

**Minutes of the Regular Meeting
of the Village of Nyack Board of Trustees
Held at Village Hall at 7:00 pm on Thursday, June 11, 2026**

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
Manny Carmona, Building Inspector
Robert Galvin, Village Planner

Absent:

Meeting called to order at 7:03 pm

Pledge of Allegiance

Mayor's Introduction

Mayor Rand expressed his gratitude to former Deputy Mayor Louise Parker, Daniel Jean-Gilles, Minerva Parker, Mary White, Morgan Strand, Jeanette Brooks, Grant Valentine, Pascale Jean-Gilles, and Danelle Greene for organizing the recent African American Day Parade and Festival, praising it as a wonderful event and a meaningful community tradition.

He then highlighted several upcoming events:

- **Fire Department Memorial Procession** – Sunday, June 14, 2026 at 9:00 AM, concluding with a ceremony at Oak Hill Cemetery at approximately 9:30 AM.
- **Pride Parade and Street Fair** – Sunday afternoon, June 14, 2026, following the memorial procession.
- **Global Rhythms Festival** – Continuing through July 5, 2026, featuring ongoing soccer-related activities and village watch parties.

The Mayor also thanked the first-responder agencies involved in assisting the group of girls who became lost along Nyack Brook: Orangetown Police Department, Nyack Fire Department, Nyack Community Ambulance Corps, and additional responding units from Hatzalah and New Square. He noted that all children were found safe and unharmed and expressed appreciation for the responders' professionalism.

Mayor Rand clarified the purpose of the public statements he issued about the incident, explained the village's park-permit requirements, and emphasized that supervision issues fall under the jurisdiction of the school, the parents, and law enforcement—not the village. He stressed that he would not comment on matters that may involve police investigation, in keeping with longstanding village practice.

He urged the community to avoid speculation about the incident—particularly comments that had taken on antisemitic undertones. He reaffirmed his commitment to factual communication, transparency, and respect for proper investigative procedures.

COMMENTS FROM THE VILLAGE BOARD

Trustee Jean-Gilles – Thanked the DPW, Andy, and Ann Marie for their support with the African-American Day Parade and confirmed it will continue to be held on the first Saturday of June. She shared updates from the Water Department, noting that new pumps and check valves were installed—significant long-term improvements that will strengthen water distribution and treatment. She reassured residents that the village's water remains safe to drink while additional issues continue to be addressed. She expressed relief that all the girls involved in the previous day's incident were safe and thanked all first responders. She added that the village may need to consider additional measures in response to the incident.

Mayor Rand – Stated the village is developing a system to send annual reminders about park-permit requirements to all schools and camps, including private institutions. He noted this is especially important before summer, when camps frequently use the park, and confirmed the reminder will become a yearly practice.

Trustee Carlin – Reported that preparations for the USA 250 celebrations on July 2–3 are nearly complete, with vendors confirmed and events planned throughout the village, including car shows, a kids' Freedom Zone, live music, and fireworks. He suggested inviting the Water Department to present a full update on system improvements and recent water-quality issues, noting that some areas are more affected. Regarding the recent incident in Memorial Park, he thanked Mayor Rand for providing timely public updates and emphasized that the core issue was a group of unsupervised teenagers without a required permit. He recommended discussing preventative measures at a future meeting and suggested that park-permit reminders be issued in multiple languages, including Yiddish, and shared with local newspapers.

PRESENTATION

Robert Silarski, Architect, 267 Main Street - Zoning Map Amendment Preliminary Proposal

Mr. Silarski, property owner's representative, explained that the lot at 248 Depew/267 Main is split between two zoning districts. They're requesting to shift the zoning line, so the entire parcel becomes DMU-2. This would allow them to count the full lot area toward permitted density and add a few more residential units to the existing building. No new commercial development is proposed, and the TFR portion would not be separately developed. The request will go to the Planning Board for review before returning to the Village Board.

Village Attorney Michaels – Explained that the Board must first decide whether the zoning map amendment is worth advancing for review. If so, the Village Planner and Building Inspector would evaluate it, SEQRA

forms would be required, and a draft zoning amendment would be prepared—an involved process since the village has never done a zoning map change before. He also noted the applicant could alternatively pursue variances instead.

The Board received the presentation regarding the request to adjust the zoning boundary for 248 Depew/267 Main Street. No action was taken. The Board indicated that any further consideration would require review by the Village Planner and Building Inspector, along with completion of the required SEQRA documentation, before determining whether to advance the matter.

Glen Sungela, Volunteer Recognition, Restoration of Underground RR Historical Markers

Mayor Rand – Thanked Mr. Sungela for attending and acknowledged him for his outstanding work restoring the two Underground Railroad historical markers located in Nyack. He noted that many Nyack residents and followers of the village’s Facebook page expressed deep appreciation for the restoration work.

Mr. Sungela was presented with a certificate and pin in recognition of his contribution.

PUBLIC COMMENT

Joseph Brady Amoon, 199 Depew Ave – Thanked the Village Board for past zoning decisions that protected the Depew Avenue neighborhood from added commercial traffic and parking impacts. He emphasized the area’s heavy congestion, its residential character, and the importance of preserving quality of life, especially for students walking to school. He expressed strong appreciation for the Board’s recent actions.

Dr. Peggy Brady Amoon, 199 Depew Ave – Urged the board not to support the proposal to rezone 248 Depew Avenue from a two-family residential district to DMU-2. She said the neighborhood functions well as a residential area and that adding commercial uses or greater density would harm traffic, parking, and overall neighborhood character.

Sari Blakely, 1 Prospect St. – Expressed concern that adding commercial zoning to an already busy street with a dangerous intersection would threaten neighborhood safety and character.

PUBLIC HEARINGS

AMENDING CHAPTER 360 (ZONING) OF THE CODE OF THE VILLAGE OF NYACK, SO AS TO REPEAL LOCAL LAWS #2 AND #7 OF 2025, AND TO REFER AND DEFER TO NEW YORK STATE’S PREEMPTIVE REGULATIONS AND LAWS REGARDING PROXIMITY DISTANCES FOR CANNABIS DISPENSARIES

Public hearing continued on Amending Chapter 360 (Zoning) of the Code of the Village of Nyack, so as to Repeal Local Laws #2 and #7 of 2025, and to Refer and Defer to New York State’s Preemptive Regulations and Laws Regarding Proximity Distances for Cannabis Dispensaries at 8:23 pm.

Mayor Rand invited public and Board comment.

Attorney Michaels – Explained that the Board previously reviewed the SEQRA environmental forms for repealing Local Laws #2 and #7 of 2025, found no potential significant adverse environmental impact, and directed the Village Planner to prepare a negative declaration. He noted that the resolution before

the Board includes adopting that negative declaration and deciding whether to repeal the two local laws, which are preempted by state cannabis dispensary distance regulations.

Mayor Rand – Clarified that the Board is repealing the prior cannabis distance laws because they no longer support them, not because the state formally ordered preemption. He noted the Board completed its environmental review and determined there is no significant adverse impact, allowing the repeal to proceed.

Motion by Trustee Riobe-Taylor, seconded by Trustee Jean-Gilles to close the public hearing on June 11, 2026 at 8:30 pm. Motion carried.

AMEND CHAPTER 360 (ZONING) OF THE CODE OF THE VILLAGE OF NYACK SO AS TO ADD PROVISIONS REGARDING ADAPTIVE REUSE OF ELIGIBLE RELIGIOUS AND/OR EDUCATIONAL BUILDINGS AND USES, FOR THE PURPOSE OF CONSTRUCTING MULTI-FAMILY DWELLINGS

Motion by Trustee Carlin, seconded by Trustee Riobe-Taylor to open the public hearing on Amending Chapter 360 (Zoning) of the Code of the Village of Nyack so as to Add Provisions Regarding Adaptive Reuse of Eligible Religious and/or Educational Buildings and Uses, for the Purpose of Constructing Multi-Family Dwellings at 8:38 pm.

Mayor Rand invited public and Board comment.

Trustee Carlin – Thanked the Planning Board for identifying issues in the resolution, particularly concerns about allowing DMU-2 uses near BOCES and the need to correct FAR and zoning references to ensure the property is treated as MFR rather than TFR.

Attorney Michaels – Explained that residential districts do not have FAR requirements, and the reference to applying MFR FAR standards to the BOCES property was intentional so that an adaptive reuse project would not be subject to an FAR limit that does not exist in MFR zoning.

Village Planner Galvin – Explained that the three MFR districts don't have FAR requirements—they regulate density only. He noted that the proposal would effectively apply the MFR-2 density standard of 30 units per acre, since that is the applicable density limit in that district.

Village Attorney Michaels – Reiterated that MFR districts do not have FAR limits, and the intent was to treat adaptive reuse projects—such as the BOCES property—the same way. Since MFR buildings are not subject to FAR restrictions, applying one here would be inconsistent unless the Board chose to amend the law and add an FAR requirement.

Mayor Rand read aloud the section of the adaptive reuse law outlining density and FAR rules for eligible buildings, including when DMU-2 uses and FAR may be permitted on large lots near commercial districts, noting this was the basis for the Planning Board's objections.

Mayor Rand – Explained that although MFR districts currently have no FAR limits, referencing FAR in the law is intentional so that any future FAR standards added to MFR zoning would automatically apply to the adaptive reuse overlay. He noted the Planning Board views the reference as unnecessary, but he considers it harmless and potentially protective.

Mayor Rand – Explained that the Planning Board objected to allowing DMU-2 uses on the BOCES property but noted this is intentional—the purpose of the adaptive-reuse law is to permit denser residential use so the property can be viably redeveloped, while still requiring the project to stay within the existing building envelope and preserve open space.

Trustee Carlin – Expressed concern that allowing DMU-2 uses on the BOCES property could unintentionally permit commercial uses in the middle of a residential area and questioned whether the law could be written to avoid those unintended consequences.

Trustee Jean-Gilles – Noted that adaptive reuse of an old school typically attracts low-impact commercial uses—like offices or service providers—not disruptive retail, and that such uses can benefit the community. She acknowledged concerns about unintended consequences but emphasized that the building already functions as a school, which is more disruptive than the likely future uses.

Mayor Rand – Clarified that any adaptive reuse project using this law must obtain a special permit from the Village Board, meaning the Board ultimately decides what is allowed and can block any inappropriate or unintended uses.

Village Planner Galvin – Stated that the Planning Board would approve site development plan, and that this would allow for saving the open space.

Trustee Carlin – Suggested clarifying the law by explicitly stating that retail commercial uses are not permitted.

Mayor Rand – Said he does not want to remove the option for retail or commercial uses, noting that a small use like a café could benefit the neighborhood. He emphasized that any commercial space would only appear if there were a real market need and stated clearly that he does not want to change the legislation and wants it passed as written.

Mayor Rand thanked Village Planner Galvin, Building Inspector Manny Carmona, Village Attorney Dennis Michaels, and Village Administrator Andy Stewart for their substantial work on the adaptive reuse legislation. He said the effort supports an important goal: enabling underused properties to be converted to housing and allowing property owners to maintain their buildings for their highest and best use.

Motion by Trustee Jean-Gilles, seconded by Trustee Riobe-Taylor to close the public hearing on June 11, 2026 at 9:00 pm. Motion carried.

ADOPTION OF MINUTES – 05/21/2026

On motion of Trustee Carlin, seconded by Trustee Riobe-Taylor. The minutes of the meeting held on 05/21/2026 were accepted as presented.

ACTION ITEMS

RESOLUTION NO. 2026-106 – 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 June 11, 2026.

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

GENERAL FUND	\$242,360.37
NYACK PARKING AUTHORITY	\$ 18,767.39
WATER FUND	\$ 78,716.89
CAPITAL PROJECTS – 2017 Improvements	\$661,804.99
TRUST and AGENCY	\$ 765.00

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. 2026-107 – APPROVE A PERMIT APPLICATION FROM ROBERT GARCIA FOR A BASKETBALL EVENT IN MEMORIAL PARK, AUGUST 18, 2026

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

RESOLVED, the Board of Trustees of the Village of Nyack authorizes the issuance of a special event permit to Robert Garcia for a basketball event in Memorial Park, Tuesday, August 18, 2026, 4-8 PM. \$150 refundable security deposit required.

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. 2026-108 – APPROVE A PERMIT APPLICATION FROM ZACHARY TIRGAN OF EMPIRE STATE VOICES FOR A SOCIAL AND POLITICAL EVENT IN MEMORIAL PARK, JUNE 26, 2026, 5-8 PM

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

RESOLVED, the Board of Trustees of the Village of Nyack authorizes the issuance of a special event permit to Zachary Tirgan of Empire State Voices for a Social and Political Event in Memorial Park, Friday, June 26, 2026, 5-8 PM, including amplified sound, food and games in Gazebo and lawn area. \$150 refundable security deposit required.

Motion to Table the Resolution Until the End of the Meeting

Motion by Trustee Jean-Gilles, seconded by Trustee Lightfoot Cooper to table the resolution until the end of the meeting. Motion carried.

Motion to Reopen the Resolution

Motion by Trustee Lightfoot Cooper, seconded by Trustee Jean-Gilles to reopen the resolution. Motion carried.

Trustee Jean-Gilles – The event planner expects about 30–50 attendees and described it as a simple block-party-style gathering with food, games, and community information. There will be no barbecuing, though food trucks may participate. She noted they are trying to involve local vendors, but timing may limit that.

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. 2026-109 – APPROVE A PERMIT APPLICATION FROM BRITTANY GORDON OF NOT YOUR DISABILITY FOR AN EVENT IN MEMORIAL PARK, FRIDAY, JUNE 19, 2026, 11 AM - 4 PM

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

RESOLVED, the Board of Trustees of the Village of Nyack authorizes the issuance of a special event permit to Brittany Gordon of Not Your Disability for an Event in Memorial Park, Friday, June 19, 2026, 11 AM – 4 PM, including amplified sound, food vendors, and games in Gazebo and lawn area. \$150 refundable security deposit required.

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. 2026-110 – AMEND THE VILLAGE’S STANDARD SCHEDULE OF FEES WITH REGARD TO PARKING VIOLATIONS

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

WHEREAS, the Village Board of Trustees adopted a Local Law to establish a Standard Schedule of Fees for Village operations, and may update this Schedule from time to time by resolution; and

WHEREAS, with the exception of the meter violation fine, parking violation fines have not changed for many years while costs of personnel and services for parking enforcement increase annually.

RESOLVED, the Board of Trustees of the Village of Nyack adopts changes to the Standard Schedule of Fees enumerated below and directs staff to implement these changes with Duncan Services, the Village’s parking enforcement administrative partner.

6/11/26 PROPOSED; REVISED						
	Code	Violation Description	Original Violation	1st Late	Final Fee	CHANGE ADOPTED 6/11/26
Parking	VC	Meter Violation (Street)	\$25	\$40	\$ 60	Increase late fees by \$10 each.
Parking	VC	Meter Violation (Lot)	\$25	\$40	\$ 60	Increase late fees by \$10 each.
Parking	VC	Loading Zone	\$50	\$100	\$ 150	
Parking	V&T	Police Vehicles Only	\$200	\$300	\$ 400	

Parking	V&T	No Parking Here to Corner	\$100	\$150	\$ 200	
Parking	VC	No Parking in Crosswalk	\$125	\$175	\$ 225	Increase initial fine and late fees by \$25 each.
Parking	V&T	Expire or no Inspection	\$50	\$120	\$ 170	Increase late fees by \$20 each.
Parking	V&T	Expired Registration	\$50	\$120	\$ 170	Increase late fees by \$20 each.
Parking	VC	Two Meter Spaces	\$25	\$50	\$ 75	
Parking	V&T	No Parking Anytime	\$50	\$100	\$ 150	
Parking	V&T	More than 12" From Curb	\$15	\$70	\$95	Increase late fees by \$20 each.
Parking	VC	No Standing/ Stopping	\$75	\$125	\$175	Increase initial fine and late fees by \$25 each.
Parking	VC	Alternate Side of Street 3am-6am	\$25	\$60	\$85	Increase late fees by \$10 each.
Parking	V&T	Double Parked	\$50	\$75	\$100	Increase initial fine and late fees by \$25 each.
Parking	VC	No Commercial Parking 3am-6am	\$50	\$100	\$150	
Parking	VC	Failure to Display Marina Permit	\$50	\$100	\$150	
Parking	VC	Snow Emergency Route	\$50	\$100	\$150	
Parking	V&T	Vehicle Unattended	\$50	\$100	\$150	
Parking	V&T	Fire Hydrant	\$200	\$300	\$400	
Parking	V&T	Parked on Sidewalk	\$200	\$300	\$400	
Parking	V&T	Parked Left Side to Curb	\$75	\$100	\$150	
Parking	VC	Over 4hr. Parking Limit	\$50	\$100	\$150	
Parking	VC	Exceeded Time Limitation	\$50	\$100	\$150	
Parking	VC	Special Events Signs Posted	\$75	\$125	\$175	Increase initial fine and late fees by \$25 each.
Parking	VC	Exceeded 1 Hour Limit	\$50	\$100	\$150	
Parking	VC	15 Minute Zone	\$25	\$30	\$35	
Parking	VC	Special Event Vehicle Removal	\$50	\$100	\$150	
Parking	VC	Official Parking Only	\$75	\$125	\$175	Increase initial fine and late fees by \$25 each.
Parking	V&T	No Front Plate	\$60	\$110	\$160	Increase initial fine and late fees by \$10 each.
Parking	VC	Permit Parking Only	\$50	\$100	\$150	
Parking	VC	Fire Zone	\$200	\$300	\$400	
Parking	VC	No Parking 3am-6am	\$50	\$125	\$175	Increase late fees by \$25 each.
Parking	VC	No Parking 6am-9am	\$25	\$50	\$75	
Parking	VC	Handicapped Parking Only	\$200	\$300	\$400	
Parking	VC	Bus Stop	\$50	\$100	\$150	

Parking	VC	Blocking Driveway	\$75	\$125	\$175	Increase initial fine and late fees by \$25 each.
Parking	VC	Idling Prohibited	\$50	\$100	\$150	
Parking	VC	Alternate Side of Street 8am-11am	\$25	\$60	\$85	Increase late fees by \$10 each.
Parking	VC	Alternate Side of Street 6pm-12am	\$25	\$50	\$75	
Parking	VC	EV charging station - non-EV use	\$200	NONE	NONE	
Parking	VC	Restaurant bump-out fees	\$125/month, plus installation fee of \$150			Increase monthly fee to \$200.
Parking	VC	daily occupancy of metered space by a contractor, \$25/day				
Parking Authority	250-3.A	Boat launch permit fees \$50/day - 24 hr. launch permit	\$50	\$110	\$160	Increase initial launch/trailer parking fee from \$25 to \$50, increases fines by \$10 each
Parking	330-67	Towing or booting fee	\$100			Increase fee by \$50.

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. 2026-111 – APPROVE THE FY 2026-2027 PARKING AUTHORITY BUDGET

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

RESOLVED, the Board of Trustees of the Village of Nyack adopts the attached Nyack Parking Authority Budget for FY 2026-2027.

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. 2026-112 – APPROVE A PROMOTIONAL PARTNERSHIP WITH NEXAMP COMMUNITY SOLAR

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

WHEREAS, NexAmp Community Solar offers discounted electricity to Village residents and small businesses, further discounted for low and moderate income households,

WHEREAS, the cost of electricity has increased in recent years, burdening households also facing increased costs of food, health care, rent, auto insurance and other necessities,

WHEREAS, the partnership with NexAmp supports the Village of Nyack’s goal of prioritizing the use of renewable energy and energy efficiency locally, supported by a vigorous committee of volunteers, to reduce greenhouse gas emissions, to help mitigate the global warming that is bringing increased frequency and extremity of heat waves, flooding, airborne pollution and other perils,

WHEREAS, the proposed partnership with NexAmp comes at no cost to the Village and contemplates substantial revenues to the Village from referral fees for new subscribers, while saving local residents and small businesses on the cost of electricity,

RESOLVED, the Board of Trustees of the Village of Nyack authorizes a promotional partnership with NexAmp Community Solar, including the use of the Village logo on a postal mailing and other media and coordination of local events to promote community solar as cost effective and sustainable.

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. 2026-113 – RENEW AN ANNUAL ENGINEERING CONSULTING AGREEMENT WITH WESTON AND SAMPSON

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

WHEREAS, Weston and Sampson, in the person of Eve Mancuso, PE, has provided excellent service to the Village Building Department, and to the Administrator’s office for public works project design, contracting and inspection,

RESOLVED, the Board of Trustees of the Village of Nyack authorizes the renewal of Weston and Sampson's engineering consulting agreement for the June 1, 2026 to May 31, 2027 term using the attached fee schedule.

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. 2026-114 – APPROVE A GRANT APPLICATION FOR IMPROVEMENTS TO THE HILLSIDE OF THE PLAYGROUND IN MEMORIAL PARK

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

WHEREAS, the Village of Nyack in its 2012 Updated Comprehensive Plan and 2021 Upgraded Local Waterfront Revitalization Plan (LWRP) made upgrading existing parks a priority;

WHEREAS, the public has been involved in and has provided input in workshops and public hearings held throughout the process to update the Comprehensive Plan, LWRP, as well as through surveys issued to public, and is similarly involved currently in the planning and implementation of projects to restore and enhance Memorial Park;

WHEREAS, addressing the deteriorating condition of the hillside connecting the lower section of Memorial Park to the upper needs to be addressed, especially in light of the increasing number of heavy weather events the Village is experiencing;

WHEREAS, restoration of the Memorial Park hillside provides an opportunity to expand and enhance recreational opportunities for a densely populated village with very limited open space;

WHEREAS, the Village is in need of financial assistance to restore and enhance the Memorial Park hillside, and the NYPLAYS program provides such assistance;

WHEREAS, the Village of Nyack deems it to be in the public interest and benefit to authorize and direct Joe Rand, as Mayor of the Village of Nyack, New York, to file an application for funds to the New York State Dormitory Authority for NYSPLAYS funding for implementing the project entitled "Memorial Park Naturalized Climbing Park."

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

1. That Joe Rand, as Mayor, is hereby authorized to file an application for funding to

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NYPLAYS program of the Dormitory Authority of the State of New York;

2. That the Village of Nyack agrees that it will fund its portion of the cost of the Project and that these funds will be available to initiate the Project's work upon execution of a contract with the Dormitory Authority of New York State.

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



Mayor Rand praised the contractor, A-Tech, for doing an excellent job on the Memorial Park project. He noted the village chose the lowest responsible bidder, as required by law, and said the results are outstanding.

RESOLUTION NO. 2026-115 – APPROVING PUBLICATION OF COMPETITIVE BIDS FOR SENIOR CENTER ROOF REPLACEMENT, INTERIOR IMPROVEMENTS, AND HVAC IMPROVEMENTS

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

WHEREAS, the Village of Nyack obtained a Community Development Block Grant funding agreement for \$300,000 for improvements to the Nyack Senior Center, and the projects have been designed and prepared for public works contract competitive bidding by the Village consulting engineers, Weston and Sampson,

RESOLVED, in consideration of the fact that the Village seeks to undertake three capital improvement projects at the Senior Center located at 90 Depew Avenue — namely the Roof Replacement Project, the Interior Improvements Project, and the HVAC Improvements Project — the Board of Trustees of the Village of Nyack hereby approves the publication of the completed bid packages for all three projects as soon as possible, subject to review by the Village Attorney, and with deadlines for responses as per the recommendation of the Village Engineer.

FURTHER RESOLVED, that the Village Clerk is authorized and directed to publish and distribute the Notices to Bidders, make the Contract Documents available during regular business hours, and take all necessary steps to facilitate receipt of sealed bids in accordance with applicable law and Village procedures.

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. 2026-116 – AUTHORIZING THE REIMBURSEMENT OF CERTAIN BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY FEES

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

WHEREAS, the Chief Building Inspector has reviewed certain building permit and certificate of occupancy applications and has recommended reimbursement of fees due to permit withdrawals, overpayments, or requests that were withdrawn prior to action by the Building Department; and

WHEREAS, the Board of Trustees has reviewed the recommendations and finds that reimbursement of the fees listed below is appropriate;

NOW, THEREFORE, BE IT RESOLVED, that the Village Treasurer is hereby authorized and directed to issue reimbursement payments as follows:

<u>Applicant</u>	<u>Property Address</u>	<u>Amount</u>
Stuart Chaitin	66 N. Broadway	\$ 200.00
Pascal Akesson	124 N. Broadway	\$ 117.51
Michelle Whalen	120 Main Street	\$ 64.90
Fabulous Events	149 Burd Street	\$5,759.50
PR Builders	38 Fourth Avenue	\$ 200.00

BE IT FURTHER RESOLVED, that the total amount authorized for reimbursement is \$6,341.91.

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. 2026-117 – AMEND CHAPTER 360 (ZONING) OF THE CODE OF THE VILLAGE OF NYACK, SO AS TO ADD PROVISIONS REGARDING ADAPTIVE REUSE OF ELIGIBLE RELIGIOUS AND/OR EDUCATIONAL BUILDINGS AND USES, FOR THE PURPOSE OF CONSTRUCTING MULTI-FAMILY DWELLINGS

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

At or about 8:00 PM, during a regular meeting of the Board of Trustees of the Village of Nyack (“Village”), convened on June 11, 2026 (“Public Hearing date”), the below-described Public Hearing was (i) opened, *or* (ii) was opened at, and continued from, a prior meeting (or meetings), *or* (iii) was opened at, continued from, and closed at, a prior meeting (or meetings); and the following Resolution was duly offered and seconded, to wit:

WHEREAS, the Village Board of Trustees (“Village Board”) is the duly elected legislative body of the Village, and authorized to adopt Local Laws amending the Village Code, including amendments to the zoning regulations embodied in Chapter 360 (Zoning) of the Village Code (“Zoning Code”).

WHEREAS, the Village Board has published a Notice of Public Hearing in the Journal News, digitally posted said Notice on the Village’s website, and physically posted the Notice on the Village’s official bulletin board, in accordance with NYS Municipal Home Rule Law §20, with regard to proposed text amendments to the Zoning Code, which amendments are summarized as follows:

The proposed Local Law, if adopted by the Village Board, will foster the renovation and reuse of buildings originally constructed for religious and/or educational uses, and which have historic, architectural, economic, cultural or other value to the Village, and are at risk of becoming under-utilized, blighted, vacant or restricted in future uses, by encouraging the adaptive and flexible reuse of such buildings to allow greater economic and efficient use and occupancy of the property, and to increase the supply of housing (including affordable units) in the Village, and with no net loss of usable open space or outdoor recreational areas on the property, by virtue of allowing redevelopment for multi-family housing in the Single-Family Residential-1 (SFR-1), Single-Family Residential-2 (SFR-2), Two-Family Residential (TFR), and Office Mixed Use (OMU), Zoning Districts. The Village’s housing shortage, and affordability crisis, justify, under specified criteria, the override of certain Village Zoning Code regulations when religious and/or educational buildings are used for multi-family housing that must include a minimum proportion of affordable units, which will help to keep lower-income residents in the Village, and leverage religious and/or educational institutions’ uniquely beneficial community role in serving their communities by enabling them to utilize their stagnant assets to increase the Village’s housing inventory (including affordable units) without direct fiscal cost to the Village. The foregoing summary shall be referred to herein as “legislative intents and purposes.”

The proposed Local Law is appended hereto, made a part hereof and marked as "ATTACHMENT A."

WHEREAS, copies of:

- (i). the proposed Local Law,
- (ii). the State Environmental Quality Review Act ("SEQRA") Part 1 (Project Information) of the Short Environmental Assessment Form ("SEAF"), prepared, and signed, by Robert ("Bob") Galvin, AICP, Village Planner ("Village Planner"), dated August 28, 2025, to which is appended the Village Planner's narrative Memo, dated April 23, 2026 ("narrative Memo"),
- (iii). Part 2 of the SEQRA SEAF (Impact Assessment), prepared and recommended by the Village Planner, dated August 28, 2025,
- (iv). and Part 3 of the SEQRA SEAF (Determination of Significance), prepared and recommended by the Village Planner, dated April 23, 2026;

were all provided to the Village Board, in accordance with NYS Municipal Home Rule Law §20.

WHEREAS, following compliance with all public notice requirements as mandated by the applicable NYS statute(s) and the Village Code, and distribution of the proposed Local Law to the Village Board as per NYS Municipal Home Rule Law §20(4), on the Public Hearing date the Village Board (i) opened, *or* (ii) previously opened at a prior meeting, and held open/continued, *or* (iii) previously opened and held open/continued, and closed, at a prior meeting (or meetings), a Public Hearing on the proposed Local Law.

WHEREAS, the Rockland County Planning Department, pursuant to NYS General Municipal Law ("GML") §239-1, *et seq.*, reviewed the proposed Local Law and provided a GML review report to the Village Board, dated May 26, 2026 ("GML report"), which GML report recommended the following Modifications, summarized as follows: #1 recommends that the "Village should consider amending Section 120-1(C)(1) to include the OMU zoning district for consistency," and #2 recommends that "[i]nterior and exterior alterations be consistent with federal and state historic preservation laws, as well as local, which in turn may provide developers with grant opportunities related to historic preservation of religious structures;" regarding which the Village Board hereby overrides the said Modifications numbered "1" and "2," for the reasons set forth below, and for the additional reasons set forth in the Village Planner's narrative Memo:

1. Reasons(s) for the override of Recommended Modification #1 – The proposed Local Law's ("LL") language, which states "in accordance with Chapter 120," is intended to reference the administrative procedures and definitions of Village Code Chapter 120 (Affordable Housing), not to create a Chapter 120 apartment building for all Adaptive Reuse projects; i.e., the proposed LL contemplates a separate and distinct development project, independent of Chapter 120, which proposed LL's references to Chapter 120 is for the purpose of referring to the applicable administrative procedures and definitions of Chapter 120. In other words, the proposed LL is not a Chapter 120 project, but refers to the administrative procedures and definitions of Chapter 120.
2. Reasons(s) for the override of Recommended Modification #2 – The Village Board's predominant legislative intent and purpose, precipitating this proposed LL, is to foster the

renovation and reuse of buildings originally constructed for religious and/or educational uses, and which have historic, architectural, economic, cultural or other value to the Village, and are at risk of becoming under-utilized, blighted, vacant or restricted in future uses, by encouraging the adaptive and flexible reuse of such buildings to allow greater economic and efficient use and occupancy of the property, and to increase the supply of housing (including affordable units) in the Village, and with no net loss of usable open space or outdoor recreational areas on the property, by virtue of allowing redevelopment for multi-family housing. Although the Rockland County Planning Department's GML report's Recommended Modification #2 may have some merit, which the Village Board of Trustees may consider in the future, it is not a legislative priority at this juncture.

WHEREAS, prior to the Public Hearing, the Village Board sought comments on the proposed Local Law from the Village Planning Board ("PB"), as per Village Code §360-5.6(B)(3)(a); and the PB reviewed the Local Law at its meeting held on June 1, 2026, and provided a written advisory opinion/recommendation to the Village Board as follows:

- The PB is generally in favor of the Adaptive Reuse concept as reflected in the proposed Local Law.
- The PB is not in favor of the proposed Local Law's language, in Section 2(1B)(e)(2), that carves out an exception/special treatment for the BOCES property (i.e., "a lot in excess of four acres, and within 750 feet of a commercial Zoning District"), because it would import the uses and occupancies of the DMU-2 Zoning District into a TFR Zoning District.
- Also with respect to Section 2(1B)(e)(2), the PB is not in favor of the language that refers to a FAR restriction for the MFR-2 Zoning District, because there are no FAR regulations or restrictions prescribed in the Zoning Code for MFR Zoning Districts.

WHEREAS, there being no other SEQRA Involved Agency, as an additional part of this Resolution herein, if adopted on the Public Hearing date, the Village Board declares itself to be, and assumes the role of, SEQRA Lead Agency.

WHEREAS, the Village Board, after reviewing the Waterfront Assessment Form for Local Waterfront Revitalization Plan (LWRP) Consistency Review, prepared and recommended by the Village Planner, dated April 23, 2026, and after considering all of the discussion and analysis by the Village Board with respect to the documents referenced and considered by the Village Board at its Public Hearing held on the Public Hearing date, and at any prior Public Hearings that were held open, and continued, to the Public Hearing date, the Village Board finds and determines that the proposed Local Law is consistent with the LWRP and the Village's Comprehensive Master Plan.

WHEREAS, the Village Board, acting in its capacity as the SEQRA Lead Agency, and after reviewing the aforementioned Part 1, Part 2 and Part 3 of the SEQRA SEAF, which SEQRA SEAF Parts 1 through 3 were all prepared and recommended, on behalf of the Village Board, by the Village Planner; the Village Board hereby adopts the said SEQRA SEAF Parts 1 through 3, and incorporates them by reference as if fully set forth herein.

THEREFORE, BE IT RESOLVED, that the Village Board, after conducting a hard look review of all environmental factors, including, but not limited to, all of the said SEQRA SEAF Parts 1 through 3, and the Village Planner’s narrative Memo, hereby determines that there will be **no** potential significant adverse environmental impacts resulting from the Village Board’s adoption of the proposed Local Law, and makes a Determination of Non-Significance under SEQRA, thereby determining and issuing a SEQRA Negative Declaration.

BE IT FURTHER RESOLVED that the Village Board finds that this Local Law will fulfill, or be a significant step toward achieving, its legislative intents and purposes.

NOW, THEREFORE, based on all of the documentation and information before the Village Board, and the findings and determinations made herein;

BE IT RESOLVED that the Village Board hereby adopts the Local Law in the form and substance as appended hereto as “ATTACHMENT A,” and as same may have been amended “by-hand” during the Public Hearing.

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. 2026-118 – AMEND CHAPTER 360 (ZONING) OF THE CODE OF THE VILLAGE OF NYACK, SO AS TO REPEAL LOCAL LAWS #2 AND #7 OF 2025, AND TO REFER AND DEFER TO NEW YORK STATE’S PREEMPTIVE REGULATIONS AND LAWS REGARDING PROXIMITY DISTANCES FOR CANNABIS DISPENSARIES

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

At or about 7:30 PM, during a regular meeting of the Board of Trustees of the Village of Nyack (“Village”), convened on June 11, 2026 (“Public Hearing date”), the below-described Public Hearing was (i) opened, *or* (ii) was opened at, and continued from, a prior meeting (or meetings), *or* (iii) was opened at, continued from, and closed at, a prior meeting (or meetings); and the following Resolution was duly offered and seconded, to wit:

WHEREAS, the Village Board of Trustees (“Village Board”) is the duly elected legislative body of the Village, and authorized to adopt Local Laws amending the Village Code, including amendments to the zoning regulations embodied in Chapter 360 (Zoning) of the Village Code (“Zoning Code”); and this Local Law is adopted pursuant to NYS Municipal Home Rule Law (“MHRL”) §10; and in accordance with the procedures prescribed in MHRL §20, and NYS Village Law §7-706 and §21-2100.

WHEREAS, the Village Board has published a Notice of Public Hearing in the Journal News, digitally posted said Notice on the Village's website, and physically posted the Notice on the Village's official bulletin board, in accordance with MHRL §20, with regard to proposed text amendments to the Zoning Code, which amendments are described as follows.

The proposed Local Law, which is appended hereto, made a part hereof and marked as "ATTACHMENT B," if adopted by the Village Board, will repeal, due to preemption by New York State ("State" or "NYS") regulations and law, the Village's Local Law No. 7 of 2025 adopted by the Village Board on 07/24/2025 ("LL #7-2025"), and repeal Local Law No. 2 of 2025 adopted by the Village Board on 05/08/2025 ("LL #2-2025"), both together referred to as "LLs 2 & 7 of 2025," which had amended §360-3.2(B)(11)(c) of the Village's Zoning Code in a manner intended to regulate proximity and distance provisions relating to cannabis dispensaries; which repeals are grounded, more specifically, upon the NYS Cannabis Control Board's ("CCB") recent Advisory Opinions #2025-03 dated 11/03/2025, #2025-02 dated 10/06/2025, and #2025-01 dated 10/06/2025 (all together referred to herein as "CCB Advisory Opinions"), which unequivocally reinforce the preemptive status of the State's cannabis regulations and laws with respect to proximity and distance provisions relating to cannabis dispensaries.

In reliance upon, and consistent with, the CCB Advisory Opinions, and the State's regulations and laws cited therein, the Village Board finds that (i) LLs 2 & 7 of 2025 are in contravention of the preemptive status of the State's regulations and laws prescribing proximity and distance provisions for cannabis dispensaries; and (ii) keeping either LL #7-2025, or its predecessor LL #2-2025, may create inconsistency, uncertainty, and potential conflict, with the State's preemptive cannabis proximity and distance regulations and laws, and may impair the well-defined administration of the Village's Zoning Code relating to cannabis dispensaries.

The repeal of LLs 2 & 7 of 2025 shall remove, from the Zoning Code, the amendments and modifications made to Village Code §360-3.2(B)(11)(c) by LL #7-2025, and by its predecessor LL #2-2025, thereby conforming the Zoning Code to the State's preemptive cannabis regulations and laws concerning proximity and distance provisions, as advised by the CCB Advisory Opinions; and this Local Law shall also clarify that the proximity and distance provisions for cannabis dispensaries shall be as prescribed in the State's preemptive cannabis regulations and laws.

All of the foregoing shall hereinafter be referred to as "legislative intents and purposes."

WHEREAS, copies of:

- (i). the proposed Local Law,

- (ii). the State Environmental Quality Review Act ("SEQRA") Part 1 (Project Information) of the Short Environmental Assessment Form ("SEAF"), prepared, and signed, by Robert ("Bob") Galvin, AICP, Village Planner ("Village Planner"), dated 04/06/2026, to which is appended the Village Planner's narrative Memo dated 03/24/2026 ("narrative Memo"),
- (iii). Part 2 of the SEQRA SEAF (Impact Assessment), prepared and recommended by the Village Planner, dated 04/06/2026,
- (iv). Part 3 of the SEQRA SEAF (Determination of Significance), prepared and recommended by the Village Planner, dated 06/01/2026;

were all provided to the Village Board, in accordance with NYS Municipal Home Rule Law §20.

WHEREAS, following compliance with all public notice requirements as mandated by the applicable NYS statute(s) and the Village Code, and distribution of the proposed Local Law to the Village Board as per NYS Municipal Home Rule Law §20(4), on the Public Hearing date the Village Board (i) opened, *or* (ii) previously opened at a prior meeting, and held open/continued, *or* (iii) previously opened and held open/continued, and closed, at a prior meeting (or meetings), a Public Hearing on the proposed Local Law.

WHEREAS, the Rockland County Planning Department, pursuant to NYS General Municipal Law ("GML") §239-I, *et seq.*, reviewed the proposed Local Law and provided a GML review report to the Village Board, dated May 14, 2026 ("GML report"), which GML report remanded for local decision, and stated that the "proposed action is deemed to have no significant county-wide or inter-community impact under New York State General Municipal Law §239; therefore, the action is a local decision."

WHEREAS, prior to the Public Hearing, the Village Board sought comments on the proposed Local Law from the Village Planning Board, as per Village Code §360-5.6(B)(3)(a); and the Planning Board reviewed the Local Law at its meeting held on May 4, 2026, and provided a written advisory opinion/recommendation to the Village Board stating that the "Planning Board would prefer that adult retail (recreational) cannabis dispensaries be limited to the Commercial Corridor (CC) Zoning District, which the Planning Board acknowledges would require a different and/or additional amendment to the Zoning Code;" and that the "Planning Board has no comment about the repeal of local laws #2 and #7 of 2025 and understands that our Village will defer to NYS OCM regulations regarding proximity."

WHEREAS, there being no other SEQRA Involved Agency, as an additional part of this Resolution herein, if adopted on the Public Hearing date, the Village Board declares itself to be, and assumes the role of, SEQRA Lead Agency.

WHEREAS, the Village Board, after reviewing the Waterfront Assessment Form for Local Waterfront Revitalization Plan (LWRP) Consistency Review, prepared and recommended by the Village Planner, dated 03/24/2026, and after considering all of the discussion and analysis by the Village Board with respect to the documents referenced and considered by the Village Board at its Public Hearing held on the Public Hearing date, and at any prior Public Hearings that were held

open, and continued, to the Public Hearing date, the Village Board finds and determines that the proposed Local Law is consistent with the LWRP and the Village's Comprehensive Master Plan.

WHEREAS, the Village Board, acting in its capacity as the SEQRA Lead Agency, and after reviewing the aforementioned Part 1, Part 2 and Part 3 of the SEQRA SEAF, which SEQRA SEAF Parts 1 through 3 were all prepared and recommended, on behalf of the Village Board, by the Village Planner; the Village Board hereby adopts the said SEQRA SEAF Parts 1 through 3, and incorporates them by reference as if fully set forth herein.

THEREFORE, BE IT RESOLVED, that the Village Board, after conducting a hard look review of all environmental factors, including, but not limited to, all of the said SEQRA EAF Parts 1 through 3, and the Village Planner's narrative Memo, hereby determines that there will be no potential significant adverse environmental impacts resulting from the Village Board's adoption of the proposed Local Law, and makes a Determination of Non-Significance under SEQRA, thereby determining and issuing a SEQRA Negative Declaration.

BE IT FURTHER RESOLVED that the Village Board finds that this Local Law will fulfill, or be a significant step toward achieving, its legislative intents and purposes.

NOW, THEREFORE, based on all of the documentation and information before the Village Board, and the findings and determinations made herein;

BE IT RESOLVED that the Village Board hereby adopts the Local Law in the form and substance as appended hereto as "ATTACHMENT B," and as same may have been amended "by-hand" during the Public Hearing.

Village Planner Galvin – Added that the Rockland County GML report deferred for local decision.

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. 2026-119 – REVIEW AND DISPOSITION OF BUILDING DEPARTMENT RENEWALS FEES FOR 65 SOUTH BROADWAY

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

WHEREAS, the property located at 65 South Broadway, currently owned by Daniel Kramer, contains several open building permits originally issued in the 1980s and 1990s; and

WHEREAS, the owner asserts that these open permits and associated renewal fees, totaling approximately \$6,000, were not disclosed in the municipal search conducted at the time of purchase; and

WHEREAS, the Mayor has reviewed information from the Village Attorney, Chief Building Inspector, and Village Administrator regarding practices for the identification of open permits during municipal searches, the responsibilities of prior owners, and the Village's procedures for reporting such information; and

WHEREAS, the Village Board recognizes that it would be inequitable to impose renewal fees on a current property owner for open permits that predate their ownership when such permits and associated fees were not disclosed in the municipal search at the time of purchase; and

WHEREAS, the Village wishes to ensure a fair and consistent process for circumstances in which municipal searches may not have reported open permits or related fees;

NOW, THEREFORE, BE IT RESOLVED that:

1. The Board of Trustees hereby waives the building permit renewal fees associated with the open permits at 65 South Broadway to the extent that such open permits and associated fees were not disclosed in the municipal search conducted at the time of the current owner's purchase, contingent upon verification by the Building Department.

2. The Building Department is directed to review its records to confirm whether a municipal search request was received, fulfilled, and what information was provided at the time of the purchase of 65 South Broadway.

3. If it is verified that the Village did not report the open permits during the purchaser's municipal search, all renewal fees associated with pre-purchase permits at this property shall be waived.

4. If the Village's records reflect that the open permits were properly disclosed during the municipal search, fees shall be assessed in accordance with Village Code.

5. The Village Administrator and Chief Building Inspector are directed to develop and provide to the Board recommendations for a consistent policy governing similar cases in the future.

Juneteenth???

Building Inspector Carmona – Said many old certificates of occupancy remain open, some from the 1950s. In this case, the file was incomplete, so he rebuilt it himself, but the owner cannot pay the \$6,000 fee. He agreed with the mayor that the issue should be handled through a municipal search and noted it reflects an ongoing records challenge.

Motion to amend the resolution to remove the yellow highlighted Juneteenth??? at the end of the resolution

Motion by Trustee Lightfoot Cooper, seconded by Trustee Jean-Gilles to remove the yellow highlighted Juneteenth??? from the end of the resolution. Motion carried.

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. 2026-120 – INSTALLATION OF COMMEMORATIVE “JERRY KOBLIN WAY” SIGN

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

RESOLVED, that the Village Administrator is instructed to place a “Jerry Koblin Way” sign on the corner of Park Street and Main Street to commemorate and remember Jerry Koblin of Koblin’s Pharmacy; and

BE IT FURTHER RESOLVED, that a ceremony will be held at a later date to honor him and his family once the sign is installed.

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. 2026-121 – APPROVE A PERMIT APPLICATION FROM TARAMARIE PROFITA FOR A BIRTHDAY PARTY IN MEMORIAL PARK, JUNE 18, 2026

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

RESOLVED, the Board of Trustees of the Village of Nyack authorizes the issuance of a special event permit to Taramarie Profita for a birthday party in Memorial Park, Thursday, June 18, 2026, 5-9 PM (rain date 6/24/26), not to exceed 40 people, in the lower lawn area. \$150 refundable security deposit required.

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)

OPD – The mayor reported that OPD changed its Community Relations Officer, which caused a pause in the regular updates the village usually receives. A call with OPD is scheduled for next Wednesday, and full updates will be shared at the next meeting. He thanked OPD, the fire department, and the ambulance corps for their work during the recent incident and reminded everyone that the village does not comment on open investigations or ongoing police activity.

Village Administrator – Said the village clerk and building inspector have been clearing out old files—recycling and shredding as appropriate—and he praised their extra effort to get things organized.

Trustee Lightfoot Cooper – Asked the village to consider summer hours, noting that even a small early start to the weekend can boost morale. She acknowledged it may not work for every department but asked that the idea be explored where feasible.

Administrator Stewart – The village already closes at 3 pm before three-day weekends but broader summer hours are difficult because some departments—like the 24-hour water plant—cannot adjust schedules. He noted the challenge of keeping policies equitable across all staff.

Trustee Jean-Gilles – Asked whether the second June meeting will still be held at the Senior Center and whether that location would work given plans to invite the new OPD community officer and security staff.

Administrator Stewart – The plan is still to hold the meeting there, but he needs to confirm internet and technical feasibility. He added that security availability should not be an issue and they will follow up after next week's OPD meeting.

Trustee Lightfoot-Cooper – Asked whether the Board would revisit ETPA.

Administrator Stewart – Stated that revisiting ETPA requires conducting another vacancy-rate survey.

Mayor Rand – Explained that several surveys have been completed in the past and supported conducting another in September, noting that a large high-end waterfront building often raises the overall vacancy rate above the 5% threshold.

Trustee Jean-Gilles – Said residents have been asking about ETPA and agreed it is time for a new survey, especially with recent building ownership changes.

Trustee Carlin – Asked whether there have been any cases under the good cause eviction law and how compliance is monitored.

Mayor Rand – Clarified that good cause eviction cases are handled through the courts and noted that the law still prevents the steep rent increases seen in prior years.

Trustee Carlin – Requested an update on renovations.

Administrator Stewart – Reported the project is moving ahead well, contractors are on schedule.

Trustee Carlin – Ordering America 250 t-shirts; requires sizes.

Village Clerk – None

OLD BUSINESS

6/25/26 BOT Meeting will be at Nyack Senior Center
90 Depew Avenue, Nyack

Park Permit Fee Policy Memo

Board to review the memo and provide comments before the next meeting.

NEW BUSINESS

Youth Recreation Program Funding

Administrator Stewart and Leanne Paluck-Reiss outlined a proposed youth recreation program funded entirely by cannabis revenue, with most funding supporting a coordinator to organize seasonal activities, connect students with local nonprofits, and expand job-readiness opportunities.

Trustees Lightfoot-Cooper and Jean-Gilles expressed support and emphasized the importance of internships, summer employment, and community-service opportunities for local youth.

COMMUNICATIONS

Bill Batson, Asking for Commemorative “Jerry Koblin Way” Sign To Be Placed On Main St/Park Street Signpost

Noel Schultz, 103 Gedney St – Requested to move forward with installing a street sign.
See Resolution #2026-120

Stacey Scott, Memorial Park Permit App, Saturday, 7/18, 3-4 PM, Gazebo, Wedding Photos

Require \$150 refundable deposit
Resolution for next meeting

Jonnathan Zumba, Memorial Park Permit App, Friday, 7/17, 3-5 PM, Gazebo, Family Quinceanera Photos

Require \$150 refundable deposit
Resolution for next meeting
Reminder to applicants – there is no security at the park – park area requested, not exclusive to the applicant

Tamarie Profita, Memorial Park Permit App, Thursday, June 18, 5-9 PM, Birthday Party (rain date 6/24)

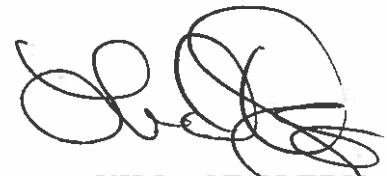
See Resolution #2026-121

EXECUTIVE SESSION

None

ADJOURNMENT

Motion offered by Trustee Lightfoot Cooper, seconded by Trustee Jean-Gilles to adjourn meeting at 9:37 pm. Motion carried.



VILLAGE CLERK