

**Minutes of the Regular Meeting
of the Village of Nyack Board of Trustees
Held at Village Hall at 7:30 pm on Thursday, March 12, 2026**

Present: Joseph Rand, Mayor
Pascale Jean-Gilles, Trustee
Donna Lightfoot Cooper
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 expressed gratitude to the Village's first responders — the ambulance corps, fire department, and police — for their work at a serious bus accident on the bridge earlier that morning, noting that there were no fatalities and crediting their swift response for that outcome.

COMMENTS FROM THE VILLAGE BOARD

Trustee Carlin – Announced that the Keep Rockland Beautiful Nyack Cleanup has been rescheduled from April 18 to May 2, from 9:00 a.m. to noon, due to a conflict with the YMCA, and noted that the event will be publicized shortly.

Trustee Lightfoot Cooper – Reported that the Housing Authority meeting ended early and left her concerned about internal issues and ongoing communication gaps, noting she often learns information last despite serving as liaison. She also asked whether overflow parking for Depew Manor residents is supposed to be directed to the first row of the Tallman Plaza Senior Building lot because of limited parking at Depew Manor and can a senior discount be provided by the Village.

Mayor Rand – Confirm the Housing Authority's parking rules and current fees, determine what residents are paying, and prepare a proposal for offering a senior-rate discount for both municipal lots for discussion at the next meeting.

PUBLIC HEARING

None

ADOPTION OF MINUTES – 02/26/2026

On motion of Trustee Riobe-Taylor, seconded by Trustee Carlin. The minutes of the meeting held on 02/26/2026 were accepted as presented.

ACTION ITEMS

RESOLUTION NO. 2026-47 – 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 March 12, 2026.

RESOLVED, the General Fund Claims set forth on Pages 1 through 9 in the below listed amounts are approved for payment:

GENERAL FUND	\$90,706.16
NYACK PARKING AUTHORITY	\$83,696.47
WATER FUND	\$ 997.55

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. 2026-48 – AUTHORIZING THE NYACK HOUSING AUTHORITY TO PARTICIPATE IN THE VILLAGE OF NYACK’S DENTAL BENEFITS PROGRAM WITH CONTRIBUTION REQUIREMENTS

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

WHEREAS, the Nyack Housing Authority (“Housing Authority”) provides safe and affordable housing to eligible residents of the Village of Nyack; and

WHEREAS, on August 12, 2025, the Housing Authority Board voted unanimously to approve the addition of dental insurance coverage for its staff; and

WHEREAS, the Village Board of Trustees finds that participation in the Village’s dental benefits program will support the health and well-being of Housing Authority employees;

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

1. Authorization – The Nyack Housing Authority is authorized to participate in the Village of Nyack’s dental benefits program under the same terms and conditions applicable to eligible Village employees.
2. Contribution Requirement – The Housing Authority shall remit to the Village a monthly fee of \$23.63 for each employee enrolled in single coverage and \$70.91 for each employee enrolled in family coverage. These rates may be adjusted annually by the Village Board to reflect changes in program costs.
3. Execution of Documents – The Mayor is authorized to execute any agreements or documents necessary to implement this Resolution.
4. Effective Date – This Resolution shall take effect immediately upon adoption.

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. 2026-49 – AUTHORIZE MAYOR TO SIGN AGREEMENT(S) WITH TOWN OF ORANGETOWN AND NYACK UNION FREE SCHOOL DISTRICT A/K/A NYACK PUBLIC SCHOOLS GRANTING A PROPERTY TAX EXEMPTION FOR THE VILLAGE’S WATER TREATMENT PLANT INFRASTRUCTURE 12 N. BROADWAY, NYACK, NY 10960 AND 12 S. HIGHLAND AVE, NYACK NY, AS PER NYS REAL PROPERTY TAX LAW §406(3)

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

WHEREAS, the Village of Nyack (“Village”) is the fee simple title owner of parcels of real property commonly known as 12 N. Broadway, Nyack, NY 10960 (Town Tax Map designation of [607.200-1500-1] and Town Tax Map designation of [607.200-1500-2]), and 12 S. Highland Ave, Nyack NY, (Town Tax Map designation of [65.68-1-3]), in the Town of Orangetown.

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

WHEREAS, the Town of Orangetown (“Town”), and the Nyack Union Free School District a/k/a Nyack Public Schools (“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.

RESOLVED, 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.

RESOLVED, the Board of Trustees approves of the Village entering into the property tax exemption Agreement(s), so long as the Agreement(s) is/are in satisfactory form and substance to the Village Administrator; and authorizes the Mayor to execute the Agreement(s) on behalf of the Village.

On roll call the vote was as follows:

- | | |
|---|---|
| <i>Trustee Jean-Gilles Yes</i> | <i>Trustee Riobe-Taylor Yes</i> |
| <i>Trustee Lightfoot Cooper Yes</i> | <i>Mayor Rand Yes</i> |
| <i>Trustee Carlin Yes</i> | |



RESOLUTION NO. 2026-50 – APPROVE AN APPLICATION FOR STREET CLOSURE OF JACKSON AVE ON MARCH 27, 2026, FOR A PRIDE NIGHT MARKET

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

RESOLVED, the Board of Trustees of the Village of Nyack approves the closure of Jackson Ave by the Pride Center, Friday, March 27, 2026, for a Pride Night Market, sponsor to reimburse village costs of street closure labor.

On roll call the vote was as follows:

- | | |
|---|---|
| <i>Trustee Jean-Gilles Yes</i> | <i>Trustee Riobe-Taylor Yes</i> |
| <i>Trustee Lightfoot Cooper Yes</i> | <i>Mayor Rand Yes</i> |
| <i>Trustee Carlin Yes</i> | |

RESOLUTION NO. 2026-51 – APPROVE AN EVENT PERMIT APPLICATION FROM LIDIA FLUHME FOR THE GRAN FONDO BICYCLE RACE

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 the use of Village streets for the Gran Fondo bicycle race on Sunday, May 17, 2026, typical route on Piermont Avenue to Gedney and then 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. 2026-52 – APPROVE AN EVENT PERMIT APPLICATION FROM PLAYFUL YOGI SPACE FOR ROCKLAND YOGA FEST 2026 IN MEMORIAL PARK

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 from Naomi Camileri to host Rockland Yoga Fest 2026 in Memorial Park, Great Lawn, Saturday, September 19, 2026 (rain date 9/20/26).

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. 2026-53 – APPROVE THE MAYOR’S APPOINTMENT OF KATINA CROWDER TO THE BOARD OF THE NYACK HOUSING AUTHORITY

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

RESOLVED, the Village Board of Trustees to approve the Mayor’s appointment of Katina Crowder to the Board of the Nyack Housing Authority for a five year term to expire December 31, 2030.

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. 2026-54 – APPROVE THE PEDDLING PERMIT APPLICATION FROM TRINITY SOLAR

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

RESOLVED, the Village Board of Trustees authorizes the Village Clerk to issue a permit application to Trinity Solar to canvass Nyack households for rooftop solar installation sales.

Mayor Rand – Going forward notification will be in newsletter of approved solicitors; consider “Do Not Knock” policy for incorporation in Village Code.

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. 2026-55 – APPROVE AN APPLICATION FOR CDBG GRANT FOR SIDEWALKS ON HIGH AVENUE AND FRANKLIN STREET

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

RESOLVED, the Board of Trustees of the Village of Nyack approves an application to CDBG for funding for sidewalks on High Ave. and Franklin St. and thanks the members of the CDBG committee for their advice.

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. 2026-56 – AUTHORIZE THE CREATION OF A PART-TIME MUNICIPAL BUS DRIVER TITLE

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

WHEREAS, the Village has obtained a grant from Rockland County to purchase a low-speed electric vehicle to function as a free shuttle service connecting the waterfront and other parts of the village, and has identified a need to provide consistent and reliable municipal transportation services for residents, seniors, visitors, and other community members; and

WHEREAS, the Village currently lacks an authorized Civil Service title for a Municipal Bus Driver to support these services, and the Village Administrator has recommended establishing such a title to ensure proper staffing, compliance with safety standards, and continuity of service; and

WHEREAS, the position is proposed as a part-time Municipal Bus Driver at a wage rate of \$20 per hour, working approximately 6–8 months annually, and the associated personnel cost will be funded through the General Fund and is consistent with the personnel funding available for transportation services in the FY 2025–26 budget; and

RESOLVED, that the Village Board of Trustees approves an application to Rockland County Civil Service for the creation of a Part-Time Municipal Bus Driver title for the Village of Nyack, at the hourly wage rate of \$20.00, subject to Civil Service approval and placement within the appropriate labor agreement if applicable; and

BE IT FURTHER RESOLVED, that upon approval of the title by Rockland County Civil Service, the Village Administrator is authorized to canvass, interview, and recommend qualified candidates for hiring for this position.

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 Department – OPD continues its regular coverage of Nyack. The supermarket area remains a concern for managers and the property owner. Discussion covered the usual issues along with some additional information about overall police resources deployed in Nyack.

Trustee Jean-Gilles discussed scheduling an upcoming meeting with OPD present.

Trustee Carlin noted the promotion of Detective Sgt. Palazolo to Lieutenant – Congratulations expressed by Village Board.

Village Clerk – None

Village Administrator – None

Trustee Lightfoot Cooper inquired about status of rodent situation with spring coming and community garden opening and abandoned burnt-out building.

Administrator Stewart – Village is enforcing basic requirements—proper trash containment and required pest-control services—through annual inspections, which move property-by-property and take time. While that continues, the Village is also funding bait stations. He plans to propose an upgraded, data driven, sensor-based bait-station program that is more effective but costs about \$1,000 per month. Building Dept. is also actively monitoring the abandoned building for rodent control.

Trustee Jean-Gilles – Requested update from Building Inspector.

OLD BUSINESS

Nyack Porchfest

Renamed Nyack Neighborhood Music & Arts Festival (A Porchfest), a community-run, family-friendly music and arts festival, free and open to the public. Requesting use of Memorial Park on September 26 from roughly noon to 7 pm, with cleanup afterward. The plan includes two small stages in the park, local arts vendors, and coordinated neighborhood porch performances, all designed to support local artists and businesses while maintaining an organized, low-impact event with appropriate sanitation and safety measures.

Draft Local Law Amending Chapter 360 (Zoning) of the Code of the Village of Nyack, so as to Add Provisions Regarding Adaptive Reuse and/or Tear-Down of Eligible Religious and/or Educational Buildings and Uses, for the Purpose of Constructing Multi-Family Dwellings

Attorney Michaels explained that the intent of the adaptive-reuse provision was to let long-standing religious and educational buildings—many of which are already oversized and nonconforming in residential zones—convert their interiors into as many residential units as the state building and multifamily codes allow, without having to meet current zoning standards like height or bulk, since the structures already exist. If there was a tear down then the table regulations in the law would apply specifically to this.

Board agrees with Option #3 45%/45%; concerning about the “tear down” aspect; special permit required
Administrator Stewart – Brought awareness to the BOCES building – must maintain open space as stated within the proposed local law.

Attorney Michaels explained that the proposal guarantees no net loss of usable open space or outdoor recreation areas on the property. For the tear down new construction, it's going from a minimum of 11% to a minimum 15% affordable workforce housing.

Board agrees with everything and is considering not allowing the affordable unit Chapter 120 buyout for the tear down.

More discussions will take place before finalizing.

NEW BUSINESS

Notice is hereby given that Nyack has prepared its 2026 Draft Annual Report per the NYSDEC's Municipal Separate Storm Sewer System (MS4) permit requirement. The report and Storm Water Management Plan will be available for public review and comment at the Nyack Village Trustee March 12, 2026, Board Meeting

Village Engineer has completed the State-required stormwater maintenance plan. It is available for public review at the Clerk's Office and included in the Board packet.

Shoreline Path Furniture Sponsorship Plan

Administrator Stewart explained that the sponsorship agreement provides a menu of individual items, each with its own price, and includes a map showing the exact benches, trees, or chess tables available for selection. He noted that sponsors can choose among different types and sizes of these items—such as

longer or shorter benches and various tree options—based on what they prefer. Village may have to purchase items if we can't get the sponsorship. Would like to adopt resolution on April 2nd. Village Board supports.

Restaurant Bump-Out Policy

Trustee Carlin expressed support for restaurants' interest in bump-outs but raised safety concerns when two are placed directly across from each other, noting it creates a choke point for traffic, increases the risk of accidents, and complicates movement for large trucks. He suggested a lottery or alternating arrangement to avoid side-by-side placements.

Trustee Jean-Gilles would like to revisit whether or not to have the program continue.

Trustee Lightfoot Cooper questioned if the requests for permits have lessened.

Administrator Stewart – No. It's the same six or eight year after year.

Discussion will continue next meeting. Trustee Carlin will speak with business owners inquiring about their interest.

COMMUNICATIONS

None

EXECUTIVE SESSION

None

PUBLIC COMMENT

Ruth Armstrong, Depew Manor – Says the Housing Authority entered apartments at Depew Manor without any notice, breaking their long-standing practice of notifying tenants before inspections or follow-up visits. She reports that no one returned her calls afterward, and she believes entering without notice is improper and possibly not legal.

ADJOURNMENT

Motion offered by Trustee Carlin, seconded by Trustee Lightfoot Cooper to adjourn meeting at 9:24 pm. Motion carried.



VILLAGE CLERK

