPARTMENT OF PUBLIC WORKS VEHICLE, 2014 FORD F550 DUMP TRUCK

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

RESOLVED, the Village Board of the Village of Nyack declares as surplus, Department of Public Works vehicle, known as Truck #23, 2014 Ford F500 Dump Truck, VIN #1FDUF5HT3EEA81982, and authorizes to auction this item through Auctions International.

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. 2025-149 – APPROVE AN AGREEMENT WITH PLATINUM SECURITY SERVICES, LLC FOR A SAFETY PATROL IN THE VILLAGE

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

WHEREAS, the Board of Trustees deems a foot patrol of unarmed security professionals essential to creating a perception and reality of greater safety and security in the downtown and waterfront park, and has budgeted \$40,000 for this service in the FY 25-26 budget,

WHEREAS, PLATINUM SECURITY GROUP INC., Valley Cottage, provides trained, insured, experienced security officers for a wide range of special events and other purposes, and is very familiar with the Nyack community,

RESOLVED, the Board of Trustees of the Village of Nyack directs the Village Administrator to implement a service agreement with PLATINUM SECURITY GROUP INC., Valley Cottage, NY, in a form acceptable to the Village Attorney, to provide a schedule of safety patrols focused on the downtown area and the waterfront park, prioritizing evenings when pedestrian, shopping and entertainment activity is most frequent.

Jack Dunnigan – Can you elaborate?

Administrator Stewart – Unarmed Village Safety Patrol will provide approximately 25 hrs. of weekly coverage, focusing on high pedestrian times such as Friday and Saturday evenings and Sunday afternoons. They have no police powers and will wear high-visibility vests to distinguish themselves from law enforcement. Their role is to offer a visible presence, assist the public, observe and report incidents to police.

Trustee Lightfoot-Cooper – How much are we budgeting for these officers?

Administrator Stewart – \$40,000

Trustee Carlin – Hopefully they’ll develop relationships with the shop owners and the residents to be a reassuring presence.

Administrator Stewart – That’s the goal

On roll call the vote was as follows:

Trustee Jean-Gilles No
Trustee Lightfoot-Cooper . . Yes
Trustee Carlin. Yes

Trustee Riobe-Taylor Yes
Mayor Rand Yes

RESOLUTION NO. 2025-150 – AUTHORIZE THE ISSUANCE OF BONDS IN A PRINCIPAL AMOUNT NOT TO EXCEED \$825,000 TO FINANCE THE CONSTRUCTION OF IMPROVEMENTS TO THE WATER TREATMENT PLANT, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$825,000 AND APPROPRIATING SAID AMOUNT FOR SUCH PURPOSE

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

THE BOARD OF TRUSTEES OF THE VILLAGE OF NYACK, IN THE COUNTY OF ROCKLAND, NEW YORK, HEREBY RESOLVES (by the favorable vote of not less than two-thirds of all the members of said Board of Trustees) AS FOLLOWS:

Section 1. The Village of Nyack, in the County of Rockland, New York (herein called the “Village”), is hereby authorized to issue bonds in a principal amount not to exceed \$825,000 pursuant to the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (herein called the “Law”), to finance the construction of improvements to the Water Treatment Plant, including installation of a new THM Removal System, improvements to roof hatches and vents, tank modifications, electrical improvements and other ancillary or related work in connection therewith.

Section 2. The estimated maximum cost of the project described herein, including preliminary costs and costs incidental thereto and the financing thereof, is \$825,000 and said amount is hereby appropriated for such purpose. The plan of financing includes the issuance of bonds in a principal amount not to exceed \$825,000 to finance said appropriation, and the levy and collection of taxes on all the taxable real property in the Village to pay the principal of said bonds and the interest thereon as the same shall become due and payable.

Section 3. The following additional matters are hereby determined and declared:

(a) The period of probable usefulness applicable to the object or purpose for which said bonds are authorized to be issued, within the limitations of Section 11.00 a. 1 of the Law, is forty (40) years.

(b) The proceeds of the bonds herein authorized, and any bond anticipation notes issued in anticipation of said bonds, may be applied to reimburse the Village for expenditures made after the effective date of this resolution for the purpose for which said bonds are authorized. The foregoing statement of intent with respect to reimbursement is made in conformity with Treasury Regulation Section 1.150-2 of the United States Treasury Department.

(c) The proposed maturity of the bonds authorized by this resolution will exceed five (5) years.

Section 4. Each of the bonds authorized by this resolution, and any bond anticipation notes issued in anticipation of the sale of said bonds, shall contain the recital of validity as prescribed by Section 52.00 of the Law and said bonds, and any notes issued in anticipation of said bonds, shall

be general obligations of the Village, payable as to both principal and interest by general tax upon all the taxable real property within the Village. The faith and credit of the Village are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds, and any notes issued in anticipation of the sale of said bonds, and provision shall be made annually in the budget of the Village by appropriation for (a) the amortization and redemption of the bonds and any notes in anticipation thereof to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 5. Subject to the provisions of this resolution and of the Law and pursuant to the provisions of Section 21.00 of the Law relative to the authorization of bonds with substantially level or declining annual debt service, Section 30.00 relative to the authorization of the issuance of bond anticipation notes and Section 50.00 and Sections 56.00 to 60.00 and Section 168.00 of the Law, the powers and duties of the Board of Trustees relative to authorizing bond anticipation notes and prescribing the terms, form and contents and as to the sale and issuance of the bonds herein authorized, and of any bond anticipation notes issued in anticipation of said bonds, and the renewals of said bond anticipation notes, and as to the execution of credit enhancement agreements, are hereby delegated to the Village Treasurer, the chief fiscal officer of the Village.

Section 6. The validity of the bonds authorized by this resolution, and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

- (a) such obligations are authorized for an object or purpose for which the Village is not authorized to expend money, or
- (b) the provisions of law which should be complied with at the date of the publication of such resolution, or a summary thereof, are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or
- (c) such obligations are authorized in violation of the provisions of the constitution.

Section 7. This bond resolution is subject to a permissive referendum and the Village Clerk is hereby authorized and directed, within ten (10) days after the adoption of this resolution, to publish or cause to be published, in full, in the official newspaper of the Village, having a general circulation within said Village, and posted in at least six (6) public places and in each polling place in the Village, a Notice in substantially the form appearing in Exhibit A hereto.

Section 8. The Village Clerk is hereby authorized and directed, after said bond resolution shall take effect, to cause said bond resolution to be published, in summary, in the official newspaper of the Village, having a general circulation within said Village, together with a Notice in substantially the form as provided by Section 81.00 of the Law.

The Village Board clarified that the proposed funding for Bond would be the obligation of the Water Department. The Village would only be liable for the debt if the Water Department defaulted, making the Village the payer of last resort.

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. 2025-151 – APPROVE THE PURCHASE AND INSTALLATION OF LIGHTS AND PA SYSTEM FOR THE 2025 FORD MAVERICK NYACK PARKING AUTHORITY VEHICLE

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

WHEREAS, the Village of Nyack Parking Authority is requesting approval to purchase and install lights and PA system for the 2025 Ford Maverick; and

WHEREAS, such a purchase must be authorized by the Nyack Board of Trustees;

NOW, THEREFORE, BE IT RESOLVED, that the Village of Nyack Parking Authority is authorized to purchase and install lights and PA system from Goosetown Communications, who has the County of Westchester bid (Contract #5847BPS), at a cost to the Village of \$5,661.70.

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. 2025-152 – AUTHORIZE THE PURCHASE OF ONE (1) NEW HI-WAY 12’ SALT SPREADER

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

WHEREAS, the Village Department of Public Works is requesting authorization to purchase one (1) new HI-Way 12’ Super P 304SS Salt Spreader; and

WHEREAS, pursuant to NYS General Municipal Law § 104, a village is authorized to make purchases of commodities, materials, equipment, technology, food products or services through the NYS Office of General Services, provided such purchase shall exceed \$500.00 and the village shall accept sole responsibility for any payment due to the vendor; and

WHEREAS, in or about November 14, 2019 (thereafter revised), as part of Solicitation 23166, the NYS Office of General Services awarded contract #PC68995, Group 40440 (Statewide), to Trius Inc. of Bohemia, New York, for the procurement of “Vehicles, Class 1-8”, for the period November 14, 2019 through November 13, 2029, which procurement was expressly made available to political subdivisions of the state; and

WHEREAS, included among the categories and items of equipment and accessories available for purchase from Trius Award #23166 is the equipment required by the Village at a total cost of \$34,098.00, as set forth in a certain price quotation from Trius, dated 07/21/2025; and

WHEREAS, the Village of Nyack wishes to take advantage of the State’s procurement contract with Trius and purchase the said equipment at the aforesaid price, for which it is willing to assume sole responsibility for payment to the vendor,

NOW, THEREFORE, BE IT RESOLVED, that the Village Board hereby authorizes the purchase of one (1) new HI-Way 12’ Super P 304SS salt spreader with related accessories, from Trius Inc. of Bohemia, New York, at a total cost of THIRTY-FOUR THOUSAND NINETY-EIGHT DOLLARS AND ZERO CENTS (\$34,098.00), the cost of which shall be reimbursed from Public Works funds;

AND BE IT FURTHER RESOLVED, that the Mayor, Village Administrator and/or Treasurer is authorized to take such further action, and to execute such further documents, as may be necessary to effectuate such purchase.

WHEREAS, such a purchase must be authorized by the Nyack Board of Trustees;

NOW, THEREFORE, BE IT RESOLVED, that the Village of Nyack DPW is authorized to purchase one (1) new HI-Way 12’ Super P 304SS salt spreader with related accessories, from Trius Inc., at a cost to the Village of \$34,098.00.

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. 2025-153 – AUTHORIZE THE PURCHASE OF ONE (1) NEW BUYERS 11’ C-STYLE PLOW

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

WHEREAS, the Village Department of Public Works is requesting authorization to purchase one (1) new Buyers 11’ C-Style Steel Moldboard Full Trip Reversible Plow; and

WHEREAS, pursuant to NYS General Municipal Law § 104, a village is authorized to make purchases of commodities, materials, equipment, technology, food products or services through the NYS Office of General Services, provided such purchase shall exceed \$500.00 and the village shall accept sole responsibility for any payment due to the vendor; and

WHEREAS, in or about November 14, 2019 (thereafter revised), as part of Solicitation 23166, the NYS Office of General Services awarded contract #PC68995, Group 40440 (Statewide), to Trius Inc. of Bohemia, New York, for the procurement of “Vehicles, Class 1-8”, for the period November 14, 2019 through November 13, 2029, which procurement was expressly made available to political subdivisions of the state; and

WHEREAS, included among the categories and items of equipment and accessories available for purchase from Trius Award #23166 is the equipment required by the Village at a total cost of \$15,400.00, as set forth in a certain price quotation from Trius, dated 07/21/2025; and

WHEREAS, the Village of Nyack wishes to take advantage of the State’s procurement contract with Trius and purchase the said equipment at the aforesaid price, for which it is willing to assume sole responsibility for payment to the vendor,

NOW, THEREFORE, BE IT RESOLVED, that the Village Board hereby authorizes the purchase of one (1) new Buyers 11’ C-Style Steel Moldboard Full Trip Reversible Plow with related accessories, from Trius Inc. of Bohemia, New York, at a total cost of FIFTEEN THOUSAND FOUR HUNDRED DOLLARS AND ZERO CENTS (\$15,400.00), the cost of which shall be reimbursed from Public Works funds;

AND BE IT FURTHER RESOLVED, that the Mayor, Village Administrator and/or Treasurer is authorized to take such further action, and to execute such further documents, as may be necessary to effectuate such purchase.

WHEREAS, such a purchase must be authorized by the Nyack Board of Trustees;

NOW, THEREFORE, BE IT RESOLVED, that the Village of Nyack DPW is authorized to purchase one (1) new Buyers 11’ C-Style Steel Moldboard Full Trip Reversible Plow with related accessories, from Trius Inc., at a cost to the Village of \$15,400.00.

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. 2025-154 – APPROVE MAYOR’S APPOINTMENT OF AN ADDITIONAL MEMBER TO THE PUBLIC ARTS ADVISORY COMMITTEE

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

WHEREAS, the arts are an essential part of Nyack’s heritage, identity, and downtown revitalization strategy,

WHEREAS, the Village of Nyack Board of Trustees wishes to obtain the guidance of experienced stakeholders and more generally involve the community in planning and reviewing opportunities for public art, such as public murals, sculptures and lighting, specifically with regard to expected public murals proposals and other projects requiring Board of Trustees approval,

WHEREAS, the Board of Trustees previously created a Public Arts Advisory Committee and appointed Kris Burns, Bill Batson, Amyu Bezunartea, Dana Harkrider, Ernst Valery, Lauren Randolph, Art Gunther, Herve Alexander, Karina Zeor and Carole Perry,

RESOLVED, that the Mayor’s appointment of Angela Langston, to represent the Hopper House Museum, is approved.

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. 2025-155 – APPROVE PASTOR JOSEF, NYACK CHURCH OF GOD, FOR COMMUNITY OUTREACH EVENTS IN HEZEKIAH EASTER SQUARE AUGUST 30 AND SEPTEMBER 27, 2025

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

WHEREAS, the Nyack Church of God seeks to strengthen its connection with the community by offering outreach events that include music, conversation, counseling, and encouragement to individuals in need; and

WHEREAS, the Church has requested use of public space, specifically Hezekiah Easter Square, for community engagement events on Saturday, August 30 and Saturday, September 27, from 4:00 PM to 7:00 PM;

NOW, THEREFORE, BE IT RESOLVED, that the Village Board hereby authorizes the Nyack Church of God to hold its community outreach events on the specified dates and times.

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. 2025-156 – AUTHORIZATION TO EXPEND AFFORDABLE HOUSING FUNDS FOR PLAZA FIRE DISPLACEMENT SUPPORT

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

WHEREAS, several families were displaced due to the Plaza fire and are in need of replacement housing; and

WHEREAS, the Village seeks to support these families in securing stable housing;

NOW, THEREFORE, BE IT RESOLVED, that the Village Board authorizes Mayor Rand, Trustee Lightfoot-Cooper and Administrator Stewart to expend up to \$15,000 from the Affordable Housing Fund to cover housing-related costs associated with replacement housing for families impacted by the Plaza fire; and

BE IT FURTHER RESOLVED, that funds may be used specifically for broker's fees and security deposits, and shall be paid directly to the appropriate service providers or recipients; and

BE IT FURTHER RESOLVED, that a full accounting of all expenditures shall be provided to the Board.

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)

Town of Orangetown PD – Police arrested individuals accused of robbery in Hezekiah Easter Square and are bringing charges against them. Village requested more attention to people sleeping in Memorial Park, while recognizing that services can only be offered – not forced.

Village Attorney – Will speak with Board regarding legal opinion related to private security. Falls under private attorney/client confidentiality. Does not require executive session.

Village Administrator – DPW is actively working on crosswalk painting, tree trimming, and pothole repair. Sidewalk construction on Marion, Jefferson, First, and Third Streets will begin shortly, contracted to Terra Ferma. DPW is also preparing for a roof project starting September 8, followed by the salt shed project. A funding request was submitted to Assemblyman Carroll's office for a truck wash.

Trustee Carlin – What is the status of painting of the directional lines in Riverspace Lot and the repaving of Fifth Ave.?

Administrator Stewart – DPW is waiting on the stencils to paint the lines, and we are obtaining pricing and scheduling with Tilcon to pave Fifth.

OLD BUSINESS

Workshop on New York Forward – Village Applications, 8/21/25

Mayor Rand reported that the Village is proposing six public projects for NY Forward grants, requesting \$3.9 million toward a total cost of \$6.9 million. The Village will cover the remainder. A PowerPoint presentation will be made publicly available on the website.

Memorial Park Shoreline Path Design Update

Finalizing plans; spring construction with a goal to finish by the end of June

Draft Legislation for Adaptive Reuse of School and Church Properties – Set Public Hearing

Amendment to the Zoning Code to provide for certain eligible properties – churches and schools – to obtain MFR or DMU-2 designation. No current sales are planned; proactive measure. Resolution for next meeting to set a public hearing.

NEW BUSINESS

Sidewalk Incentive Program Policy Update

Increase limit from \$1,500 to \$5,000 for areas over 100 ft. long

250th Anniversary of July 4, 1776, Organizing Committee

Trustee Carlin will organize committee; look to include historical societies; Resolution for next meeting

Fire Victim Status

See resolution 2025-156 above

COMMUNICATIONS

Marcella Mazzeo, Cars and Coffee Street Closure Request, S Broadway, Sunday, October 5, 2025, 6 AM – 11 AM.

Resolution for next meeting

Stephen Looser, Oak Hill Cemetery, RE: Gas Powered Leaf Blower Ban.

Board requested itemized list of requests. Consider changes for properties of a certain size and type for spring and fall. Changes to ban require a local law.

Tyrone Azanedo, Maura's Kitchen, Special Event Street Closure Application for Salsa Sunset on SoBro, 9/20/25, 6-10 PM.

Village will cover \$500 of the cost of street closure; resolution for next meeting

Barbara Taylor, Request of Handicap Parking Spot on Gail Drive.

Resolution for next meeting; get more details about Ms. Taylor's provided parking spot

Pastor Josef – Hezekiah Easter Square, 4-7 PM, 8/30 and 9/27

See resolution 2025-155 above

DJ Morgana, Request for Gazebo, Music and Dance Event, September 6, 2-7 PM

Board Approved

PUBLIC COMMENT

Manny Carmona, Nyack Building Inspector – Thanked the Board for sponsoring his military banner on Main Street. He reported that the new building permit portal is active and being used successfully, particularly for building permits and code enforcement. Proposes a 12-month amnesty program allowing owners of illegally converted residential units (e.g., single-family to multi-family) to legalize their properties without land use approvals, provided they meet state building code requirements. Feels this supports the village's participation in the state's Pro-Housing Community Program, aims to increase available housing without altering neighborhood character, and would expand the tax base by updating property records to reflect actual use.

Mayor Rand – Would the amnesty program require properties to meet current rules, or would the rules be relaxed to allow illegal multi-family conversions?

Manny Carmona – Only zoning rules. We would bypass the land use, but NYS requirements would have to be met.

Mayor Rand – What's the legal operation?

Attorney Michaels – Can't do without amending the zoning code. Very specific criteria and standards would have to be set.

Trustee Jean-Gilles – I'd rather bring these building into compliance and prevent future buildings from being able to do this.

Trustee Carlin – What's to prevent somebody from converting their residence within the amnesty period?

Manny Carmona – We will know with the type of construction.

Village Board – Let's look into it.

ADJOURNMENT

Motion offered by Trustee Jean-Gilles, seconded by Trustee Carlin to adjourn meeting at 10:28 pm. Motion carried.

VILLAGE CLERK