

The Parker Mural Permit - “Rails To Roots”

Required Information for Village of Nyack Board of Trustees and Nyack Village

1. Cultural and Architectural Context-

Why This Location Makes Sense for Nyack

Historical Significance: The Parker, an all brick building sits at the heart of the South Franklin commercial district. This location has been central to community life for over a century. The frame store and gallery faces the Nyack Community Garden and The Nyack Plaza which is a high traffic and pedestrian gateway to the Mario Cuomo Bridge bicycle and walking Trail as well as the Hudson Link bus stop. This site is where the railroad passed through.

This mural honors the transformation of a storied site across the street from the mural—from an industrial hub to a thriving community space. For nearly a century, these grounds bustled with the rhythmic energy of the Erie Railroad. Locomotives turned on the turntable, freight moved through the station, and the roundhouse echoed with the work of bringing goods and people to Nyack. That era, which lasted until 1965, shaped the town's identity. Today, that same soil feeds a different kind of growth. The Nyack Community Garden has transformed this historic space into a place where neighbors cultivate vegetables, flowers, and connection. Where rail once connected distant places, community bonds now flourish.

The mural weaves these narratives together—honoring the industrial past that defined this corner of Nyack while celebrating the vibrant present where hands till earth instead of tending machines. It's a visual testament to renewal: how a place built for movement and commerce became a sanctuary for growth and gathering. The garden's roots run deeper than soil; they're anchored in the generations of purpose that came before, now reimagined for the community it serves today.

Our proposed mural, an abstracted steam train emerging from the side of the building against a bright floral background, will be painted on the north-facing wall of the Parker frame shop, transforming an underused surface into a striking piece of public art that honors history while adding vibrancy and beauty to the streetscape and the neighborhood.

2. Architectural Context:

- Site: The building's brick facade provides an ideal canvas that complements Nyack's historic architecture. Exterior, North facing wall, about 25' x 20'.
- The mural will enhance rather than compete with surrounding Victorian and early 20th-century buildings
- Size and scale appropriate for the streetscape without overwhelming neighboring structures
- **Materials used** - non-toxic, low- VOC, water-based exterior paint products. We will use canvas and plastic drop cloths to cover the sidewalk as we are always very respectful of public property.
- **Arts Heritage:** Murals reflect Nyack's long-standing identity as a Hudson Valley arts community
- **Community Gathering:** The location serves as a natural meeting point, making the mural a true community focal point. It's also a wonderful backdrop for gallery openings at The Parker frame shop. We envision gallery openings with community members standing on the corner of Franklin and Depew, laughing, talking and taking photos in front of the mural.
- **Tourism Integration:** Aligns with Nyack's cultural and historical tourism goals and will bring more foot traffic to the South Franklin Street businesses who have communicated how eager they are for this mural.
- **Historic** a 25' x 20 " Rails to Roots" mural to be hand-painted on the North facing exterior wall of The Parker, a frame store and art gallery business in Nyack. The mural is an homage to the past history of the Erie Railroad and the present Community Garden
- The Parker's mission is to provide quality, hand made framing for fine art and a rotating gallery for local artists. The mural will be visible from the street to all passersby in a high-foot and car traffic downtown corridor. When the mural is completed the wall will be visible from the corner of Franklin and Main Street, drawing foot traffic from Main street to South Franklin businesses.
- **Safety** - A volunteer from Hudson Valley Mural arts will be on site to protect the mural and artist while painting. Those walking past the corner will get to ask questions about the installation, while not disturbing the muralist and keeping them and pedestrians safe.

3. Community Stakeholder Engagement- Documentation of Community Input Process

Neighboring Property Owners:

- **Community Building:** July - October, 2026
- **Method:** Community gatherings, launch event, written notices, letters of support, outreach to local business owners and property owners, as well as signatures of approval (see attached signature page).
- **Participant:** The Parker
- **Feedback Received:** All businesses and Community Garden members were excited and supportive of our design and efforts. Though the Orangetown Police officers are not allowed to sign petitions, they told us they loved it and commented that it will be a beneficial addition to the street! (We are meeting with Nyack Plaza and Pavion residents this week. We will add their signatures and send before we meet with the board on 9/17).
- **Design Modifications:** To be determined following permit approval

Public Engagement Activities:

- Hudson Valley Mural Arts Community Event Launch (local business owners, property owners, community members and residents, artists, local government)
- **Review Panel:** Nyack Public Arts Committee, Joe Rand, Mayor, Andy Stewart (Village Administrator), Village of Nyack Board of Trustees
- **Date of Review:** Village of Nyack permit pending

4. The qualifications, and full contact information, of the artists, and the project coordinators, involved in the creation, and the display, of the mural.

- **Mural Artist - Brian Hart**

Mobile number - 617-784-2724

Address: 60 Cedar Hill Ave Unit #C208, Nyack, NY

Email: Brianhart@gmail.com

Instagram: @brianhart_artist

Brian Hart Artist Statement/CV

My work spans printmaking, painting, and large-scale murals — practices held together by a persistent interest in the mechanics of image-making and the tension between process and intention.

Central to my current work is the use of CMYK color separation as both method and aesthetic. By breaking images down into their component layers — cyan, magenta, yellow, black — and rebuilding them through painting and plotting, I mimic the logic of traditional printmaking while gaining greater influence over the final image. The result sits in deliberate friction between the mechanical and the deeply personal.

Bio - Brian Hart was born in Tonawanda, NY in 1983 and graduated from the Rhode Island School of Design in 2005. He lives and works in Nyack, NY, where he manages The Parker Framing, Gallery & Arts. His work has been exhibited in galleries across the United States and internationally.

Brian brings exceptional qualifications and proven experience to collaborate as a lead mural artist with Hudson Valley Mural Arts.

Site-Specific Community-Centered Approach

Brian's methodology of creating site-specific public art through close collaboration with local communities ensures that Nyack's murals will authentically reflect the village's unique character and values. His commitment to engaging youth, local businesses and residents in the creative process aligns perfectly with the requirements for community involvement and social inclusion.

5. Resources and Network

Through his established practice, Brian brings:

- Professional relationships with other artists, enabling expanded programming opportunities

Brian's combination of artistic excellence, proven public art experience, community engagement expertise, and tourism industry connections makes him qualified to paint a mural that will deliver measurable economic benefits to Nyack while creating lasting cultural assets for the community.

6. Project Coordinators

- **Karon Shovers-Goldsmith, Hudson Valley Mural Arts, Project Coordinator**

Mobile - 917-816-2658

Address: 207 N. Broadway, Nyack, NY 10960

Email: karonyoga@gmail.com

Website: yogaonthehudson.com

Karon brings over thirty years of proven expertise in community wellness programming, organizational leadership, and inclusive healing practices to Hudson Valley Mural Arts' educational initiatives. Her unique combination of public sector experience, wellness instruction credentials, and community engagement makes her an invaluable partner in creating accessible, healing-centered arts programming.

Professional Leadership and Organizational Excellence

As former Deputy Director of Earth Day New York, Inc., Karon demonstrated exceptional organizational and fundraising capabilities, successfully securing \$100,000 in advertising revenue while developing and implementing environmental educational programs that reached thousands of schools nationwide. This experience in large-scale program development and stakeholder engagement directly translates to her ability to coordinate complex community arts initiatives and build sustainable partnerships. She has also recently served on the Board of the Edward Hopper House Museum.

Specialized Wellness and Educational Credentials

Karon holds a Master of Public Administration with specialized focus on Public Sector Wellness Programs, alongside a dual Bachelor's degree in Sociology and Speech and Hearing Sciences. Her academic foundation is complemented by extensive professional certifications including E-RYT-500 yoga instruction, Yoga Teacher Alliance Certified Continuing Education Provider status, and specialized training in Anusara Yoga, therapeutics, meditation, and Reiki Level II.

Community-Centered Practice and Vulnerable Population Expertise

Through her work at The Arc of Rockland, Karon has developed specialized expertise in creating accessible programming for neurodiverse individuals, designing and delivering movement, stress reduction, and meditation classes that meet diverse learning needs and abilities. Her private studio practice in Nyack provides individualized therapeutic instruction for clients managing anxiety, Alzheimer's, cognitive disorders, and other health challenges, demonstrating her ability to adapt programming for various community needs.

Healthcare and Institutional Partnerships

As a Wellness Consultant, Karon has successfully implemented stress reduction programs in prestigious medical environments including New York Presbyterian Hospital, Cornell Medical School, and Lexington Recovery Center. This experience working within institutional frameworks and healthcare settings provides valuable insight for developing arts programming that meets professional standards while serving therapeutic and wellness goals.

Community Integration and Social Justice Focus

Karon's approach to wellness extends beyond individual practice to encompass community connection and social justice principles. Her commitment to making healing accessible regardless of circumstance aligns perfectly with Hudson Valley Mural Arts' mission to create inclusive, community-centered programming that serves all residents while building stronger, more resilient neighborhoods.

Value to Mural Arts Programming

Karon's expertise enhances the mural program's educational components by integrating mindfulness and wellness practices into collaborative art-making, supporting stress reduction and community building while participants engage in creative work. Her experience with diverse populations ensures that programming remains accessible and beneficial for all community members, while her organizational skills support effective program coordination and sustainable community partnerships.

- **Debbie Reich, Hudson Valley Mural Arts, Project Coordinator**

Mobile 914-953-3606

Email: debrgo@gmail.com

Debbie has been involved in local community organizing and programming since she moved to Nyack more than 25 years ago. At Upper Nyack Elementary School, she expanded the Carol Slaybaugh fund, turning it into a non-profit organization that supports children in need, providing them with class trip money, glasses, summer camp and more. She directed talent shows and curated art auctions to raise money. The essence of that organization still remains intact more than two decades later.

Debbie broadened her efforts to building community through the arts with a vision for an art center as the anchor of downtown, revitalizing Main Street with retail on both sides of the street and parking. The public private partnership with the Village of Nyack was centered around retail profits significantly supporting the arts. After many years of operating exciting programming and facilitating community gatherings, the project ended due to lack of local consensus.

Debbie could not let go of her desire to build community through the arts and co-founded Hudson Valley Mural Arts alongside Karon and Alice. Debbie is committed

to educating young artists through this program. In addition to learning mural techniques with Alice and wellness practices with Karon, Debbie will coach students on communication skills as they interact with local business owners and stakeholders to foster inclusion and participation.

That instinct to meet real needs in her community drew Debbie to the Center for Safety and Change, an organization she's supported for years. Recently, Debbie has executed her vision for providing a proper "shopping" experience, gifting clothes for women in need. For the last two years, in partnership with Main Street shop Genalisa Lingerie, Gena and Debbie have discreetly set up seasonal secondhand shops with clothing, dressing rooms, and proper bra fittings at the Center for the clients of the Center giving them the opportunity to *Dress with Dignity*. Together, they also organize and sell lightly used clothing in Nyack with 100% of the proceeds supporting the Center.

By day, Debbie is CEO of a prop tech software company. Her decades of experience in real estate, marketing, and sales bring a professional business approach to Hudson Valley Mural Arts.

- **Alice Mizrachi - Project Consultant and Arts Educator**

Alice Mizrachi brings exceptional qualifications and proven experience to lead Nyack's community mural program as founder of Hudson Valley Mural Arts. Her comprehensive background in public art, community engagement, and cultural tourism positions her uniquely to deliver the economic and cultural benefits outlined in this grant proposal.

Professional Credentials and Museum Recognition

A graduate of Parsons School of Design, Alice has established herself as a nationally recognized interdisciplinary artist whose work has been featured at prestigious institutions including the Museum of the City of New York, the National Museum of Women in the Arts, and The Albright-Knox Museum. This museum-level recognition demonstrates the professional caliber and cultural significance of her artistic practice, ensuring that Nyack's mural program will meet the highest standards of public art excellence.

Proven Track Record in Large-Scale Public Art Projects

Alice's recent completion of a block-long mural at The World Trade Center showcases her ability to manage complex, high-visibility public art installations that attract significant tourism and media attention. Her current public sculpture, "Renaissance Women," on display at The Pelham Art Center, and previously at the Edward Hopper Museum, demonstrates her ongoing commitment to creating destination-worthy cultural attractions that draw visitors and generate economic activity.

Corporate and Tourism Industry Experience

Her diverse client portfolio includes major brands and tourism-focused projects that directly relate to Nyack's economic development goals:

- **Nike and Serena Williams:** Demonstrating ability to create art that generates media coverage and visitor attraction
- **Downtown Hollywood Mural Project:** Proving experience in using murals for destination marketing and tourism development

7. The source of funding for the creation, and the display, of the mural

- The budget for the mural \$6,000. We need to raise \$4,000 for this wall- all eligible for tax deduction. Rockland Community Foundation serves as our fiscal sponsor.

Fundraising Strategy

- Fundraiser Event (The Parker, Hudson Spectacles, Carl Cameau, HVMA and South Franklin Businesses)
- Visit Nyack publicity grant
- Go Fund Me
- Private fundraising
- Arts Westchester Grant
- In-kind donations from Materials for The Arts and Sherwin Williams Paints
- Corporate and Private Sponsorship

8. The technical details of exterior surface preparation; painting, drawing or illustration methods and materials; methods and materials for prevention of paint or ink dripping on public places; impacts of the initiation of the display process, and removal of the mural, on adjacent public places, including a description of any special equipment to be used, such as scaffolding or lifts.

- a. **Site Assessment & Surface Inspection** The designated wall surface will be inspected prior to any work beginning. This includes evaluating the condition of the substrate (masonry, brick, stucco, or painted surface), checking for cracks, moisture damage, or loose material that must be addressed before painting. Presently, the brick wall is in excellent condition and will not need any repair.
- b. **Surface Preparation & Cleaning** The wall will be thoroughly cleaned using a pressure washer and/or wire brush to remove dirt, dust, grease, mold, mildew, and any existing flaking paint. All repairs to cracks or damaged sections will be completed using appropriate patching compound and allowed to cure fully. Tarps and protective drop cloths will be placed down to protect the sidewalk and any exposed public property.
- c. **Priming the Wall** An environmentally safe bonding primer or masonry primer (as appropriate to the surface type) will be applied to the entire mural surface. This ensures proper adhesion of the base coat and finish layers. The primer will be allowed to dry per manufacturer specifications.
- d. **Base Coat Application** A base coat in the primary background color(s) of the approved design will be applied using rollers and/or brushes. This layer creates a consistent foundation and may require multiple coats to achieve full, even coverage.
- e. **Transferring the Design** The approved design will be transferred to the wall using one or more of the following methods: grid scaling, chalk transfer, and/or digital projection (if nighttime projection is used, it will be done in accordance with any applicable Village restrictions). All design outlines will be sketched lightly before any color is applied.
- f. **Painting the Mural** Working from background to foreground (large fields of color first, finer details last), the artist(s) will apply exterior-grade acrylic paint. Colors will be mixed and applied in layers to achieve depth, texture, and the visual qualities shown in the approved design rendering. Scaffolding or lifts will not be necessary. There may be a need for a ladder, which will be safely placed. Large tarps and drop cloths will be placed to protect all public surfaces.
- g. **Detail Work & Touch-Ups** Fine details, linework, and shading will be added. The mural will be reviewed against the approved design rendering and corrections or adjustments will be made as needed.

- h. **Protective Topcoat/Sealer** Once the mural is complete and fully dry, an exterior UV-resistant clear coat or anti-graffiti sealant will be applied to protect the artwork from weathering, UV fading, and vandalism. The sealant will be compatible with the paint used and appropriate for outdoor exposure in the Hudson Valley climate. It is well-known that murals prevent vandalism and graffiti and enhance the beautification in neighborhoods.
- i. **Site Clean-Up** All paint equipment, tarps, and materials will be removed. The surrounding sidewalk, curb, and any affected areas will be cleaned and left in their original condition.
- j. **Final Inspection** The completed mural will be made available for inspection by the Village Building Department and/or the Public Art Advisory Committee to confirm the finished work is consistent with the approved design.

h. **Unveiling Ceremony - Date to be determined**, the neighborhood residents, business owners, Nyack Village Trustees and Administration and friends of Hudson Valley Mural Arts will all be invited to the unveiling of the new mural. Press, Social Media and community organizations, students, etc. will all be invited.

9. The period of time (i.e., dates) beginning from the initiation of the display process, to the removal of the mural.

- Following Board approval, we hope to lay paint down starting late October /early November, 2026.
- Creation of mural will take one week to ten days, including two weekends (this will be planned around Village street fairs and other calendared events).
- Mural and clean up completed by mid November.

10. Evidence of Letters of Support for Murals in Nyack and Support for Parker Mural Image

In 2024, as part of our community buy-in process for the Nyack murals, we asked local business owners to submit letters of support for the mural project via email. Additionally, once the image for the Parker mural was finalized, we met with neighbors on South Franklin Street, presented the image, and explained its planned location on the north facing wall. We then obtained their approval of the design — a steam engine extending

out of a wall of flowers. Most neighbors approving the proposed Parker mural image were comfortable providing only their first name and/or business name and address. Both the letters of support and the neighbor approval signatures are attached below.

From: Kelly Colquitt <kellyscolquitt@gmail.com>

Date: October 4, 2024 at 12:30:58 PM EDT

To: Karon Shovers <karonyoga@gmail.com>

Subject: Re: Hudson Valley Mural Arts Grant Request

Dear Hudson Valley Mural Arts,

As a small business owner with a brick and mortar store on North Broadway in downtown Nyack, and as a resident of the community for nearly 40 years, I believe murals will definitely be supportive of my business and of the community of Nyack. Murals require planning, consensus, creativity and support. When these things come together and a mural is painted on a building, it is an indication that there is a vibrant community willing to plan, coalesce, be creative and support its townspeople. And the mural is forever there as proof of that effort for all to see. It makes the community proud and it allows visitors to link the visual beauty of the mural to the town's unique identity and investment in itself. When a resident and a visitor alike, associates murals with a town, everyone is boosted emotionally and economically. People want to support the town for its investment in murals by spending time in the town, visiting its sites, eating in its restaurants, shopping in its stores and most likely returning again, recommending the town as a destination and possibly consider moving there.

Best,

Kelly Colquitt

store owner

[the editor]

15 North Broadway

Nyack NY. 10960

@theeditorshops

Fri, Oct 4, 5:38 PM (2 days ago)

Genalisa

My name is Gena Lisanti and I have a shop on Broadway in the village of Nyack. I believe that adding a mural at the thruway overpass would change a bleak, dark ugly area to a bright vibrant welcoming gateway.

Most drivers entering Nyack do so via Route 59. The overpass has been an eyesore for decades since the thruway was constructed in the 1950's. Adding some light and artwork to this area would help change a dank area into a beautiful welcome gateway to the Village. It would also provide safety and a more vibrant location for those that wait for bus transportation under the overpass.

7:54 AM (10 hours ago)

Morgana Brennan

A mural project in Nyack not only enhances the aesthetic appeal of our stores but also fosters community engagement and cultural expression in the Village of Nyack. A vibrant visual representation of the town's unique character, attracting both residents and visitors, a mural initiative encourages foot traffic, serves as a backdrop for community events, and ultimately strengthens the sense of identity and pride in Nyack. As a business that would benefit directly by having a mural on our building wall, it positions my store, Modern Druid, as a hub for creativity and collaboration, reinforcing its role as a key player in the community. I am excited to see this project move forward

and trust that funding can be secured to revitalize our town in this way.

Sincerely

Morgana Brennan
Chief Magic Maker
Modern Druid

Sat, Oct 5, 7:52 AM (1
day ago)

info@perrylawsonfineart.com

Dear Hudson Valley Mural Arts,

We are writing to express our strong support for bringing murals to the Village of Nyack. As gallerists and art lovers, we understand the importance of art and its ability to bring joy, inspiration, and a new way of seeing the world. Adding murals under the Thruway overpass and in the village would undoubtedly create a vibrant atmosphere and foster a deeper connection between the community and the arts. And importantly, studies have shown that areas with public art see a significant increase in foot traffic. We fully support this project and are confident that it will contribute to making Nyack an even more inviting and artful destination.

Sincerely,

Carole Perry & Robin Lawson

PERRY LAWSON FINE ART

90 North Broadway

Nyack, NY 10960

perrylawsonfineart.com

Approval of Mural at The Parker, 40 South Franklin, North Wall

Name	Address	Email	Approve?
1 Melida	Melanie's grocery 38 S Franklin St		yes
2 Tina	Wing Yum 26 S Franklin St		yes
3 Dave	Tropicana 200 Telco 15 S Franklin St		yes
4 Ashly	757 West Nyack rd		yes
5 Sam Oleksin	125 Franklin St		yes
6 Anderson	Nello dello		yes
7 Bridget	Neighbor		yes
Adrienne Alcaro	50 S Franklin		yes
8 Michelle Morales	50 S Franklin		yes
10 Teri Lu	Neighbor		yes
11 XOXO	73 S Franklin St Nyack Nail spa Alexander		yes
12 Ray Lemos	A+R Hypack Auto Spa 86 S Franklin		yes

HUDSON VALLEY MURAL ARTS

www.hudsonvalleymuralarts.org
hudsonvalleymuralarts@gmail.com
@hudsonvalleymuralart

6/9/26

Subject: Design Approval

Dear Building and Property Owner,

We are writing to request design approval for a mural on the exterior wall of your business/property located at 40 S Franklin St, Nyack, NY 10960. As a local arts organization with a passion for public art, we believe a mural on this wall would significantly enhance the aesthetic of the neighborhood and add visual interest to the area.

Details of the Proposed Mural:

- Design: Attached for signatures
- Location: 40 S Franklin St, Nyack, NY 10960
- Timeline: Summer 2026
- Materials: Spray paint and exterior latex
- Artist: Brian Hart

Sincerely,
Alice Mizrahi
Debbie Reich
Karon Shovers



Hudson Valley Mural Arts



Carl Cameau
Business Owner



Building Owner
Leon Vedovato

HUDSON VALLEY MURAL ARTS

www.hudsonvalleymuralarts.org
HUDSONVALLEYMURALARTS@gmail.com
[@hudsonvalleymuralart](https://www.instagram.com/hudsonvalleymuralart)

MURAL





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/22/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME: PHONE: (855) 222-5919 FAX: (A/C, No. Ext.) E-MAIL: support@nextinsurance.com (A/C, No.) ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: State National Insurance Company, Inc. NAIC #: 12831 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED AM ARTZ 80 Green Rd West Nyack, NY 10994	

COVERAGES CERTIFICATE NUMBER: 058938491 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD RVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER: ☐ AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY HIRE AUTOS ONLY ☐ UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/OWNER EXCLUDED? (Mandatory in NY) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N N/A	X	NXTRFXKCKD-02-GL	04/30/2026	04/30/2027	EACH OCCURRENCE \$1,000,000.00 DAMAGE TO RENTED PREMISES (Ca occurrence) \$100,000.00 MED EXP (Any one person) \$10,000.00 PERSONAL & ADY INJURY \$1,000,000.00 GENERAL AGGREGATE \$1,000,000.00 PRODUCTS - COMP/OP AGG \$1,000,000.00 \$ COMBINED SINGLE LIMIT (Ca accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ EACH OCCURRENCE \$ AGGREGATE \$ \$ PER STATUTE ☐ OTHER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$ Each Occurrence: \$1,000,000.00 Aggregate: \$1,000,000.00
A	Professional Liability		NXTRFXKCKD-02-GL	04/30/2026	04/30/2027	Each Occurrence: \$1,000,000.00 Aggregate: \$1,000,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is The Village of Nyack. This Certificate Holder is an Additional Insured on the General Liability policy per the Additional Insured Automatic Status Endorsement. All Additional Insured privileges apply only if required by written agreement between the Certificate Holder and the insured, and are subject to policy terms and conditions.

CERTIFICATE HOLDERThe Village of Nyack
9 N Broadway
Nyack, NY 10960**LIVE CERTIFICATE**

Click or scan to view

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE:

ATTACHMENT B

**LOCAL LAW NO. ____ OF 2026,
AMENDING ARTICLE III (PARKS AND
RECREATION AREAS), OF CHAPTER 250
(PARKS AND RECREATION), OF THE CODE
OF THE VILLAGE OF NYACK, SO AS TO
PROHIBIT THE OPERATION OF ALL TYPES
OF MOTOR VEHICLES, SUCH AS CARS, VANS,
TRUCKS, MOTORCYCLES, MOPEDS,
MOTORIZED SCOOTERS, E-BIKES, ATVs AND
UTVs, IN MEMORIAL PARK.
(08/28/2026 DRAFT)**

Be it enacted by the Board of Trustees of the Village of Nyack as follows:

Section 1 - Legislative Authority, Purpose and Intent:

This Local Law is adopted pursuant to New York State (“NYS”) Municipal Home Rule Law (“MHRL”) §10, and §1640(a)(13) of the NYS Vehicle and Traffic Law; and in accordance with the procedures prescribed in MHRL §20, and NYS Village Law §21-2100. The purpose and intent of this Local Law is to adopt amendments to Article III (Parks and Recreation Areas), of Chapter 250 (Parks and Recreation), of the Code of the Village of Nyack, so as to prohibit the operation of all types of motorized vehicles (whether powered by gasoline or electric), including, but not limited to, automobiles, cars, vans, trucks, motorcycles, mopeds, motorized scooters (Vespas), electric kick scooters, bicycles with no pedals equipped with an integrated electric motor that assists with propulsion (pedal-less e-bikes), throttle-propelled/throttle-only assist/throttle-equipped e-bikes, all-terrain vehicles (ATVs), utility terrain vehicles (UTVs), and snowmobiles; which amendments, the Board of Trustees of the Village of Nyack (“Village”) finds, and deems, to be necessary to preserve, protect, enhance and improve the quality of life of Village residents and businesses, and their guests, invitees and customers, and the tourists of the Village.

Section 2 – Sub-Paragraph “1,” of Paragraph “A,” of §250-10 (Hours of operation and trespassing), of Article III (Parks and Recreation Areas), of Chapter 250 (Parks and Recreation), of the Code of the Village of Nyack, is amended to read as follows:

Memorial Park, which includes the pedestrian bridge over the Hudson River inlet that connects Memorial Park to Village Marina Park, shall be open and operate between 6:00 a.m. through 10:00 p.m.

Section 3 – Sub-Paragraph “1,” of Paragraph “A,” of §250-11 (Prohibited acts), of Article III (Parks and Recreation Areas), of Chapter 250 (Parks and Recreation), of the Code of the Village of Nyack, is amended to read as follows:

Memorial Park, which includes the pedestrian bridge over the Hudson River inlet that connects Memorial Park to Village Marina Park.

Section 4 – §250-13 (Traffic), of Article III (Parks and Recreation Areas), of Chapter 250 (Parks and Recreation), of the Code of the Village of Nyack, is amended to the extent only of adding a new Paragraph “H,” which new Paragraph “H” shall read as follows:

H. Prohibited within Memorial Park, which includes the pedestrian bridge over the Hudson River inlet that connects Memorial Park to Village Marina Park, is the operation of any type of motorized vehicle (whether powered by gasoline or electric), including, but not limited to, the below-listed motorized vehicles; except for the exceptions set forth herein further below.

(1) Prohibited motorized vehicles include, but are not limited to:

- (a) automobiles;
- (b) cars;
- (c) vans;
- (d) trucks;
- (e) motorcycles;
- (f) mopeds;
- (g) motorized scooters (e.g., Vespas);
- (h) electric kick scooters a/k/a e-scooters;
- (i) bicycles with no pedals that are equipped with an integrated electric motor that provides propulsion, a/k/a pedal-less e-bikes;
- (j) e-bikes with pedals that are equipped with an integrated electric motor that provides propulsion without any pedaling, a/k/a throttle-propelled, throttle-only assist or throttle-equipped e-bikes;
- (k) all-terrain vehicles (ATVs);
- (l) utility terrain vehicles (UTVs); and
- (m) snowmobiles.
- (n) all of those motorized vehicles specified as prohibited in the immediately preceding paragraph “G.”

(2) Exceptions to the foregoing prohibitions are limited to the following only:

- (a) Motorized vehicles that are being operated by the organizer, or as authorized by the organizer, in connection with an event approved by the Village Board of Trustees.
- (b) Electric skateboards.
- (c) Hoverboards.
- (d) Mobility devices operated by persons with disabilities.
- (e) E-bikes with motorized assistance only while the rider is actively pedaling (pedelecs).
- (f) Village-owned or Village-operated vehicles.
- (g) Emergency, first-responder, firefighting, and police/law/code enforcement, vehicles.

- (h) All motorized vehicles are permitted within Nyack Marina, and on the driveways and designated parking areas within Memorial Park, except for those motorized vehicles specified as prohibited in the immediately preceding paragraph “G.”

Section 5 – Severability.

If any part or provision of this Local Law, or the application thereof to any person or circumstance, is adjudged invalid or unconstitutional by a court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law, or the application thereof to other persons or circumstances. The Village Board of Trustees hereby declares that it would have enacted the remainder of this Local Law even without any such invalid or unconstitutional part, provision or application.

Section 6 – Effective Date.

This Local Law shall take effect immediately upon the filing of a copy with the NYS Secretary of State in the manner prescribed by NYS Municipal Home Rule Law §27.

ATTACHMENT A

**LOCAL LAW NO. _____ OF 2026,
TO AMEND VILLAGE OF NYACK CODE §330-
16(D), SO AS TO ADD NEW SUB-PARAGRAPHS
22 AND 23, TO ERECT AND MAINTAIN STOP
SIGNS ON NORTH MIDLAND AVENUE
(NORTHBOUND AND SOUTHBOUND) AT
INTERSECTION WITH SICKLES AVENUE,
AND ON CEMETERY LANE (EASTBOUND) AT
INTERSECTION WITH POLHEMUS STREET
(08/28/2026 DRAFT)**

Be it enacted by the Board of Trustees of the Village of Nyack as follows:

Section 1 - Legislative Authority, Purpose and Intent:

This Local Law is adopted pursuant to §10 of the New York State (“NYS”) Municipal Home Rule Law (“MHRL”), and in accordance with the procedures prescribed in MHRL §20, and NYS Village Law §21-2100; the purpose and intent of which is to effectuate the erection and maintenance of stop signs (i) on North Midland Avenue (northbound and southbound) at its intersection with Sickles Avenue, and (ii) on Cemetery Lane (eastbound) at its intersection with Polhemus Street, which new stop signs are recommended by the Village Engineer, Weston & Sampson, PE, LS, LA, Architects, PC, as per its report to the Village Administrator, entitled “Pedestrian Access Improvement Recommendations,” dated August 19, 2026.

Section 2 – A new Sub-Paragraph “22,” of Paragraph “D” (Signs bearing the word “stop” shall be erected and maintained at the following locations), of §330-16 (Designation of main arteries of travel and stop signs), of Chapter 330 (Vehicles and Traffic), of the Code of the Village of Nyack, is added to read as follows:

(22) North Midland Avenue and Sickles Avenue (northbound and southbound).

Section 3 – A new Sub-Paragraph “23,” of Paragraph “D” (Signs bearing the word “stop” shall be erected and maintained at the following locations), of §330-16 (Designation of main arteries of travel and stop signs), of Chapter 330 (Vehicles and Traffic), of the Code of the Village of Nyack, is added to read as follows:

(23) Cemetery Lane and Polhemus Street (eastbound).

Section 4 – Severability

If any part or provision of this Local Law, or the application thereof to any person or circumstance, is adjudged invalid or unconstitutional by a court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application directly involved

in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law, or the application thereof to other persons or circumstances. The Village Board of Trustees hereby declares that it would have enacted the remainder of this Local Law even without any such invalid or unconstitutional part, provision or application.

Section 5 – Effective Date.

This Local Law shall take effect immediately upon the filing of a copy with the NYS Secretary of State in the manner prescribed by NYS Municipal Home Rule Law §27.

MEMORANDUM

TO: Andrew Stewart Village Administrator

FROM: Jeffrey Santacruce, PE* PTOE, Transportation Practice Lead
Sindhoora Kadya, PE (NY), PTOE Technical Specialist II

DATE: August 19, 2026

SUBJECT: Pedestrian Access Improvement Recommendations

At the request of village staff, Weston & Sampson performed a site visit at the intersections of Cemetery Lane at Polhemus Street and North Midland Avenue at Sickles Avenue to review existing pedestrian safety concerns. This memorandum outlines existing conditions and recommended pedestrian access improvements at each intersection.

North Midland Avenue and Sickles Avenue

Existing Conditions

The intersection of North Midland Avenue and Sickles Avenue currently operates under two-way stop control on the Sickles Avenue approaches only. Both Sickles Avenue approaches to the intersection have a stop sign and stop line. Marked crosswalks are provided across all four legs of the intersection. Land use in the vicinity of the intersection includes a hospital and residential neighborhoods.

Pedestrian Safety Improvements

Based on discussions with the Village, drivers on North Midland Avenue have not consistently yielded to pedestrians in the marked crosswalks, resulting in reported near-miss incidents. Based on field observations and discussions with Village staff, all-way stop control is recommended to improve driver awareness of pedestrian activity and increase opportunities for safe pedestrian crossings.

To improve pedestrian safety, it is recommended that stop signs be installed on the northbound and southbound North Midland Avenue approaches, and that "ALL WAY" plaques be added below all four stop signs to designate the all-way stop condition. Converting the intersection to all-way stop control would require all vehicles to come to a complete stop before entering the intersection, improving yielding conditions for pedestrians. White stop lines should also be painted on the North Midland Avenue approaches to supplement the proposed stop signs and reinforce the stop condition. Existing painted pedestrian symbols on North Midland Avenue in both directions should be removed to allow installation of the proposed stop lines.

See attached SK-1 for diagram showing proposed improvements.

Cemetery Lane and Polhemus Street

Existing Conditions

The intersection of Cemetery Lane and Polhemus Street is currently uncontrolled, i.e. currently operates without stop or yield control. Land use in the vicinity of the intersection includes a hotel, commercial properties, and several residential apartment buildings.

Pedestrian Access Improvements

Based on discussions with the Village, there is a concern that drivers on Cemetery Lane enter the intersection without consistently yielding to pedestrians crossing to the existing sidewalk along Polhemus Street. Our understanding is that many pedestrians using this crossing are young children walking to the school bus pickup location at the intersection of Polhemus Street and High Avenue. Sight distance is restricted for vehicles approaching the intersection from the west and south due to the existing retaining wall and adjacent property features. Because hotel traffic may include out-of-town guests unfamiliar with the area, unexpected pedestrian crossings may increase safety concerns at this location. The combination of limited visibility, pedestrian activity, and unfamiliar drivers accessing the hotel increases the potential for pedestrian-vehicle conflicts.

To improve pedestrian access and reinforce driver yielding behavior, it is recommended that a stop sign be installed on the Cemetery Lane eastbound approach. A white stop line should also be painted on the Cemetery Lane approach to supplement the stop sign and reinforce the stop condition. In addition, a 6-foot-wide marked crosswalk should be installed across Cemetery Lane at its intersection with Polhemus Street, connecting the Nyack Garden Apartments to the existing sidewalk along Polhemus Street. It is also recommended that a 4-foot-wide painted pedestrian path or walkway be established along the north side of Cemetery Lane to provide a defined pedestrian connection between the Riverview at Nyack and Nyack Garden Apartments driveways.

See attached SK-2 for diagram showing proposed improvements.

Conclusion

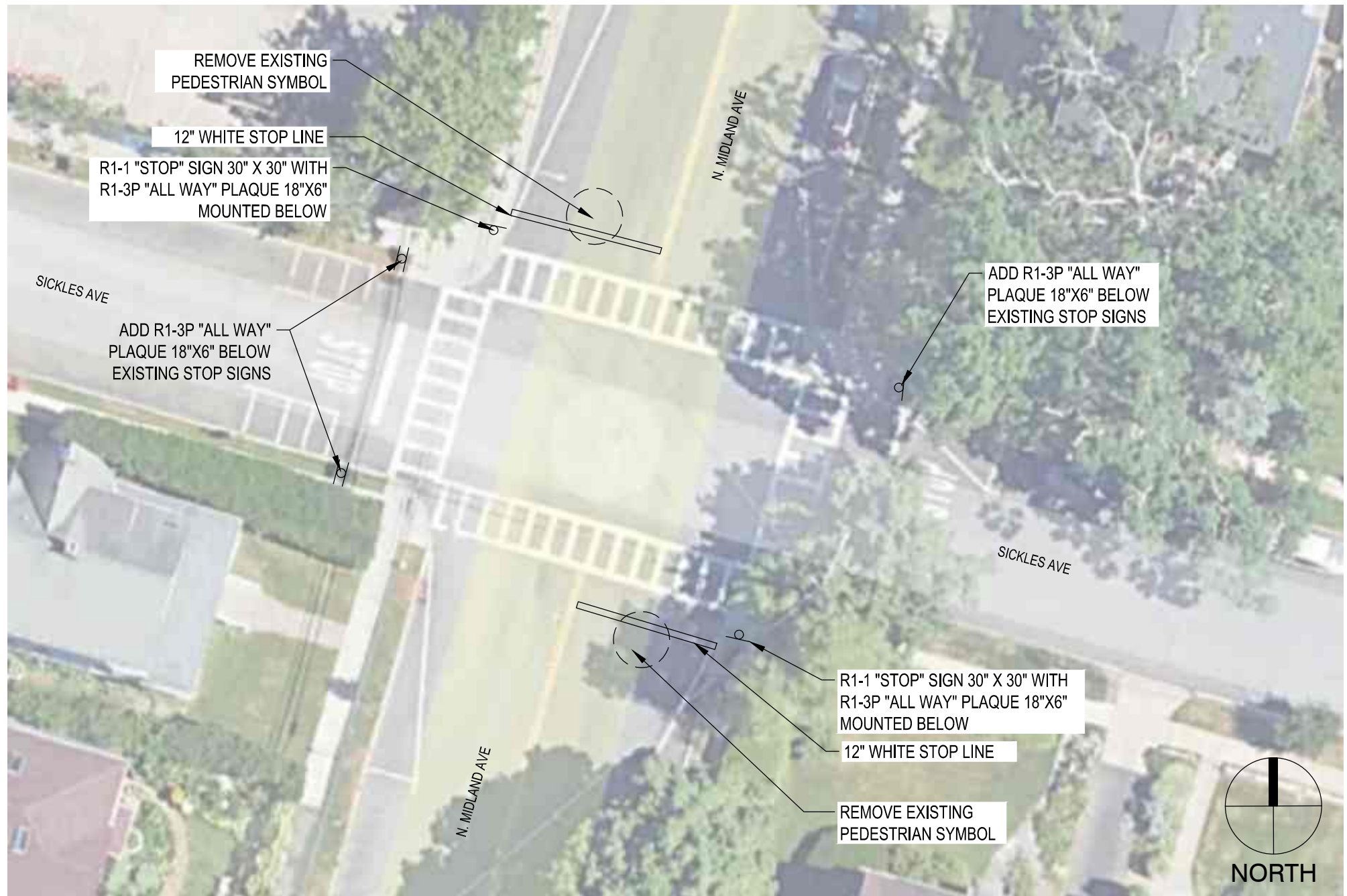
Based on field observations and discussions with Village staff, the recommended traffic control and pedestrian improvements are intended to enhance pedestrian visibility, reinforce driver yielding behavior, and improve pedestrian access at the reviewed locations.

Attachments

SK-1 - North Midland Avenue and Sickles Avenue

SK-2 - Cemetery Lane and Polhemus Street

* Jeff is currently licensed in the following states NH, VT, ME, MA, CT, RI, NC, SC, DE, GA, FL, TN, WV, VA



Weston & Sampson Engineers, Inc.
 1 Winners Circle, Suite 130
 Albany, NY 12205
 978.532.1900 800.SAMPSON
www.westonandsampson.com

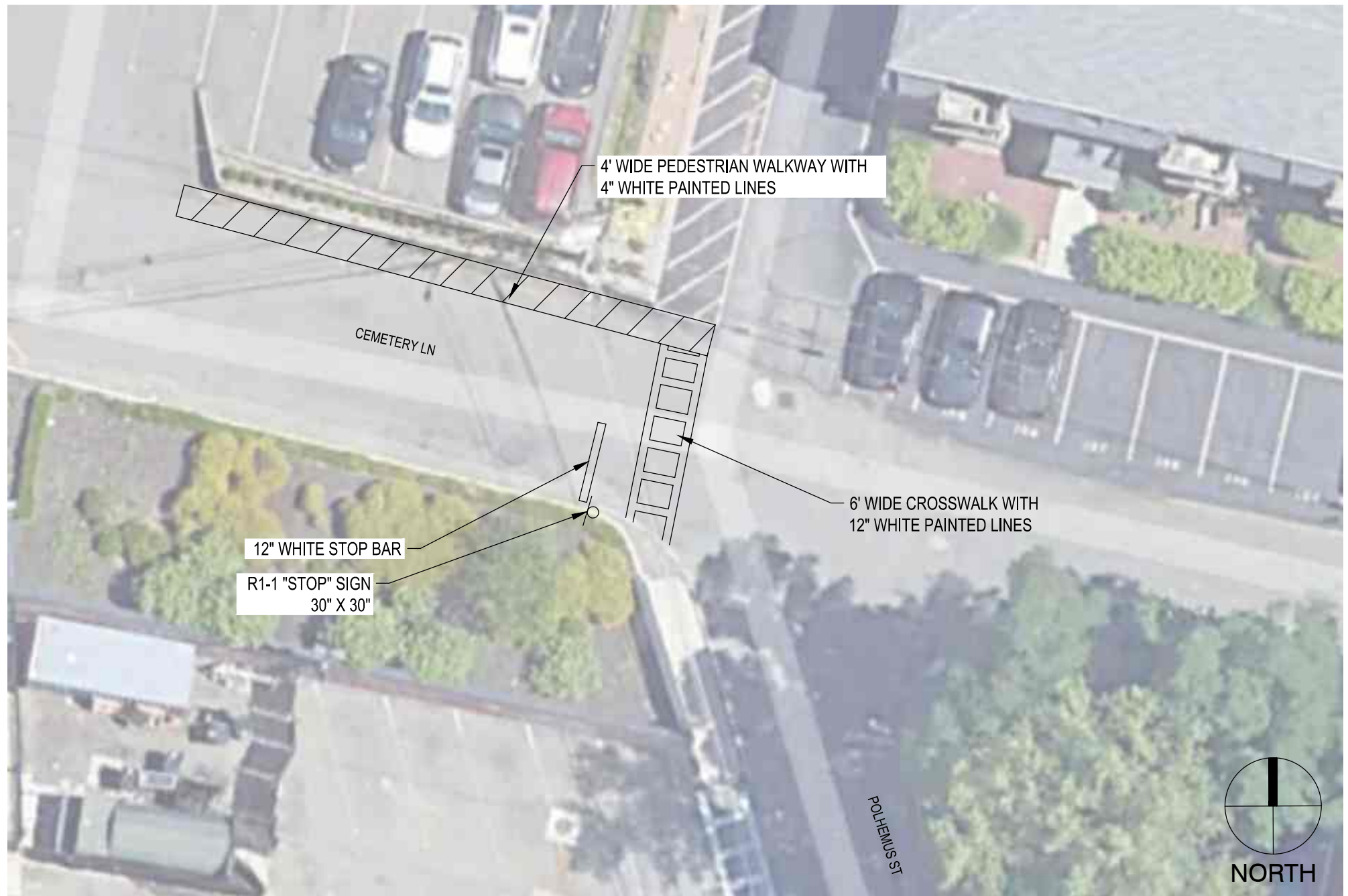
PEDESTRIAN ACCESS IMPROVEMENTS
 VILLAGE OF NYACK, NEW YORK

INTERSECTION OF NORTH MIDLAND AVE AND SICKLES AVE

Drawn by:
 MKS
 Approved by:
 JWS

Scale: N.T.S.
 AUGUST 18, 2026

SK-1



Weston & Sampson Engineers, Inc.
 1 Winners Circle, Suite 130
 Albany, NY 12205
 978.532.1900 800.SAMPSON
www.westonandsampson.com

PEDESTRIAN ACCESS IMPROVEMENTS VILLAGE OF NYACK, NEW YORK

INTERSECTION OF CEMETERY LN AND POLHEMUS ST

Drawn by:
 MKS
 Approved by:
 JWS

Scale: N.T.S.
 AUGUST 15, 2026

SK-2

MEMORANDUM

TO: Andrew Stewart, Village of Nyack Administrator

FROM: Daniel Biggs
Mikala Kortright-Sherman

DATE: 2026.08.18

SUBJECT: Memorial Park: Vehicular Access Options
Village of Nyack, New York

The following memorandum outlines two (2) options for providing limited vehicular access within Memorial Park to improve accessibility for patrons who have mobility limitations or require closer access to park amenities while maintaining the Village's objective of minimizing vehicular activity within the waterfront park.

Temporary (Short-Term) Vehicular Access

To temporarily allow vehicular access in Memorial Park, the following is recommended. Starting at the intersection of Piermont Ave and Depew Ave, a "NO BUSES" sign should be installed along with a sign stating, "LIMITED PARKING AT MEMORIAL PARK" and "LIMITED FOR PATRONS REQUIRING CLOSER ACCESS". A similar sign should be mounted on the existing gate posts at the park entrance reading "LIMITED PARKING AVAILABLE PAST THIS POINT. PARKING RESERVED FOR PATRONS REQUIRING CLOSER ACCESS".

At this point the existing access gate would remain open during park operating hours to allow vehicles down to the lower parking lot. To aid in pedestrian movement, a three-foot (3') striped pedestrian lane should be painted along the south side of the entrance drive. The striped pedestrian lane is intended to provide a clear delineation between pedestrian and vehicular travel paths and improve safety along the shared access route.

The three (3) easternmost parking spaces in the existing lot should be painted to accommodate two (2) ADA-accessible parking spaces and an associated access aisle/loading area meeting applicable ADA accessibility standards.

To control vehicles from continuing into the lot along the new park space temporary traffic barricades should be used to stop the flow of traffic. The proposed access configuration would also maintain access for emergency response, maintenance, and authorized service vehicles. "NO PARKING" signs and "NO MOTOR VEHICLES" signs should be installed at this location to clearly delineate where vehicular use is allowed in the park.

See attached sheet L100 for plan showing temporary vehicular access.

Permanent (Long-Term) Vehicular Access

Similarly to the temporary solution, signs should be posted at the Piermont Ave and Depew Ave intersection, as well as at the access gate at the park entrance. In addition to the three-foot (3') striped pedestrian lane painted along the south side of the entrance drive; "NO PARKING" signs should be installed at regular intervals along the driveway. The striped pedestrian lane is intended to provide a clear delineation between pedestrian and vehicular travel paths and improve safety along the shared access route.

To support the Village's mission to limit vehicular access along the river the existing parking spaces should be reduced and curbing should be realigned to reduce vehicular space and allow for increased park space. By concentrating parking near the western end of Depew Avenue and reducing the existing parking footprint, the Village can continue to provide necessary accessibility accommodations while minimizing vehicular presence within the waterfront portion of Memorial Park and maximizing available recreational open space.

The long-term access option proposes two (2) standard parking spaces and two (2) ADA-accessible parking spaces with the required accessible access aisle/loading area. These spaces should be located closer to the western end of Depew Ave, directly across from the playground and basketball court, further removing vehicles from the waterfront. The standards parking spaces should include a one hour limited paid parking (R7-20) sign and a pay station.

In replacement of the temporary barricades, a vehicular access gate should be installed that matches the gate located at the park entrance. A "NO PARKING" sign and a "NO MOTOR VEHICLES" sign should be installed within the gate area. The proposed access configuration would also maintain access for emergency response, maintenance, and authorized service vehicles.

See attached sheet L101 for plan showing permanent vehicular access.

Conclusion

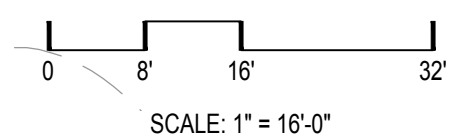
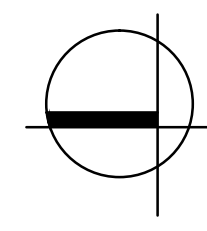
Both alternatives provide a means of improving accessibility within Memorial Park while limiting vehicular circulation beyond designated areas. The temporary option offers a low-cost approach allowing the Village to evaluate usage patterns and operational needs prior to committing to permanent infrastructure improvements.

Attachments

L100 – Temporary (Short-term) Access Plan

L101 – Permanent (Long-term) Access Plan

\\westonandsampson\Projects\Nyack - Memorial Park\Drawings\Site Plan\Access\Access Plan.dwg 10/25/2025 10:17 AM



Project:

VILLAGE OF
Nyack
MEMORIAL PARK
4 DEPEW AVE
NYACK, NY

Weston & Sampson

Weston & Sampson PE, L.S., L.A. Architects, PC
1 Winners Circle, Suite 130
Albany, NY 12205
518.463.4400 800.SAMPSON
www.westonandsampson.com

Consultants:

Revisions:

No.	Date	Description

COA:

Seal:

Issued For:

Scale:

Date: AUGUST 2026

Drawn By: MSK

Reviewed By: DPB

Approved By: DPB

W&S Project No.: 26-1006

W&S File No.: ---

Drawing Title:

MEMORIAL PARK -
TEMPORARY ACCESS

Sheet Number:

L100

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COA:

Seal:

ssued For:

Scale: AS SHOWN

Date: AUGUST 2026

Drawn By: MSH

Reviewed By: DPF

Approved By: _____ DPE

N&S Project No : 26-1006

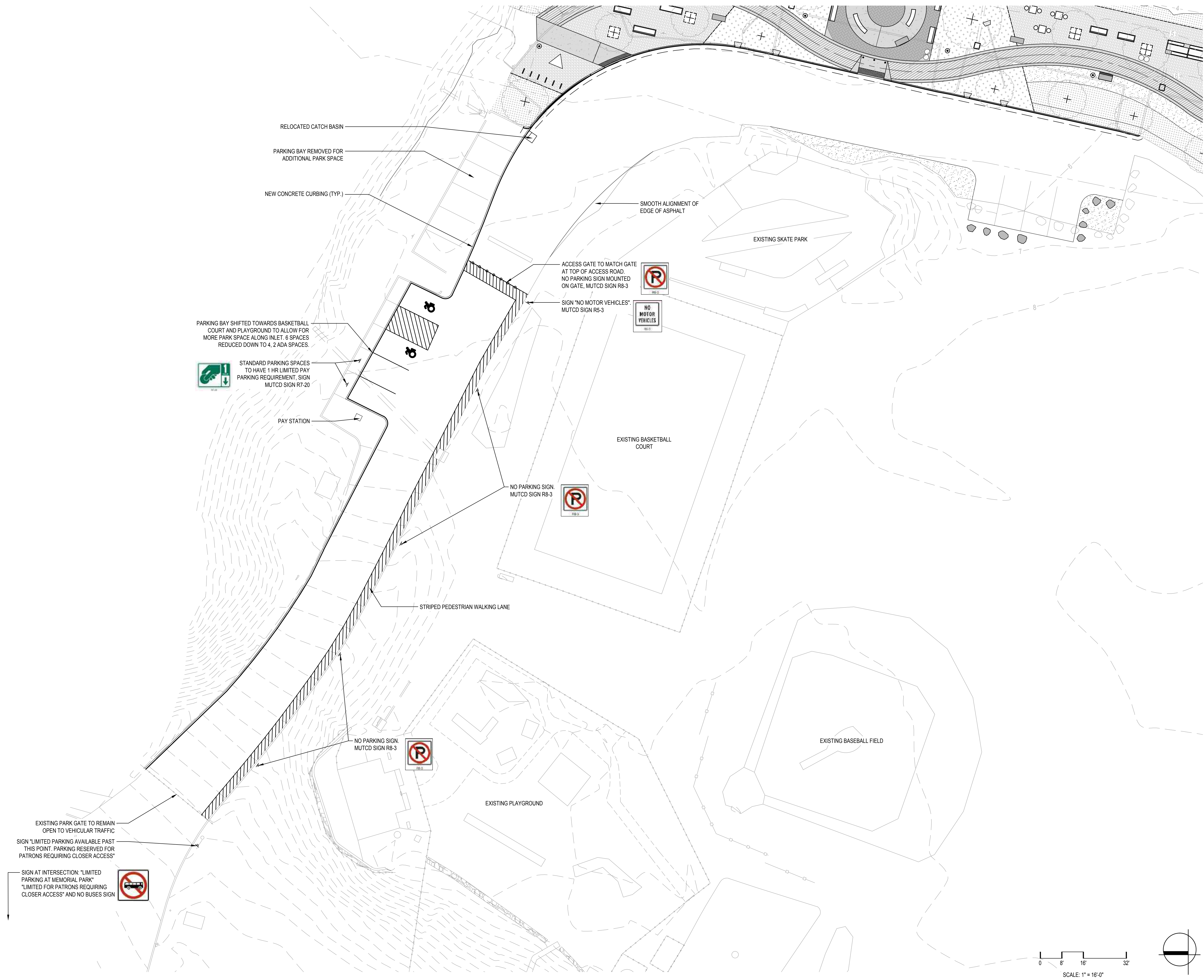
N&S File No. :

Drawing Title:

MEMORIAL PARK - VEHICULAR ACCESS IMPROVEMENTS

Sheet Number:

101



9.8.2026

From: Nyack Parks Commission

To: Nyack Village Board

Village Administrator Andy Stewart

Mayor Joseph Rand

Re: Opening up parking in Memorial Park and E-bike regulations.

The Nyack Parks Commission has reviewed the draft memorandum proposing limited parking in Memorial Park and a ban on the operation of e-bikes and other motorized vehicles in the park.

Regarding the parking issue, while well-intentioned—aimed at providing better access for those with mobility issues—the Parks Commission has several reservations about the specific proposal.

One, the Comprehensive Master Plan called for the elimination of all parking in Memorial Park, except for seven handicapped parking spaces with proper handicapped accreditation. Having just two handicapped spots will do little to improve access for those with mobility issues and may create a problem where cars enter the park only to find no vacant spaces. This will create safety issues due to required turnarounds in a well-trafficked area of the park, adjacent to the skate plaza, basketball courts, bridge to the marina, and the recently renovated waterfront walkway, and in close proximity to those entering and exiting the children's playground.

Another potential issue concerns the two additional parking spaces, which, per the memorandum, can be used by "patrons requiring closer access." We feel that this term is too vague and non-enforceable if the intent is to provide access solely for those with disabilities, and perhaps parents with strollers or other encumbrances. One, who will determine what constitutes the need for closer access, and what measures can be undertaken to ensure that only those truly in need can occupy those parking spaces? Also, having those two parking spots will likely also increase traffic flow into the park, with similar safety issues, as cars will need to turn around if those spots are filled. Will the open gates be monitored to prevent additional vehicles from entering the park and possibly parking in any open areas?

Both issues are likely to be exacerbated when events in the park, such as Music on the Hudson or movie nights, draw crowds.

Also of concern is the introduction of some of the noise and partying currently confined to the marina parking lot into Memorial Park itself, especially after dark. Vehicles regularly ignore the

handicapped-only parking spaces in the marina, and it's not unimaginable that this will happen to the spaces in Memorial Park.

In short, we believe opening up parking in Memorial Park could potentially create more problems than it solves. It will also likely add to the confusion about whether any parking is allowed in the park. Any introduction of parking in Memorial Park increases safety risks for children who have become accustomed to not worrying about vehicular traffic along the walkway into the park. The whole intent of building the bridge between the park and the marina was to obviate the need for parking in Memorial Park itself. Has the village been notified that those with mobility issues or parents with strollers are having difficulty getting from the marina to the park using the bridge?

As a possible alternative, the Village could allocate additional handicapped-only spaces in the marina closest to the bridge to accommodate more people with mobility issues, and perhaps reserve a few additional short-term spaces for those needing closer access to the park for dropping off kids to use the playground or skate park, loading and unloading strollers and playpens, etc.

If the village is set on introducing parking in Memorial Park, our suggestion would be to provide five or six handicapped-only spaces and forgo the discretionary spaces for those requiring closer access, for the reasons already described.

As for the additional proposal regulating the use of e-bikes, motorized scooters, ATVs, and other powered vehicles, the Parks Commission supports it. However, we do believe that the exception for pedal-powered e-bikes will likely be hard to differentiate and enforce.

Thank you for allowing the Parks Commission to comment on these proposals.

Best regards,

Jim Willcox, Nyack Parks Commission chair

Andrea DeVitto, Nyack Parks Commission vice-chair

Minerva Parks, Nyack Parks Commissioner

Chris Lattanzio, Nyack Parks Commissioner

cc: Joe Carlin, Village Board liaison to the Parks Commission

Good Afternoon Mayors,

The Orangetown Preservation Committee respectfully seeks your endorsement of the Orangetown Community Preservation Fund (CPF), which will appear on the November ballot as Proposition #2.

This initiative would allow Orangetown voters to establish, by referendum, a dedicated and ongoing funding source for the preservation of open space and historic sites. The CPF would help protect our water resources, conserve natural beauty, safeguard wildlife habitats, expand outdoor recreation opportunities, and strengthen flood resiliency.

The CPF is financed through a one-time fee paid by the buyer of a home or business; it does not increase property taxes. All revenue is deposited into a restricted account that can only be used for preservation projects. An advisory board of Orangetown residents would be appointed to gather public input and recommend potential acquisitions to the Town Board.

If approved, Orangetown would join numerous Hudson Valley municipalities—including Warwick, New Paltz, Kingston, Red Hook, Chatham, and Gardiner—as well as several Long Island towns that have successfully implemented Community Preservation Funds for many years.

Attached is campaign literature from Warwick, and we hope to create something similar with your approval.

I am happy to answer any questions or arrange a call with Supervisor Teresa M. Kenny for further information. Additional details can be found on the Town's website:
<https://www.orangetown.com/orangetown-community-preservation-fund-cpf/>

Thank you so much.

Take care,

Allison Kardon

Orangetown Preservation Fund Campaign Committee Chair

[845-323-8277](tel:845-323-8277)

Democrats and Republicans agree: Vote Yes on the Community Preservation Fund.

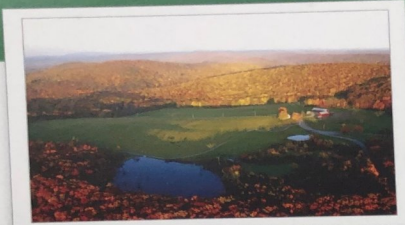


Photo by: John Lewis Stage

Preserve our quality of life

The Community Preservation Fund (CPF) will keep our growth healthy and manageable for years to come. It preserves the rural heritage, historic places, and open spaces that we love about the Town of Warwick.

Protect our drinking water

Open space is not just part of our way of life — it also protects the water we drink. Open space absorbs 98% of water. Paved land absorbs only 2%. The excess water becomes run-off that contributes to flooding and is polluting our water supply.¹

A small price to pay

The CPF is a one-time tax paid by buyers of a home or land. It is NOT a sales tax increase, not a bond. It will never show up on your property tax bill.²

Endorsed by the Town of Warwick Republican Committee, the Town of Warwick Democratic Committee, the Villages of Florida and Greenwood Lake, and the following residents:

Louis A. Abel • Jeff and Kathy Ahearn • Anthony Alfano • Kim Ambat • Cathryn and Robert Anders
• John Arbo • John S. Baird • Paul Baresel • Maripat Barlow-Layne • Dana Beisheim • Paul
Belfanti • Bellville Farms • Jack Berkowitz • Deborah Bernstein • George and Barbara Berrian •
Julia and Marc Boddewyn • Diana Boersma • Catherine Booker • Robert J. Brady • Beverly
Braxton • Laura Breiman • Marilyn Bridges • Patti Browne • Mark and Jan Brunkhorst • Al and
John Carney • Steven J. Carras • Tom Carty • Noreen Carty • Chris Casse • Luke and Maureen
Charde • Rosemary Charlin • Barry Cheney • Sterling Chudow • Jeff and Pat Ciampa • Howard
and Elmire Conklin • Kevin Conklin • Shelby Connolly • Donna L. and Sheldon Cotler • Everett
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DeAngelo • Steve DeFeo • Leonard M. DeBuck • Steve DeFeo • Joseph DeVecchio • David
Dempster • Nicole DeRobertis • Michelle Deveau • Cheryl DeVine • Donald Distel • Paul
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Patrick and Amy Gallagher • Herb • Charles P. Gilmore • Keith Garley • Donna Garley • John Garley •
James Gerstner • Gretchen Gibbs • and Jane Gareiss • Julie Gluckstein • Mary and George
Goodman • Luke Gordon • Seymour and Shirley Gordon • Marga L. Gordon, Esq. • Neil and
Grizzanti • Joseph and Katherine Grizzanti • Carl and Stephanie Grunewald • John and Judy Hicks
• Andrew Hirsch • Sarah Hock • Steve and Nancy Hoveman • Carole and Geoffrey Howard • Janet
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Mark May • Brian McCabe • Dave and Pat McConnell • Robert McGrath • Sarah E. McHugh •
Cushman May • Andrew and Karaya McLaughlin • Richard McKenna • Lily and Bob McLean • Alice McMechen •
Jo Ann McNicholas • Shelley Meisler • Kay Michelfeld • Anne Midgett • Catherine and Jonny Miles •
Lynn Miller • Barbara and Jim Moore • Susan Fogel Morris • William J. Morris • Joan Nagrod •
Michael Naughton • Michael Needleman • Herb and Stephanie Neuman • Michael Newhard •
Dody Nicholas • Al Nicholas • Terrence Nolan • Amy and Tim Noteboom • Brenda J. Nowak •
Michael and Suzanne O'Brien • William J. O'Donnell • Barbara O'Donnell • James O'Hara • Ann
O'Leary • Bill Olsen • Gerald and Jeanette Orstein • Barbara O'Donnell • Nina Steen • Mark and Linda
Patterson • Jim Pawliczek • Hebie Penahuna • Marie Penning • Vipul J. Patel • Bill
• Michael Pillmeier • Philip Podmore • Brian R. Prall • Assemblywoman Annie Rabbitt • Erin
Rabbitt • John Rader • Chelsea Reil • Chris and Joan Reil • Kate Reil • Tina Ross • Wayne T.
Russo • William Sahler Jr. • Kristin Santantonio • John and Candace Sandfort • Greg Sandow •
Kristin Santantonio • Harry C. and Virginia Sayre • Irene and Jerry Schacher • Cynthia Scher •
Robert Schesermann • Kris and Bret Sellman • Norman Shapiro • Mickey Shuback • Carl Singer •
Kathy Baker and Mike Skafidas • John T. and Robin S. Sloma • Jerry and Janne Sommer •
Salvatore Spagnuolo • Melvin Sparks • John and Sary Stage • Nina Steen • Mark and Linda
Stephan • Penny Steyer • Kim Sumner-Mayer • James H. Sundermann • Tunis Sweetman, Jr. •
Michael P. and Deborah Sweeton • The Orange County Audubon Society • Noel and Nancy
Thompson • Amy M. Thomas • Russell Thorne • C. Jansen Truitt • Mark and Sandra Tuckfelt •
Todd Vogel • Ernest W. Wadson, Jr. • Michael & Shelle Wagensell • Patricia Walker • Sheila
Warner • Warwick Conservancy • Warwick Conservation Board • Donald and Linda Weiss • Glenn
F. Williams • Ken and Patricia Wiltse • Ben Winstanley • Leslie Yellin • Carl and Helen Zuidema

Vote YES on November 7th for the Community Preservation Fund. Protect what we love about the Town of Warwick.

For more information, call 986-6003 or visit www.preservewarwick.org

Check the Facts: 1. Flooding and Urban Sprawl. J. Toubman, 2000.

A large elephant and a small donkey are shown in profile, facing each other. Three red hearts of varying sizes float in the air between them, suggesting a theme of love or affection. The background is white, and there is a solid yellow bar at the bottom of the slide.

CRLOT 0007D**R006
THE SWEETONFM11LY
173 SANFORDVILLERD
WAR.WICKNY 10990-2849