

Village of Nyack

9 North Broadway, Nyack, NY 10960

Village Board of Trustees Meeting

November 9, 2023 7:30 pm

YouTube meeting livestream access link (public comment is in-person only):

<https://www.youtube.com/channel/UCJIPWjS1Be7gq4S7KiH7Ag>

1. Pledge of Allegiance

2. Adoption of Minutes – minutes for 10/26/23

3. Presentation – FastTrack.gov – Building Permit Software – Nancy Brady

4. Public Hearing 8:00 PM

Public hearing to consider the Village’s adoption of a resolution Declaring a Housing Emergency and Opting In to the NYS Emergency Tenant Protection Act of 1974 (ETPA).

5. Public Comment – Discussion of Action Items Only – 3 Minute Time Limit.

6. Action Items

5.1 Resolution No. 2023-156 Resolution of the Nyack Village Board accepting audited voucher summary

WHEREAS, the Audited Voucher Summary was presented to the Nyack Village Board of trustees at its regularly scheduled meeting of October 26, 2023.

RESOLVED, that General Fund Claims set forth on pages 1 through 12 in the amounts of

General – \$136,294.92

Parking -- \$2,890.95

Water -- \$33,530.71

Capital Projects – \$171,002.11

Trust and Agency – \$1,212.07

5.2 Resolution No. 2023-157 Resolution of the the Board of Trustees of the Village of Nyack Making Permanent Recent Adjustments to River Space Parking Lot Parking

Policy

WHEREAS, the Board of the Nyack Parking Authority from time to time adjusts parking policy to adapt to changing community conditions and needs, and the opening of a supermarket adjacent to the Riverspace parking lot has increased the need for short term parking that is maximally convenient for visitors to both the supermarket and nearby businesses;

RESOLVED, the Board of the Nyack Parking Authority authorizes the Village Administrator to make permanent recent changes to the parking policy at River Space lot, specifically, the allocation of 16 spaces on the east side fronting the supermarket as “1-hour free/max one hour” short term spaces, with the remainder of the parking lot operating as normal with metered parking enforcement.

5.3 Resolution No. 2023-158: Resolution of the Board of Trustees of the Village of Nyack, to Approving a Special Event Permit Application from Rabbi Russo of Congregation Sons of Israel for Tuesday, November 14 at Hezekiah Easter Veterans Square

RESOLVED, the Board of Trustees of the Village of Nyack approves a special event permit application for Tuesday, November 14, 2023, 10 AM – 8 PM, by Rabbi Russo of Congregation Sons of Israel for use of Hezekiah Easter Veterans Square for the placement of empty tables and chairs representing hostages in Gaza, with a ceremony at 7:00PM, subject to provision of required insurance certificate.

5.4 Resolution No. 2023-159: Resolution of the Board of Trustees of the Village of Nyack, to Approve a Special Event Permit Application from Rabbi Chaim Zvi Erhenreich of Chabad for Placement of a Menorah During Chanukah at Hezekiah Easter Veterans Square

RESOLVED, the Board of Trustees of the Village of Nyack approves a special event permit application from Rabbi Chaim Zvi Ehrenreich of Chabad for placement of a Menorah during Chanukah at Hezekiah Easter Veterans Square, from December 3 through December 15, including a Menorah lighting and Chanukah Gelt distribution event on December 10, 2023 at 4 PM, subject to provision of required insurance certificate and coordination with Fire Dept for truck access and parking.

5.5 Resolution No. 2023-160: Resolution of the Board of Trustees of the Village of Nyack, to Approve a Chamber Request for Free Holiday Parking

RESOLVED, the Board of Trustees of the Village of Nyack approves a temporary change to parking enforcement policy such that during the holiday period no meter enforcement will take place on the Friday after Thanksgiving, and Saturdays through December 23, 2023, all other parking policies to remain in effect.

5.3 Resolution No. 2023-155: Resolution of the Board of Trustees of the Village of Nyack, to Approve Street Closures for the Nyack Chamber of Commerce and the Arts Crafts and Antiques Dealers Association (ACADA) for 2024

RESOLVED, the Board of Trustees of the Village of Nyack approves the closure of Main Street (Broadway to Franklin St) and Broadway (Cedar Hill Ave to High Ave) for street fairs on the following dates in 2024, conditioned on payment of Village event support staffing costs, provision of a list of all vendors for each event as per resolution #178 of 2022, and payment of a fee of \$5 per vendor (with the exception of nonprofit vendors and vendors who operate owned or leased commercial facilities in Nyack) as per resolution #178 of 2022:

- April 14, 2024 SpringFest (Chamber)
- May 19, 2024 (ACADA)
- July 14, 2024 (ACADA)
- September 8, 2023 Septemberfest (Chamber)
- October 13, 2024 (ACADA)

RESOLVED, the Board of Trustees of the Village of Nyack approves the closure of Main Street (Broadway to Franklin St) on August 8, 2024, for the Chamber's Exotic Car Show

RESOLVED, the Board of Trustees of the Village of Nyack approves the closure of the Riverspace Parking Lot for the Farmers Market, by the Chamber, weekly on Thursdays, and the Wednesday before Thanksgiving, and parking will be free of charge in the Village lot during the market hours.

RESOLVED, the Board of Trustees of the Village of Nyack approves the closure of Main Street (Broadway to Franklin St) and Broadway (Cedar Hill Ave to Main St for the annual Halloween Parade on October 26, 2024 (raindate: October 27, 2024).

5.3 Resolution No. 2023-161: Resolution of the Board of Trustees of the Village of Nyack, to Approving Application for a Federal Transportation Alternatives Program Grant for Sidewalk and Pedestrian Safety Improvements in the Downtown Area.

WHEREAS: After thorough consideration of the various aspects of the problem and study of available data, has hereby determined that certain work, as described in its application and attachments, herein called the "Project", is desirable, is in the public interest, and is required in order to implement the Project; and

WHEREAS, The New York State Department of Transportation has made fund available from the Federal Highway Administration through the Transportation Alternatives Program to support bicycle, pedestrian, multi-use path projects and programs and expand opportunities for non-vehicular transportation choices; and

WHEREAS, the activities of the Project herein improve mobility, provide safe routes for for pedestrians to access daily needs, public transportation and recreational opportunities, enhance the character of the village and contribute to its revitalization, and further the Village of Nyack’s plans for ADA-compliant sidewalks throughout the entire village; and

WHEREAS, the Village deems it to be in the public interest and benefit under these acts to authorize and direct Don Hammond, as Mayor of the Village of Nyack, New York, to file an application for funds to the New York State Department of Transportation, Transportation Alternatives Program.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Nyack:

1. That Don Hammond, as Mayor, is hereby authorized to file an application for funding in support of the construction of an ADA-compliant sidewalk system in the Village’s historic waterfront and central business district in the area bounded by Cedar Hill Ave, Piermont Rd, Sixth Ave, and Highland Ave.
2. That the Municipality agrees that it will fund as a match at least 20% of the cost of the Project, and that funds will be available to initiate the Project's field work upon execution of a contract with New York State Department of Transportation.

5.4 Resolution No. 2023-162: Resolution of the Board of Trustees of the Village of Nyack Approving Submission of the 2023 Unpaid Taxes to Rockland County for Relevy

RESOLVED that the Mayor and Trustees are authorized to execute the attached abstract of unpaid taxes for submission to Rockland County for relevy.

5.5 Resolution No. 2023-163: Village of Nyack Board of Trustees Resolution Declaring Existence of Public Emergency Requiring Regulation of Residential Rents in Certain Housing Accommodations Opting In to NYS Emergency Tenant Protection Act (ETPA)

WHEREAS, §8623(a), of Chapter 5 entitled “Emergency Tenant Protection Act of Nineteen Seventy-Four”, of Title 23, of the Unconsolidated Laws of the State of New York (“ETPA”), empowers a village to declare the existence of a public emergency requiring the regulation of residential rents for all, or any class (or classes) of, housing accommodations that are not exempt from the ETPA as per ETPA §8625 (“local housing emergency”).

WHEREAS, as per ETPA §8623(a), the existence of a local housing emergency shall be a matter for local determination made by the local legislative body of the village on the basis of the supply of housing accommodations within the village, the condition of such accommodations and the need for regulating and controlling residential rents within the village; which declaration of a local housing

emergency may be made as to any class of housing accommodations if the vacancy rate for such class of housing accommodations, within such village, is not in excess of five percent (5%).

WHEREAS, at the request of the Village of Nyack Board of Trustees (“Board”), the Village Administrator of the Village of Nyack (“Village”), in May-June of 2023, conducted a vacancy survey/study of rental housing accommodations in buildings constructed, or substantially rehabilitated as residential units, prior to January 1, 1974, and which contain at least twenty-five (25) dwelling units or apartments (“vacancy survey/study”), which vacancy study/survey was accepted by the Board at its meeting of October 12, 2023, for the reasons, and findings, as documented and memorialized in the Board’s Resolution #143 (which Resolution is incorporated by reference as if fully set forth herein), and which vacancy survey/study found a rental vacancy rate of 4.55%, for the aforesaid class of housing accommodations, which is less than 5%.

WHEREAS, the aforesaid rental vacancy rate of 4.55%, for the aforesaid class of housing accommodations within the Village, is less than the 5% vacancy rate established in ETPA §8623(a) as a basis for declaring a local housing emergency.

NOW, THEREFORE, BE IT RESOLVED by the Board, as follows:

- I. The Board declares that a local housing emergency exists, within the Village, as contemplated by ETPA §8623(a), and “opts in” to the ETPA.
- II. Effective upon adoption of this Resolution, the provisions of the ETPA shall apply to all buildings within the Village containing twenty-five (25), or more, rental dwelling units completed prior to January 1, 1974; except for those buildings described in the following paragraph “III.”
- III. The provisions of the ETPA shall **NOT** apply to buildings within the Village:
 - (a). that fall within the exceptions set forth in ETPA §8625; or
 - (b). that are completely and entirely comprised of housing accommodations that constitute dwelling units that are subject to the Section 8 Housing Choice Voucher program through the U.S. Department of Housing and Urban Development (i.e., 100% Section 8 apartments), regardless of whether or not such buildings are privately owned and/or for-profit; or
 - (c). whose deeded owners have duly entered into a legally binding and enforceable agreement or contract with the Village, which shall “run with the land,” and which agreement or contract addresses, by ameliorative means, the Village’s local housing emergency in a manner that is satisfactory to the Board.
- IV. This Resolution shall take effect immediately.

7. Public Comment

7. Department Reports to the Board of Trustees (based on availability)

- 7.1 Orangetown Police Department
- 7.2 Village Attorney
- 7.3 Village Administrator
- 7.4 Village Clerk

8. Old Business

- 8.1 Works Session on Street Fair Schedule 6:30 PM, 11/9/23
- 8.2 Parking Authority Meeting, 7:15 PM, 11/9/23
- 8.3 Sidewalk construction inspection fees – eliminate per linear foot fee of \$10, have flat fee of \$100 for both pre- and post-construction inspection?

9. New Business

- 9.1 Taco Boys request for food truck as second point of sale in parking lot at 23 NY-59, Nyack, NY

10. Communications

- 10.1 Tillman proposal for cell tower at water tank above Oak Hill Cemetery
- 10.2 Rockland Commission on Human Rights Satellite Office in Nyack, opening 12/5/23, 10:00 AM
- 10.3 Angel Figueroa, retail cannabis app notification for 10 N Broadway

11. Public Comment

12. Comments from the Village Board of Trustees

13. Executive Session

14. Adjournment

**VILLAGE OF NYACK
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Board of Trustees (“Board”) of the Village of Nyack (“Village”), at a meeting to be held at Village Hall, 9 North Broadway, Nyack, NY 10960, on **November 9, 2023, at 8:00 PM**, concerning the Board’s consideration of adopting a Resolution, summarized herein as declaring the existence of a public housing emergency requiring the regulation of residential rents for housing accommodations, in other words, “opting in” to the Emergency Tenant Protection Act of Nineteen Seventy-Four, embodied in §8623(a), of Chapter 5, of Title 23, of the Unconsolidated Laws of the State of New York (“ETPA”), to be applicable to buildings constructed, or substantially rehabilitated as residential units, prior to January 1, 1974, and which contain at least 25 dwelling units or apartments.

At such time and place, all persons interested in the subject matter thereof will be heard concerning same.

Dated: October 13, 2023
Nyack, New York

Jennifer Hetling
Village Clerk/Treasurer
Village of Nyack

Minutes of the Regular Meeting of the Village of Nyack Board of Trustees held at 7:30 on
Thursday, October 26, 2023

Present

Don Hammond

Joseph Rand

Marie Lorenzini

Donna Lightfoot-Cooper

Pascale Jean-Gilles

Mayor

Deputy Mayor Trustee

Trustee

Trustee

Trustee

Also Present

Andrew Stewart

Dennis Michaels

Jennifer Hetling

Village Administrator

Village Attorney

Village Clerk/Treasurer

Meeting called to order at 7:30pm

Pledge of Allegiance

Adoption of Minutes – minutes for 10/5/23 and 10/12/23 - *Motion by Marie Lorenzini, seconded by Donna Lightfoot-Cooper to accept the minutes of 10/5/23 and 10/12/2023. The motion was approved by a unanimous vote.*

Presentation- Steve Knowlton, Land Use Technical Committee – Affordable Housing (ADUs) and streamlined sign review process. - Postponed

Public Comments on Action Items – None

Resolution No. 2023-149 Resolution of the Nyack Village Board accepting audited voucher summary

WHEREAS, the Audited Voucher Summary was presented to the Nyack Village Board of trustees at its regularly scheduled meeting of October 26, 2023.

RESOLVED, that General Fund Claims set forth on pages 1 through 12 in the amounts of

General Fund– \$101,843.24

Community Development - \$49,696.40

Parking Fund – \$27,342.91

Water Fund – \$7,524.51

Capital Fund - \$97,810.44

Trust & Agency Fund - \$627.00

Motion by Pascale Jean-Gilles, seconded by Joseph Rand to accept the resolution as presented. The motion was approved by a unanimous vote.

Resolution No. 2023-150: Resolution of the Board of Trustees of the Village of Nyack, to Schedule a Public Hearing at 8 PM on November 9, 2023, to Consider the Village’s Adoption of a Resolution Declaring the Existence of a Housing Emergency and Opting Into the NYS Emergency Tenant Protection Act (ETPA)

RESOLVED, the Board of Trustees of the Village of Nyack schedules a Public Hearing for 8 pm on Thursday, November 9, 2023, to consider to consider the Village's adoption of a resolution 2

Declaring a Housing Emergency and Opting In to the NYS Emergency Tenant Protection Act of 1974 (ETPA).

Motion by Marie Lorenzini, seconded by Pascale Jean-Gilles to accept the resolution as presented. The motion was approved by a unanimous vote.

Resolution No. 2023-151: Resolution of the Board of Trustees of the Village of Nyack to Schedule a Public Hearing at 8:00 PM on December 14, 2023, to Consider the Village's Adoption of a Local Law Amending the Zoning Code (Chapter 360) of the Village Code so as to Allow Rooftop Dining in the M Zoning District.

RESOLVED that the Board of Trustees of the Village of Nyack schedules a Public Hearing for 8:00 PM on Thursday, December 14, 2023, to consider the Village's adoption of a Local Law amending Chapter 360 (Zoning) of the Village Code, so as to allow rooftop dining in the M Zoning District; and refers the draft Local Law to the Village Planning Board, and to other applicable outside agencies, for review and report (if any).

Motion by Pascale Jean-Gilles, seconded by Joseph Rand to accept the resolution as presented. The motion was approved by a unanimous vote.

Resolution No. 2023-152: Resolution of the Board of Trustees of the Village of Nyack to Schedule a Public Hearing at 8:00 PM on January 11, 2024, to Consider the Village's Adoption of a Local Law Amending the Zoning Code (Chapter 360) of the Village Code so as to Allow Applications, that Request Simple or Basic Sign Design Changes, to be Reviewed and Approved by the Building Department Only.

RESOLVED that the Board of Trustees of the Village of Nyack schedules a Public Hearing for 8:00 PM on Thursday, January 11, 2024, to consider the adoption of a Local Law amending Chapter 360 (Zoning) of the Village Code, so as so as to allow applications, that request simple or basic sign design changes, to be reviewed and approved by the Village Building Department only; and refers the draft Local Law to the Village Planning Board, and to other applicable outside agencies, for review and report (if any).

Motion by Marie Lorenzini, seconded by Pascale Jean-Gilles to accept the resolution as presented. The motion was approved by a unanimous vote.

Resolution No. 2023-153: Resolution of the Board of Trustees of the Village of Nyack, to Schedule a Public Hearing on the Village's Application for Community Development Block Grant funds for 2024

RESOLVED, the Village CDBG committee having met several times to review community needs and options for projects within the relevant census tract, and in compliance with CDBG program requirement for a public hearing on the topic, the Board of Trustees of the Village of Nyack hereby schedules a public hearing to take public comment on the topic for Thursday, December 14, at 8:30 PM.

Motion by Pascale Jean-Gilles, seconded by Joseph Rand to accept the resolution as presented. The motion was approved by a unanimous vote.

Resolution No. 2023-154: Resolution of the Board of Trustees of the Village of Nyack, to Amend Standard Schedule of Fees of the Village of Nyack With Regard to Tree Replacement Fees

WHEREAS, the 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, the Board of Trustees on October 5, 2023, amended Chapter 360 (Zoning) of the code of the Village of Nyack, so as to exempt the removal of a single significant tree from planning board review and approval, and redefine “significant tree” from a 12 inch diameter to an 8 inch diameter, which code provides for a fee to be paid to the Village tree replacement fund in cases where on-site replacement is not feasible,

RESOLVED, where on-site tree replacement is not feasible, the applicant shall be required to pay a fee to a municipal tree replacement fund in an amount equal to the following amounts per tree to be removed:

- (1) \$500 per tree with a diameter of 8 inches to 16 inches.
- (2) \$1,000 per tree with a diameter greater than 18 inches.

Motion by Marie Lorenzini, seconded by Pascale Jean-Gilles to accept the resolution as presented. The motion was approved by a unanimous vote.

Resolution No. 2023-155: Resolution of the Board of Trustees of the Village of Nyack, to Approving Street Closures for the Nyack Chamber of Commerce and the Arts Crafts and Antiques Dealers Association (ACADA) for 2024

RESOLVED, the Board of Trustees of the Village of Nyack approves the closure of Main Street (Broadway to Franklin St) and Broadway (Cedar Hill Ave to High Ave) for street fairs on the following dates in 2024, conditioned on payment of Village event support staffing costs, provision of a list of all vendors for each event as per resolution #178 of 2022, and payment of a fee of \$5 per vendor (with the exception of nonprofit vendors and vendors who operate owned or leased commercial facilities in Nyack) as per resolution #178 of 2022:

April 14, 2024 SpringFest (Chamber)

May 19, 2024 (ACADA)

July 14, 2024 (ACADA)

September 8, 2023 Septemberfest (Chamber)

October 13, 2024 (ACADA)

RESOLVED, the Board of Trustees of the Village of Nyack approves the closure of Main Street (Broadway to Franklin St) on August 8, 2024, for the Chamber’s Exotic Car Show

RESOLVED, the Board of Trustees of the Village of Nyack approves the closure of the Riverspace Parking Lot for the Farmers Market, by the Chamber, weekly on Thursdays, and the Wednesday before Thanksgiving, and parking will be free of charge in the Village lot during the market hours. 4

RESOLVED, the Board of Trustees of the Village of Nyack approves the closure of Main Street (Broadway to Franklin St) and Broadway (Cedar Hill Ave to Main St for the annual Halloween Parade on October 26, 2024 (raindate: October 27, 2024).

Motion by Donald Hammond, seconded by Marie Lorenzini to table the resolution until the next meeting. The motion was approved by a unanimous vote.

Public Comment –

Omar Yusef – The Israeli flags that were placed on Main St. are offensive. He feels that governments should remain neutral.

Amir Alamir – He agreed with the comments of Omar Yusef. He stated that his daughter experienced hatred (was called a terrorist) in Nyack Middle School.

Rabbi Ehrenreich – Thanked the Board for allowing the menorah placement in Hezekiah Easter Veterans Memorial Park on December 10th at 4pm.

Jack Dunnigan – The Village should approve the street fairs dates for both the Chamber and ACADA. There is a lot of prep work that needs to be done in the next few months.

Alex Vursta – He has a property on First Ave and he received a sidewalk violation. He did replace the sidewalk for a cost of about \$5,000 but the permit was \$1,200. He stated the fees don't make sense. He stated that he stands against rent control. The older buildings are the ones that need renovations and need the money.

Tristan Dunnigan – It is unfortunate that the street fairs dates were not approved tonight. Not everyone can be pleased with street fairs and improvements could be made but overall they are good events. Thanked the Board for supporting the Halloween Parade.

Charles and Kim Oleary – Owners of Crystals On the Rocks located on South Broadway. He asked if the public hearing on the 9th would be open to public comment to which the Mayor responded it was. He stated that they are in favor of all five street fairs and will attend the public hearing.

Joe Carlin – The scheduled 30 minute work session on November 9th is not enough time to discuss. If any changes are made to the street fair schedule it should be done in 2025.

Roger Cohen – Contracts for the street fairs need to be signed soon.

Carl Cameau – Stated that the street fairs should be updated and have more artists and crafts which will make Nyack even more of a destination.

Roger Cohen – The last street fair had 330 vendors and over 15,000 people attended so it is not accurate to say the street fairs have no appeal

Mark Brownstein – He has been a vendor at the street fairs and it takes time to make dramatic changes. Its not a decision that can be made after a short discussion.

John Gromada – He received a violation for his sidewalk. This can be a tremendous hardship for the homeowners and he feels bluestone sidewalks are a historic fabric of the character of the Village. He would like to work with the Village to save the bluestone sidewalks.

Ira Speigel – He is being sued by a person for slipping on their sidewalk. He doesn't feel that all bluestone sidewalks should be replaced and each sidewalk should be assessed on its own.

Katrina Hertzberg – Asked why sidewalk replacements have to be concrete and cannot be bluestone. She also asked if sidewalks are required.

Tyrone Azanedo – Street fairs benefit his business but agrees that they need changes. Overall, he wants what's best for Nyack. If street fairs are limited there should be other events.

Carl Cameau – There is a lot of empty commercial space in the Village and asked if the Board is doing anything to encourage new businesses.

Alex Vursta – He owns “Flights and Pints” and he has been hearing a lot of complaints about the homeless people in the Village. People are also complaining a lot about parking.

Tyrone Azanedo – Citizens and business owners have been chasing away the homeless people on their own. We need more things in the Village to bring shoppers in.

John Gromada – We need the commercial rents in town to decrease so new businesses come in.

Jack Dunnigan – The County holds the sales tax and then it trickles down to the municipalities but he doesn’t feel that Nyack is getting enough.

Tyrone Azanedo – If street fairs are limited, the Chamber of Commerce won’t be able to pay for other things like the Halloween Parade.

Department Reports

Orangetown Police – The Mayor asked OPD to continue doing their walkarounds. He also stated that there has been an uptick in panhandling on South Broadway and if residents/business owners have issues that they need to inform the police so they have the records.

Village Administrator – The Depew sidewalk project is about 80% completed. The Marina paving project is very close to being completed. The tree committee will be doing another cycle of tree planting. The water department is in need of a rate increase to cover costs. The water commission will be reviewing the percent increase at the November meeting.

Village Clerk-Treasurer – Presented financials for the period June 2023 – Aug 2023 to the Board for their review.

Old Business

Nyack 2030 Climate Action Plan presentation

ETPA – Public Hearing scheduled for 11/9/23 8 PM.

New Business

Sidewalks

Parking Authority meeting on 11/9/23, 7:00 PM.

Motion by Pascale Jean-Gilles, seconded by Donna Lightfoot-Cooper to have an executive session regarding potential litigation and personnel. Motion passed by a unanimous vote.

Public Comment –

Carl Cameau – Thanked the Board for decorating S. Franklin St for the holidays. He suggested putting up lights.

Barbara Gromada – Rents are astronomical in the area which in turn causes the price of goods to increase as well. The affordable housing law is not enough. Suggested using the affordable housing money to help people effected by urban renewal with down payments

Comments by the Village Board

Pascale Jean-Gilles – Looking forward to the Halloween Parade.

Joseph Rand – The High School kids painted the windows in the Village and they look great. Congratulated Nicole Hines for being honored by the Rockland County Bar Association.

Marie Lorenzini - Main St looks great for Halloween.

Donald Hammond – Attended the Berea Pastor Recognition event. The Halloween painting is a great tradition.

Executive Session

Motion by Pascale Jean-Gilles, seconded by Donna Lightfoot-Cooper to move to executive session at 9:06pm. The motion was approved by a unanimous vote.

Motion by Pascale Jean-Gilles, seconded by Donna Lightfoot-Cooper to move out of executive session at 9:58pm. The motion was approved by a unanimous vote.

Adjournment

Motion by Joseph Rand, seconded by Marie Lorenzini to adjourn the meeting at 9:59pm. The motion was approved by a unanimous vote.



RE: Notification of adult-use retail dispensary license application

License Type: New Establishment

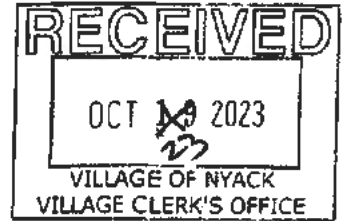
Previous DBA: _____

License Number: _____

Applicant Name: Angel Figueroa

Phone Number: 929-213-2717

Email Address: Gratitudebudsdispensary@yahoo.com



Dear Municipal Clerk/NYC Community Board:

This serves as notification that I (name) Angel Figueroa

of (dba) Gratitude Buds

have obtained a provisional license from the Cannabis Control Board and intend to file an application for full licensure with the Office of Cannabis Management to open a

- retail dispensary
- on-site consumption business

In (county name) Rockland. This business, once the license is approved, shall be located at:

Address Line 1: 10 N Broadway

Address Line 2: _____

City: Nyack

Zip code: 10960

The mailing address is (if different from business location):

Address Line 1: PO Box 261

Address Line 2: _____

City/Town/Village: Pleasant Valley

State: NY Zip code: 12569

(As applicable, name of business if different from above) has retained the legal services of (attorney or representative) _____

Name: Brandon Kutzman

Address Line 1: 1115 Broadway 12th Floor

Address Line 2: _____

City/Town/Village: New York

State: NY NY Zip code: 12569

Telephone with area code: (843) 566-5007

If you would like to express an opinion to the Cannabis Control Board please respond to this notification within 30 days by emailing an attached opinion to municipalities@ocm.ny.gov. This expressed opinion must be on official municipality or community board letterhead.

If you would like to request a one-time 30 day extension for the municipality or community board to provide their opinion, or if you have any comments, concerns, or questions, please reach out to the Office at municipalities@ocm.ny.gov with "Notification to Municipalities Municipality Opinion 30 Extension Request - [Insert your municipality name here]" in the subject line. Please be sure to provide proof of the date of receipt of the Notification to Municipalities that you wish to request an extension of time for submitting a municipality opinion. Any request that does not include such information will be rejected as incomplete.

Signed 

Today's date: 10-23-23

Print Angel Figueroa

From: John McAuliffe
Sent: Monday, October 9, 2023 1:46 PM
To: annmarietlsty@nyack-ny.gov
Subject: Nyack Village: Tillman Infrastructure Tower Proposal; 31929F

I am contacting you on behalf of Tillman Infrastructure, a wireless communication tower and site development firm. Tillman is actively seeking an owner interested in leasing ground space for the development of a wireless communication facility in Nyack, NY.

I am writing specifically about your property referenced below to ask if you would be interested in leasing ground space that would permit Tillman to install a 150-foot-tall monopole and base station equipment. This proposal would include a defined 100 foot by 100-foot lease area for the pole and base station equipment. Tillman is offering a monthly lease fee ("rent") in the amount of \$900 for use of the ground space.

We can discuss business terms in greater detail if you are interested in taking the next step. I look forward to your reply.

County: Rockland, NY
Municipality: Orangetown
Place: Nyack village
Parcel Id: 59.84-1-1
Address: 280 N Highland Ave
Zip Code: 10960
Owner: Village Of Nyack



<image001.png>

John McAuliffe
Site Acquisition Consultant
Mobile: 631-774-7753

| jmcauliffe@airosmithdevelopment.com



B"H

October 26, 2023

Mayor Hammond & Trustees
Village of Nyack
9 N. Broadway
Nyack, NY 10960

Dear Honored Mayor and Honorable Trustees,

I hope this finds all of you in good health and spirits. I am writing to you concerning our proposal for the placement of a Menorah display in honor of Chanukah in Nyack's Hezekiah Easter - Veterans Memorial Park on Main Street.

We propose to set up an electric Menorah, as in past years, during the Chanukah Holiday of 2023. We would put the Menorah on or around December 3. The Menorah will stand for the duration of Chanukah (Chanukah is celebrated this year from December 7 - December 15) and will be removed during the following week. The menorah including the platform is approximately 9' tall and 5' feet wide. The placement and electricity will be coordinated with the Chamber of Commerce and be pulled as in past years from the gazebo in the park. Each night of the holiday, which begins on December 7th, one additional bulb would be turned on.

On Sunday afternoon, December 10th, at 4:00PM we will conduct the annual Menorah candle lighting ceremony. We would be honored to have you join the event as well.

This year, during the Menorah Lighting Ceremony, we are planning a Gelt-Drop, for which we are inviting the Fire Department to bring one of their Ladder Companies and 'drop' chocolate Chanukah 'gelt' for all to enjoy. For this we would need to reserve or block the bus layover lane on Cedar street from a half an hour before the event and for the duration of the event and perhaps close the street (Cedar from Main to Burd) to traffic while the Fire Dept is dropping the 'gelt'. Alternatively, we could possibly use the small lot for this purpose. We will work with the village administrator and the Police Dept and the Fire Dept to achieve the safest way of doing this.

Chanukah, the "Festival of Lights", is a celebration of a great miracle - the victory of a small, beleaguered Jewish nation over its powerful oppressors. In lighting the menorah, we rejoice in the triumph of freedom over tyranny, good over evil, right over might, and light over darkness. The menorah proclaims to all that through our dedication and devotion, the light of goodness and freedom can never be obscured, that darkness will ultimately be banished forever. With the current War in Israel this message is even more important than ever.

Looking forward to working with you to make this holiday season a most meaningful one for all of us.

Sincerely,

A handwritten signature in dark ink, appearing to read "Chaim Zvi Ehrenreich".

Rabbi Chaim Zvi Ehrenreich

ROCKLAND COUNTY COMMISSION ON HUMAN RIGHTS

Nyack Satellite Office Grand Opening



NYACK VILLAGE HALL

9 NORTH BROADWAY, NYACK NY 10960

10 A.M. - 11 A.M.

DECEMBER

5TH

2023