

**Minutes of the Regular Meeting
of the Village of Nyack Board of Trustees
Held at Village Hall at 7:30 pm on Wednesday, September 10, 2025**

Present: Joseph Rand, Mayor
Pascale Jean-Gilles, Trustee
Donna Lightfoot-Cooper, Trustee – Arrived 7:42 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 7:30 pm

Pledge of Allegiance

Mayor's Introduction

Mayor Rand opened with a moment of silence for Charlie Kirk, who was tragically killed in an act of political violence in Utah. He condemned such violence and expressed sympathy for the victim's family.

Upcoming community events:

- 9/11 Hometown Heroes ceremony on September 13
- Taste of Nyack fundraiser on September 17
- Inaugural Arts & Crafts Makers Walk on October 4–5
- Tunnels to Towers mobile exhibit on October 10–11

The release of the Fall Event Guide, featuring over 120 events in the village will be available online, in Village Hall and in local restaurants and coffee shops. Flyers will be posted.

Mayor Rand announced that, with support from the county legislature and executives' office, the village has secured a commitment to acquire an electric shuttle. The shuttle will serve key areas including the marina, hotels, community housing, and lower Main Street. The village will be reimbursed for the vehicle's acquisition cost and may seek tourism grants to fund operations. The mayor expressed gratitude to Legislator Beth Davidson and others for their support and hopes to have the shuttle running in time for October events.

COMMENTS FROM THE VILLAGE BOARD

PUBLIC COMMENT

Eric Johnsmeyer, 35 Marion St – Expressed concern over unexpected elevation changes from recent sidewalk work near his property, resulting in a \$7,300 bill to modify his walkways. He stated the issue could have been avoided with earlier communication from the village. Also, believes that the cost to remove trees from his property is excessive. Would like his curb cut not to have grass – would like an option of concrete.

Don Hammond, Housing Authority Chairman – Introduced the new housing director and presented their personnel budget, seeking the Village Board's authority to move forward.

PUBLIC HEARINGS

ADOPTION OF MINUTES – 08/21/2025 & 08/29/2025

On motion of Trustee Carlin, seconded by Trustee Jean-Gilles. The minutes of the meeting held on 08/21/2025 and 08/29/2025 were accepted as presented.

PRESENTATION

ACTION ITEMS

RESOLUTION NO. 2025-158 – 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 September 10, 2025.

RESOLVED, the General Fund Claims set forth on Pages 1 through 12 in the below listed amounts are approved for payment:

GENERAL FUND	\$192,741.87
NYACK PARKING AUTHORITY	\$ 27,741.87
WATER FUND	\$146,212.31
CAPITAL PROJECTS – 2017 Improvements	\$ 99,741.57

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. 2025-159 – SET A PUBLIC HEARING ON OCTOBER 9, 2025, AT 8:00 PM TO CONSIDER AMENDING CHAPTER 360 (ZONING) OF THE CODE OF THE VILLAGE OF NYACK SO AS TO ADD TO THE USE-SPECIFIC STANDARDS, CERTAIN PROVISIONS REGARDING ADAPTIVE REUSE OF ELIGIBLE RELIGIOUS AND/OR EDUCATIONAL BUILDINGS AND USES

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

RESOLVED, Nyack Village Board of Trustees approves the scheduling of a Public Hearing on October 9, 2025, 8:00 PM to consider Amending Chapter 360 (Zoning) of the Code of the Village of Nyack so as to add to the Use-Specific Standards, certain provisions regarding adaptive reuse of eligible religious and/or educational buildings and uses.

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. 2025-160 – AMEND THE SIDEWALK INCENTIVE PROGRAM POLICY TO CAP VILLAGE CONTRIBUTION AT \$5,000 FOR SIDEWALK PROJECTS OVER 100 FEET IN LENGTH

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

RESOLVED, the program by which the Village will reimburse owner-occupiers for a maximum of 50% or total of \$1,500 per sidewalk repair project is hereby amended to provide up to a maximum of \$5,000 in funding for projects over 100 feet in length.

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. 2025-161 – INCLUDE AN ERRATA SHEET IN THE 2016 VILLAGE COMPREHENSIVE PLAN

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

WHEREAS, page 131 of the 2016 Village Comprehensive Plan contains a statement that reads: “The Rockland BOCES Athletic Fields, though not under Village control, is an important community resource and are protected via a permanent recreational easement.”

And,

WHEREAS, a Covenant and Research investigation by the Jade Abstract Company, Inc. found that no such permanent recreational easement exists on the athletic fields.

RESOLVED, the attached errata sheet shall be appended to the 2016 Nyack Village Comprehensive Plan, which corrects the above error.

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. 2025-162 – AUTHORIZE SOLICITATION OF BIDS FOR THE SAFE ROUTES TO THE NYACK MIDDLE SCHOOL PROJECT PIN 8762.47

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

WHEREAS, the Village of Nyack has completed design and will be receiving NYSDOT approval to advertise the Safe Routes to The Nyack Middle School Project for competitive bid, which will construct sidewalks and related infrastructure on Upper Depew, Depew Ave, Main Street, South Midland Ave and Summit Street; and,

WHEREAS, the Village Clerk, with the assistance of GPI, the Consulting Engineers for the project will advertise and receive bids for the project in the Town’s official newspaper and on the New York State Contract Reporter; and

WHEREAS, the Village Board of Trustees has authorized funds to be utilized from the General Fund and/or proceeds of bond issue;

NOW, THEREFORE, BE IT RESOLVED, that the Village Clerk, with the assistance of the consulting engineering firm GPI, is hereby authorized to solicit bids; and

BE IT FURTHER RESOLVED, the Village Clerk shall comply with the requirements of the General Municipal Law and/or the Village’s procurement policies to the extent they apply to this bid work.

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. 2025-163 – AUTHORIZE THE IMPLEMENTATION, AND FUNDING IN THE FIRST INSTANCE 100% OF THE FEDERAL-AID AND STATE “MARCHISELLI” PROGRAM-AID ELIGIBLE COSTS, OF A TRANSPORTATION FEDERAL-AID PROJECT, AND APPROPRIATING FUNDS THEREFORE

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

WHEREAS, a Project for the Safe Routes to the Nyack Middle School in the Village of Nyack, Rockland County, PIN 8762.47 (the “Project”) is eligible for funding under Title 23 U.S. Code, as amended, that calls for the apportionment of the costs such program to be borne at the ratio of 80% Federal funds and 20% non-federal funds; and

WHEREAS, it has been found necessary to increase the federal and non-federal share of costs for the construction and construction inspection work for the project; and

NOW, THEREFORE, the Nyack Village Board, duly convened does hereby

RESOLVE, that the Nyack Village Board hereby approves the above-subject project; and it is hereby further

RESOLVED, that the Nyack Village Board hereby authorizes the Village of Nyack to pay in the first instance 100% of the federal and non-federal share of the cost of the construction and construction inspection work for the Project or portions thereof; and it is further

RESOLVED, that the sum of \$4,432,804 (\$5,377,804 minus previous \$945,000) is hereby appropriated from the General Fund and made available to cover the cost of participation in the above phases of the Project; and it is further

RESOLVED, that in the event the full federal and non-federal share costs of the project exceeds the amount appropriated above, the Nyack Village Board shall convene as soon as possible to appropriate said excess amount immediately upon the notification by the Village Administrator thereof, and it is further

RESOLVED, that the Nyack Village Administrator be and is hereby authorized to execute all necessary Agreements, certifications or reimbursement requests for Federal Aid and/or applicable Marchiselli Aid on behalf of the Village of Nyack with the New York State Department

of Transportation in connection with the advancement or approval of the Project and providing for the administration of the Project and the municipality's first instance funding of project costs and permanent funding of the local share of federal-aid and state-aid eligible Project costs and all Project costs within appropriations therefore that are not so eligible, and it is further

RESOLVED, that in addition to the Village Administrator, the following municipal titles: Mayor, Village Engineer and Village Treasurer are also hereby authorized to execute any necessary Agreements or certifications on behalf of the Municipality/Sponsor, with NYSDOT in connection with the advancement or approval of the project identified in the State/Local Agreement;

RESOLVED, that a certified copy of this resolution be filed with the New York State Commissioner of Transportation by attaching it to any necessary Agreement in connection with the Project, and it is further

RESOLVED, 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 Yes
Mayor Rand Yes



RESOLUTION NO. 2025-164 – APPROVE A STREET CLOSURE FOR THE SALSA SUNSET ON SOBRO, SATURDAY, SEPTEMBER 20, 2025, 6-10 PM

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

RESOLVED, that the Nyack Village Board of Trustees approves a street closure for a special event on S Broadway, the Salsa Sunset on SoBro, Saturday, September 20, 2025, 6-10 PM, and the Village will contribute up to \$500 to DPW costs for securing the street closure.

Trustee Carlin – Board should question costs during events that the Village is providing support for.

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. 2025-165 – SET A PUBLIC HEARING ON OCTOBER 9, 2025, AT 8:05 PM TO CONSIDER AMENDING VON CODE §28-2 SO AS TO CHANGE DATE OF BOT’S ANNUAL MEETING (I.E., ORGANIZATION MEETING) TO THE FIRST MONDAY IN DECEMBER

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

RESOLVED, the Nyack Village Board of Trustees approves the scheduling of a Public Hearing on October 9, 2025, 8:05 PM, to consider Amending VON Code §28-2 so as to change the date of BOT’s Annual Meeting (i.e., organizational meeting) to the first Monday in December.

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. 2025-166 – APPROVE THE NYACK HOUSING AUTHORITY PERSONNEL BUDGET

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

WHEREAS, the Nyack Housing Authority has presented its personnel budget for review; and the Village Board has reviewed the proposed salaries as stated in the personnel budget;

NOW, THEREFORE, BE IT RESOLVED that the Board hereby approves the Nyack Housing Authority personnel budget, including the stated salaries, as presented.

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. 2025-167 – SET A PUBLIC HEARING ON OCTOBER 9, 2025, AT 8:10 PM TO CONSIDER AMENDING VON CODE §238-4 AND §238-5 SO AS TO ADD AN EXCEPTION/EXEMPTION FROM THE PROHIBITION OF GASOLINE POWERED LEAF BLOWERS FOR LARGE PROPERTIES DURING CERTAIN TIMES OF THE YEAR, DAYS OF THE WEEK AND HOURS OF THE DAY

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

RESOLVED, the Nyack Village Board of Trustees approves the scheduling of a Public Hearing on October 9, 2025, 8:10 PM, to consider Amending VON Code §238-4 and §238-5 so as to add an exception/exemption from the prohibition of gasoline powered leaf blowers for large properties during certain times of the year, days of the week and hours of the day.

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)

Orangetown Police Dept. – Shutdown of Smoke Shop on Main; continue to ask for regular patrols, particularly in the park and marina area.

Safety Patrol – Fact sheet on the safety patrol will be posted on the website. The contract, insurance, and partnership are all in place, and the safety patrol will begin next week in the downtown area and parks. The safety patrol will be introduced to local retailers and community members through a joint walk-around. One year contract that can be abandoned with 30 days' notice. Safety patrol is not meant to patrol off Main Street, Broadway or the parks.

Village Administrator – Reported strong progress on the north side sidewalk project, including new curbing and sidewalk installation on Marion Street. He praised Terra Ferma for their work and thanked Mayor Rand for securing a \$150,000 grant through Assemblyman Carol's office for a new truck wash at the DPW. The project will proceed after completion of the roof and salt shed projects. Administrator Stewart also shared that the YMCA basketball program, supported by grant funding, was successful over the summer with strong participation and ongoing scholarship support.

OLD BUSINESS

250th Anniversary of July 4, 1776, organizing committee

Trustee Carlin spearheading. Getting together a list of potential committee members. Once approved, we'll start preparing a program.

Nyack Rat Control Project

Administrator Stewart stated that the village is seeking certification from all downtown mixed-use buildings confirming they have pest control contracts, garbage carting services, and proper lidded containers in use. Ensuring compliance will significantly help reduce the local rat population. Haven't found a pest control service who can provide rat birth control. Will closely monitor vacant buildings making sure they are maintained and secured.

Oak Hill Cemetery leaf blower policy amendment proposal
Set for public hearing

NEW BUSINESS

COMMUNICATIONS

S Mill St block party request for street closure – Sat., Sept 20, 3:30 – 10 PM.
Village Board gave Village Administrator authority to approve

Barbara Taylor, request for a handicap parking spot on Gail Drive.
Approval resolution for next meeting

John Vitale, Memorial Park permit application for Flag Football practice for 10 girls, Weds and Fridays, 4 PM- 5:15 PM, beginning September 12.
Approval resolution for next meeting

Pastor Josef – Hezekiah Easter Square, 4-7 PM, 8/30 and 9/27
Village Board requested the volume be at a respectful level, and to stay within the approved timeframe

Ramona Ngolla, additional streetlight request for Sixth Ave
Village Board gave Village Administrator authority to obtain a cost proposal for lighting in this area

Congregation Sons of Israel, Memorial Park permit application, Tuesday, 9/23/25, 5-6 PM. Rosh Hashana prayer, 30-50 people.
Village Board gave Village Administrator authority to approve

Marcella Mazzeo/J&E Auto, Street closure request for “Cars and Coffee” Sunday, October 5, 2025, 7 AM – 11 AM.
Village Board gave Village Administrator authority to approve

ADJOURNMENT

Motion offered by Trustee Riobe-Taylor, seconded by Trustee Jean-Gilles to adjourn meeting at 9:29 pm. Motion carried.

VILLAGE CLERK